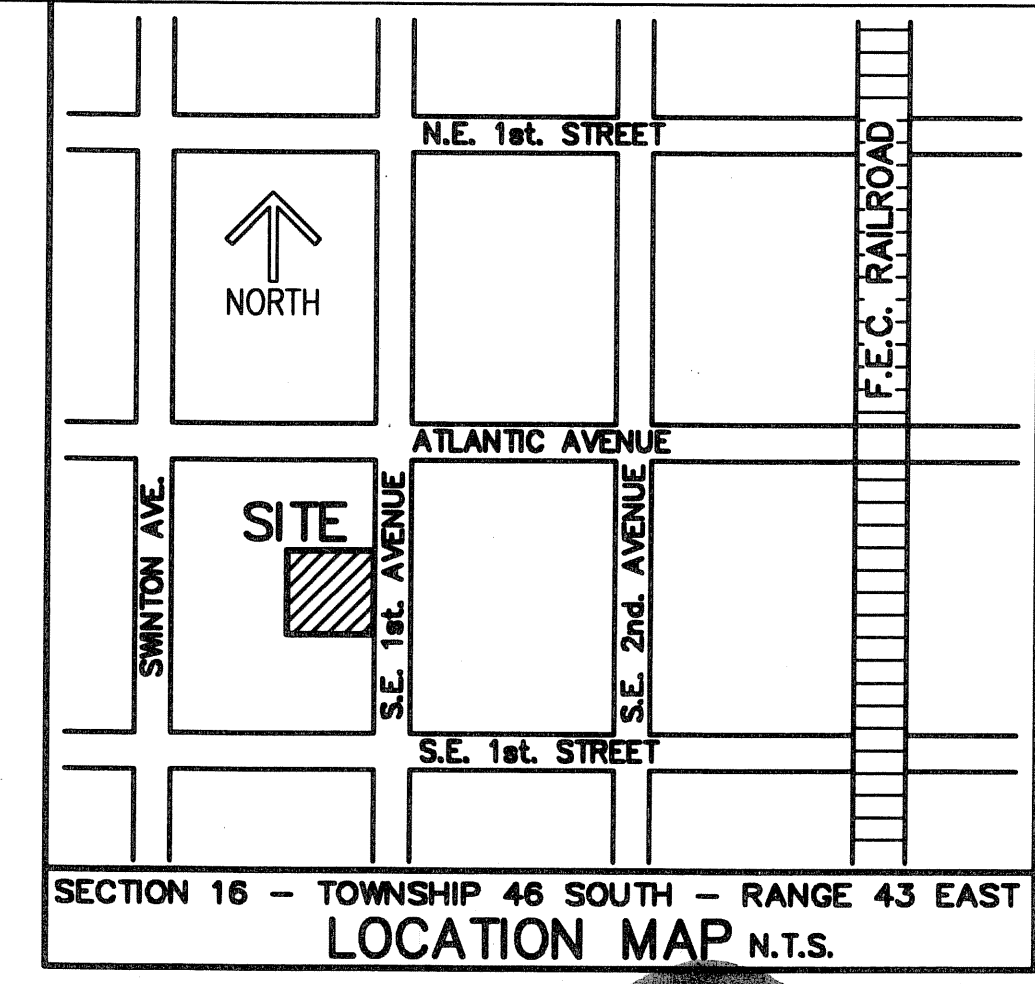


THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS OF CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 NOVEMBER - 2003

# WORTHING PLACE BLOCK 69

A REPLAT OF ALL OF LOTS 20, 21 AND 22, SUBDIVISION OF BLOCK 69, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 16, TOWNSHIP 46 SOUTH RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:17 AM THIS 22 DAY OF August A.D. 2005 AND DULY RECORDED IN PLAT BOOK 195 ON PAGES 137 THRU 139 SHARON R. BOCK CLERK AND COMPTROLLER BY: Deborah A. Kendall DEPUTY CLERK

