

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, P.S.M.

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

AUGUST, 2005

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FAISON-GROVE SQUARE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, BLOCK 85, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3 (SHEET 2) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THAT PART OF THE ALLEY RIGHT OF WAY (10 FEET WIDE) WHICH WAS ABANDONED BY THE CITY OF DELRAY BEACH RESOLUTION NO. 1441 AND RECORDED IN OFFICIAL RECORDS BOOK 875, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF AND ADJACENT TO THE ABOVE DESCRIBED LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET THEREOF.

AND

THAT PART OF THE ALLEY RIGHT OF WAY IN BLOCK 85, MAP OF THE TOWN OF LINTON (NOW DELRAY BEACH), AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 85; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOTS 2 AND 3 OF SAID BLOCK 85, 98.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 0°51'27" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, 16.00 FEET TO THE NORTH LINE OF LOT 1, SUBDIVISION OF BLOCK 85, AS RECORDED IN PLAT BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF, 96.30 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, BLOCK 85; THENCE NORTH 8°27'30" EAST ALONG SAID EXTENSION, 16.16 FEET TO THE SAID POINT OF BEGINNING.

AND

A 5.00 FOOT WIDE STRIP OF RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO LOTS 1 THROUGH 18, INCLUSIVE, LESS THE SOUTH 10 FEET THEREOF, SUBDIVISION OF BLOCK 85, AS RECORDED IN PLAT BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ABANDONED BY RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 19123, PAGE 841, OF SAID PUBLIC RECORDS.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 65,158 SQUARE FEET (1.496 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE AVENUE EAST PLAT AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" AND TRACT "B", AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATION OF THE CITY OF DELRAY BEACH, FLORIDA.

THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

GENERAL UTILITY (G.U.) EASEMENTS ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES.

EXCLUSIVE UTILITY (E.U.) EASEMENTS ARE DEDICATED TO THE THE SPECIFIC SERVICE PROVIDER AS INDICATED THEREON.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR MANAGING DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 3 DAY OF October, 2005.

WITNESS: George Stamatakis BY: FAISON-GROVE SQUARE, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

WITNESS: Angie C. Nye BY: FAISON CAPITAL DEVELOPMENT, LLC, MANAGER
A NORTH CAROLINA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PRYSE R. ELAM, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR MANAGING DIRECTOR OF FAISON CAPITAL DEVELOPMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY THE SOLE MANAGER OF FAISON GROVE SQUARE LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF October 2005.

MY COMMISSION EXPIRES: 2-27-07

Elizabeth A. Schmidt
Elizabeth A. Schmidt
My Commission 00284616
Expires February 27, 2008
PRINTED NAME: Elizabeth A. Schmidt

AVENUE EAST PLAT

A REPLAT OF LOTS 2, AND 3, BLOCK 85, TOWN OF LINTON (NOW DELRAY BEACH) (PB 1, PG 3, PBCR), TOGETHER WITH LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET, SUBDIVISION OF BLOCK 85, (PB 4, PG 14, PBCR), TOGETHER WITH THAT PART OF THE ABANDONED ALLEY RIGHT-OF-WAY ADJACENT TO SAID LOTS 1 THROUGH 18, INCLUSIVE, LESS THE SOUTH 10 FEET, TOGETHER WITH THAT PART OF THE 16 FOOT ALLEY RIGHT-OF-WAY ADJACENT TO SAID LOTS 2 AND 3, IN SAID BLOCK 85. TOGETHER WITH A 5.00 FOOT STRIP OF RIGHT-OF-WAY LYING ADJACENT TO LOTS 1 THROUGH 18, INCLUSIVE, SUBDIVISION OF BLOCK 85, LESS THE SOUTH 10 FEET (PB 4, PG 14, PBCR) ALL LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

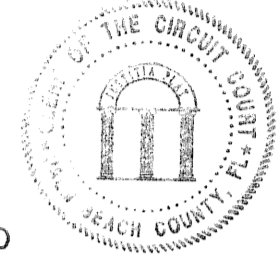
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STATE OF FLORIDA SS
COUNTY OF PALM BEACH

This Plat was filed for record at 3:02 PM, this 10 day of October, 2005, and duly recorded in Plat Book No. 01071 on Pages 11 and 12.

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Sharon R. Bock DC



REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS AVENUE EAST PLAT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 10/12/05 BY: Paul D. Engel
PAUL D. ENGE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATION:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I, William R. Bloor 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 BE VESTED IN FAISON-GROVE SQUARE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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 DEFINED BY THIS PLAT.

DATED: October 3, 2005 BY: William R. Bloor
PRINTED NAME: William R. Bloor

CITY APPROVALS:

THIS AVENUE EAST PLAT WAS APPROVED ON THE 16th DAY OF August A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

