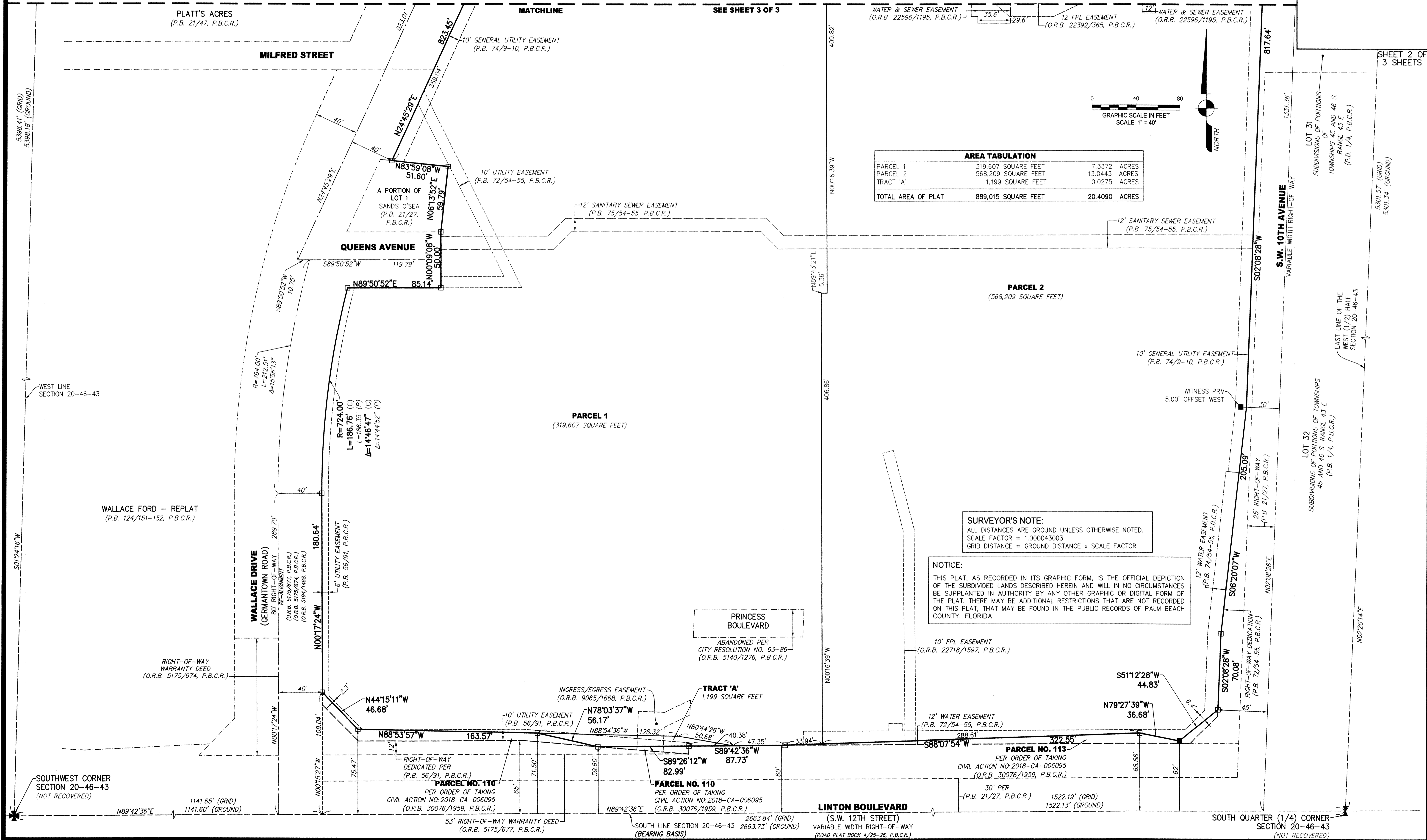


AUTONATION LAND ROVER JAGUAR - DELRAY BEACH

BEING A REPLAT TRACT 'C', WALLACE DODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH TRACTS 'D' AND 'E', WALLACE DODGE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCEL 'A', BILL WALLACE NISSAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 47 AND A PORTION OF THE SOUTH 25 FEET OF PRINCESS BOULEVARD, SANDS O'SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 L.B. #3300

174



AREA TABULATION		
PARCEL 1	319,607 SQUARE FEET	7.3372 ACRES
PARCEL 2	568,209 SQUARE FEET	13.0443 ACRES
TRACT 'A'	1,199 SQUARE FEET	0.0275 ACRES
TOTAL AREA OF PLAT	889,015 SQUARE FEET	20.4090 ACRES

SURVEYOR'S NOTE:
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 SCALE FACTOR = 1.000043003
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

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, FLORIDA.