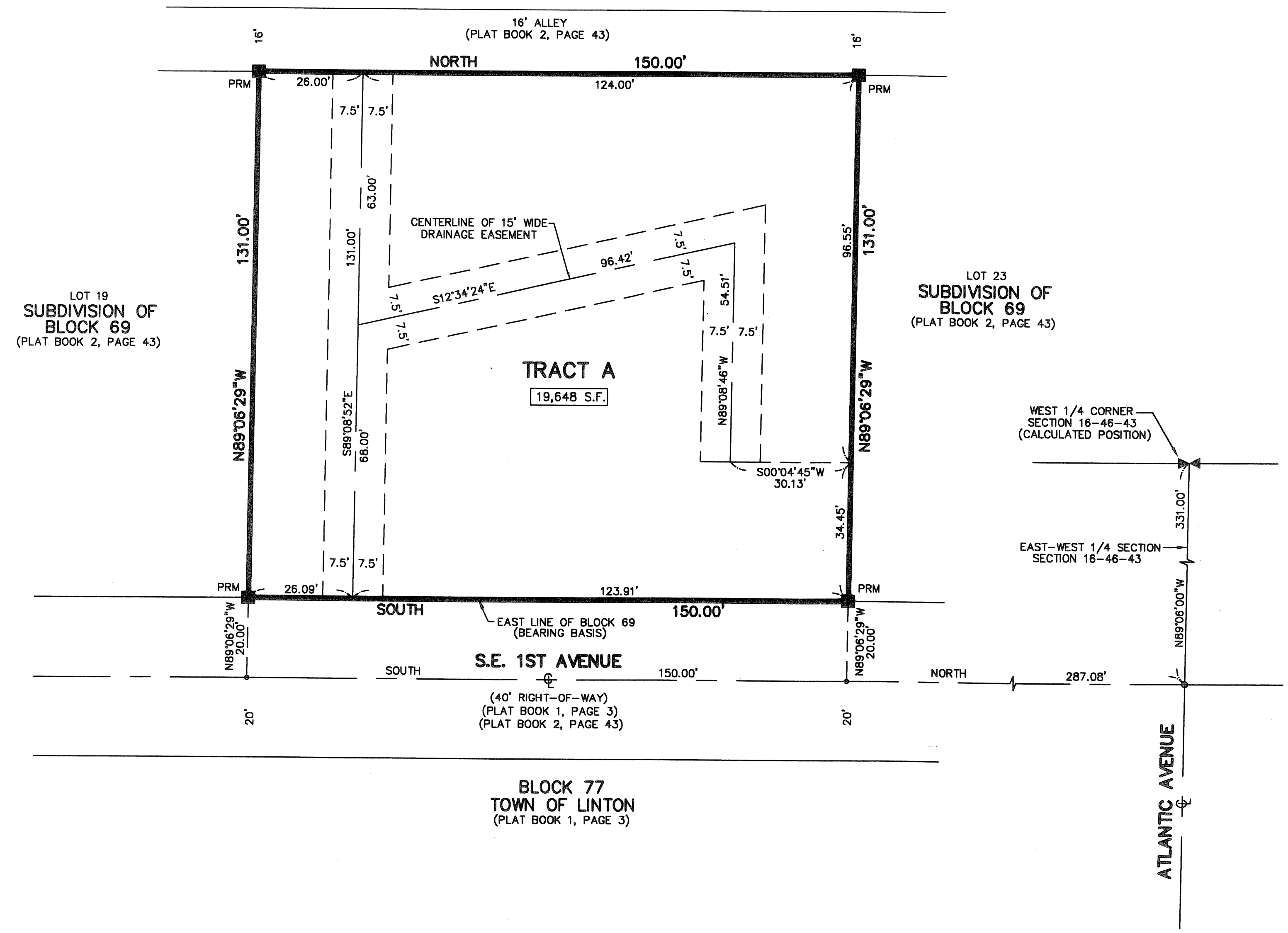
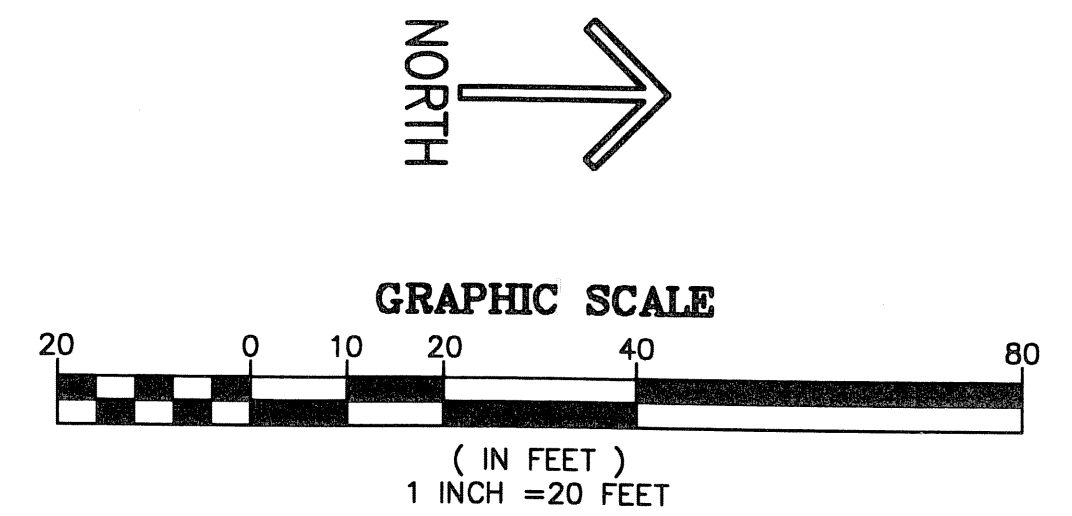
SHEET 1 OF 1