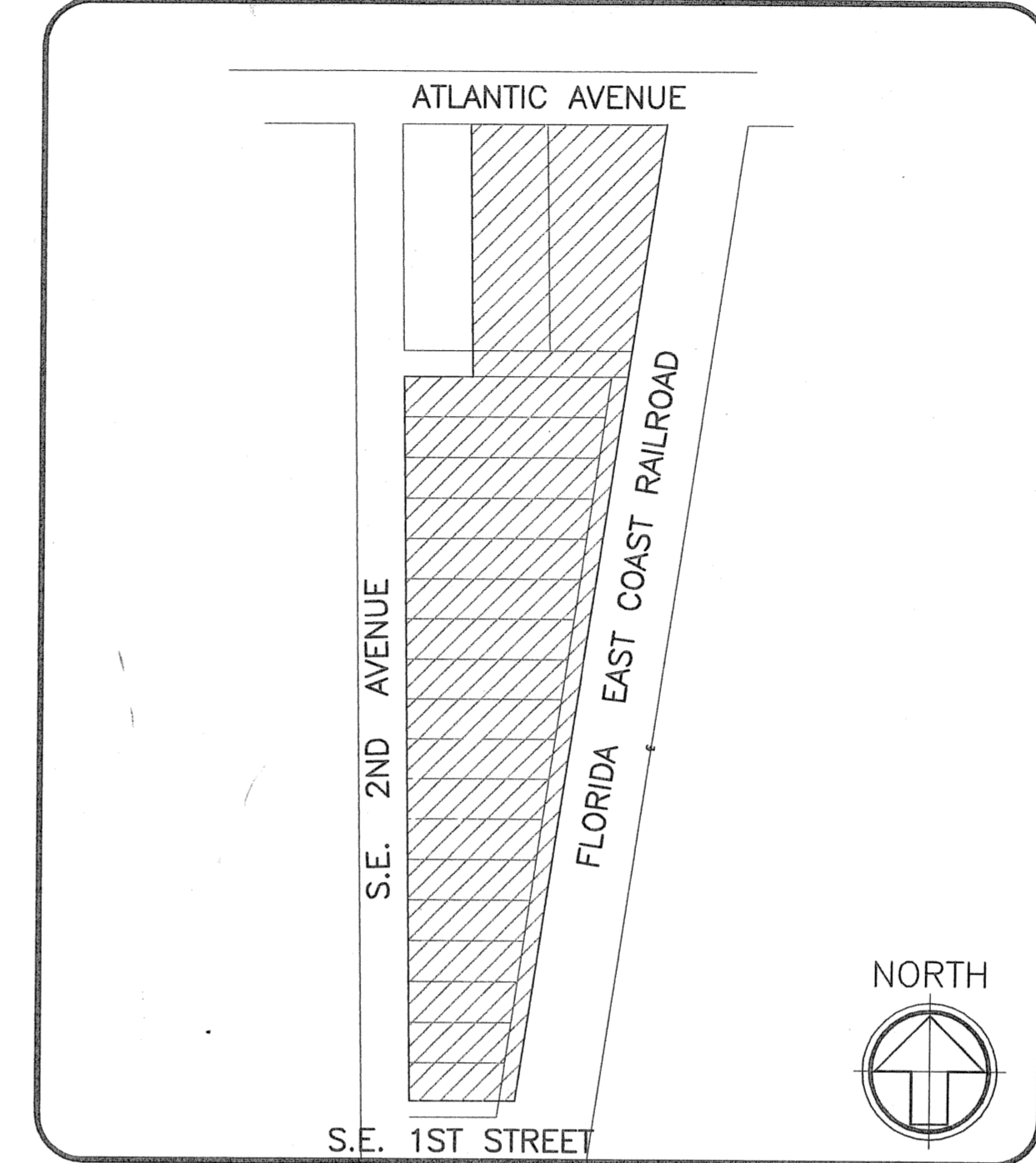
ATTEST:
Sharon R. Bock
CITY CLERK
Chevelle D. Nubst
MAYOR: Jeff Paul
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
DIRECTOR OF PLANNING AND ZONING: Paul Dorling
CHAIRPERSON, PLANNING AND ZONING BOARD: Marked Knapp
CITY ENGINEER: Randall H. Kujawa
FIRE MARSHAL: W.S. Adams
DIRECTOR OF ENVIRONMENTAL SERVICES: Billy C. Hilde

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER 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.

DATED: SEPTEMBER 28, 2005 BY: Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 04-0697



MORTGAGEE'S CONSENT

STATE OF Georgia SS
COUNTY OF Cobb

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13253, AT PAGE 0219, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF September, 2005.

WITNESS: BY: WELLS FARGO BANK, NATIONAL ASSOCIATION
Deborah F. Downes BY: Kerry Richards
PRINTED NAME: Deborah F. Downes PRINTED NAME: Kerry Richards
VICE PRESIDENT

ACKNOWLEDGEMENT

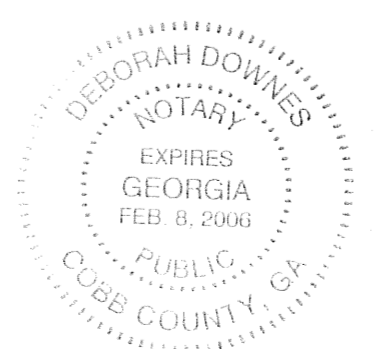
STATE OF Georgia SS
COUNTY OF Cobb

BEFORE ME PERSONALLY APPEARED Kerry Richards WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Georgia License AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF Sept 2005.

NOTARY PUBLIC:
Deborah Downes
PRINTED NAME: Deborah Downes

MY COMMISSION EXPIRES: 2/18/06



SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 86 AND THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY. SAID MONUMENTED LINE BEARS NORTH 08°27'37" EAST (ASSUMED)
- 2. 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 SUPERVISED 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.
- 3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- 4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 5. D.E. - DENOTES DRAINAGE EASEMENT.
P.B. - DENOTES PLAT BOOK. P.R.M. - DENOTES PERMANENT REFERENCE MARKER
ORB - DENOTES OFFICIAL RECORDS BOOK. R - DENOTES RADIUS.
POB - DENOTES POINT OF BEGINNING. L - DENOTES CENTRAL ANGLE
POC - DENOTES POINT OF COMMENCEMENT. D - DENOTES ARC LENGTH
U.E. - DENOTES UTILITY EASEMENT. L - DENOTES RIGHT-OF-WAY. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
R/W - DENOTES RIGHT-OF-WAY. SF - DENOTES SQUARE FEET
G.U. - DENOTES GENERAL UTILITY EASEMENT. PCP - DENOTES PERMANENT CONTROL POINT (LB#6456)
N.R. - DENOTES NON-RADIAL.
- 6. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

