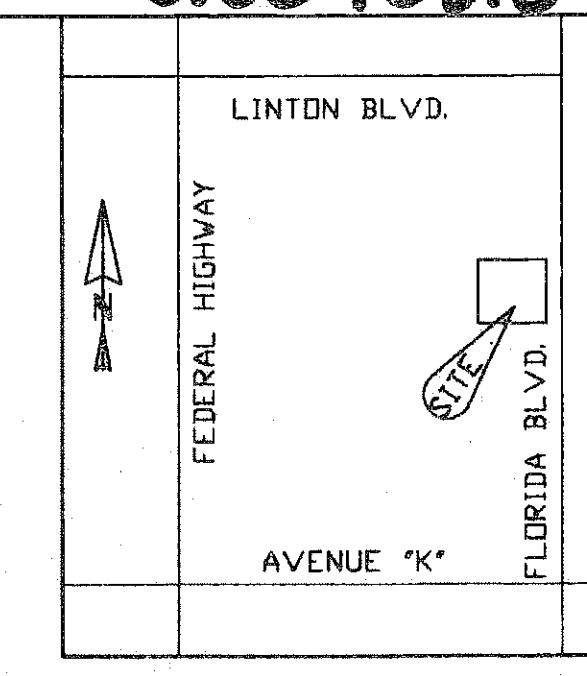


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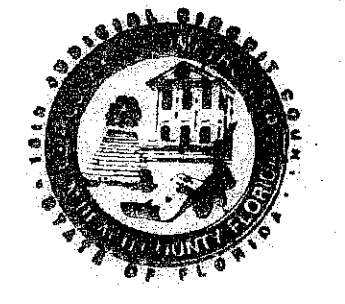
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FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH
 BEING A REPLAT OF LOTS 60 THROUGH 63, BLOCK 34, DEL RATON PARK
 AS RECORDED IN PLAT BOOK 14, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 MARCH 2008



LOCATION MAP
N.T.S.

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 THIS PLAT WAS FILED FOR RECORD
 AT _____ M THIS _____ DAY
 OF _____, 2008 AND DULY
 RECORDED IN PLAT BOOK NO. _____
 ON PAGE _____
 SHARON R. BOCK
 Clerk & Comptroller
 BY: _____ D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JAM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FLORIDA BOULEVARD TOWNHOMES, AT DELRAY BEACH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 60 THROUGH 63, BLOCK 34, DEL RATON PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 14, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 11500 SQUARE FEET (0.26 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 3, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

1. DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATIONS OF THE FLORIDA BOULEVARD TOWNHOMES, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

2. ALL UTILITY EASEMENTS SHOWN HEREON ARE HEREBY 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS PRESIDENT.
 THIS 10th DAY OF July, 2009.

BY: JAM, LLC
 A FLORIDA LIMITED LIABILITY COMPANY, AS
 PRESIDENT.

[Signature]
 BY: ALESSANDRO POTENTI
 PRESIDENT

WITNESS: Yurik DERRICK PAPA
 PRINT NAME

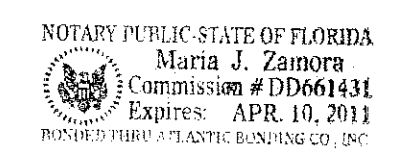
WITNESS: Basil Sabie Basil Sabie
 PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALESSANDRO POTENTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JAM, LLC A LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2009
 MY COMMISSION EXPIRES: 4/10/2011



[Signature]
 MARIA J. ZAMORA
 PRINT NAME
DD661431
 COMMISSION NO.

CITY APPROVAL

THIS PLAT OF "FLORIDA BOULEVARD TOWNHOMES AT DELRAY BEACH" IS APPROVED ON THIS 10th DAY OF July, A.D. 2009 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

BY: *[Signature]* ATTEST: *[Signature]*
 WOODDIE MCDUFFIE, MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY

BY: *[Signature]* BY: *[Signature]*
 DIRECTOR OF PLANNING & ZONING CHAIRPERSON, PLANNING & ZONING BOARD

BY: *[Signature]* BY: *[Signature]*
 FIRE MARSHAL CITY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, DAVID R. ROY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JAM, LLC A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 7-21-09
 BY: *[Signature]* ATTORNEY AT LAW
 DAVID R. ROY
 FLORIDA BAR NO. 085193

REVIEWING SURVEYOR

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

DATE: 7/29/09 BY: *[Signature]*
 PAUL D. ENGLE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. _____

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 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 PERMANENT CONTROL POINTS (PCP'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 7-24-09
 BY: *[Signature]*
 JOHN F. TRACH, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4871

THIS INSTRUMENT WAS PREPARED BY JOHN F. TRACH, PLS IN THE OFFICE OF UNIVERSAL SURVEYING SYSTEMS, INC. 2623 LAKE DRIVE NORTH BOYNTON BEACH, FLORIDA 33435 561-736-0432

UNIVERSAL SURVEYING SYSTEMS, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5984
 2623 LAKE DRIVE NORTH
 BOYNTON BEACH, FLORIDA 33435
 OFFICE: 561-736-0432 FAX: 561-736-0908