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS ARE RELATIVE TO ASSUMED BEARING OF SOUTH ALONG THE EAST LINE OF BLOCK 69
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- S.F. - DENOTES SQUARE FEET
- C - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- A.E. - DENOTES ACCESS EASEMENT
- G.U.E. - DENOTES GENERAL UTILITY EASEMENT

TABULAR DATA

OVERALL SITE	19,648 SQUARE FEET	0.451 ACRES
TRACT A	19,648 SQUARE FEET	0.451 ACRES



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BLOCK 77 DEVELOPMENT GROUP L.C., A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING LOTS 20, 21 AND 22, SUBDIVISION OF BLOCK 69, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 19,648 SQUARE FEET/0.451 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS WORTHING PLACE BLOCK 69, AND FURTHER DEDICATES AS FOLLOWS:

#### 1. TRACT A

TRACT "A" IS PLATTED FOR PROPER PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

#### 2. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE OWNER OF TRACT "A", ITS SUCCESSORS AND OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, IN THE EVENT THAT THE OWNERS FAIL TO MAINTAIN THE SURFACE WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DELRAY BEACH, THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE EASEMENTS AND TO MAINTAIN SUCH SURFACE WATER MANAGEMENT SYSTEM AND ALL COSTS OF SUCH MAINTENANCE SHALL BE REIMBURSED TO THE CITY OF DELRAY BEACH.

#### ALONG WITH THE FOLLOWING EASEMENTS:

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF MANAGERS, THIS 22th DAY OF August, 2005.

BLOCK 77 DEVELOPMENT GROUP, L.C.  
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Frances Isidore BY: Ned L. Siegel  
PRINT NAME Frances Isidore MANAGING MEMBER

WITNESS: Roseann Coraci  
PRINT NAME Roseann Coraci

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Ned L. Siegel AS Managing Member OF BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ID AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Member OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF June, 2005.

MY COMMISSION EXPIRES: 3/21/08

COMMISSION NUMBER: DD305621

Lynne A. Fichter  
NOTARY PUBLIC  
PRINT NAME

### CITY APPROVALS:

THIS PLAT OF THE WORTHING PLACE BLOCK 69 WAS APPROVED ON THE 17th DAY OF May, A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: Janet Whipple  
CITY CLERK - Acting

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Doring  
DIRECTOR OF PLANNING & ZONING

W. Salama  
PLANNING & ZONING BOARD CHAIRPERSON

Randall Kujawa  
CITY ENGINEER

W. Salama  
FIRE MARSHALL

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, Michelle S. Koshoff A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BLOCK 77 DEVELOPMENT GROUP L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 28th June 2005

Michelle S. Koshoff  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### REVIEWING SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF VILLAS IN THE GROVE, AS REQUIRED BY CHAPTER 177.091(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(1), FLORIDA STATUTES.

DATE: 6/20/05

Paul D. Engle  
PAUL D. ENGLE, PSM  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5708  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 7/19/05

David P. Lindley  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

BLOCK 77 DEVELOPMENT GROUP L.C. NOTARY

CITY OF DELRAY BEACH

REVIEWING SURVEYOR

SURVEYOR