

PLAT OF WALLACE DODGE

A REPLAT OF PART OF LOTS 1-15, 27-30; 43-46; QUEENS AVE.; AND PRINCESS BLVD., PLAT OF SANDS O'SEA, PLAT BOOK 21, PAGE 27 AND PART OF LOTS 23 AND 31, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 1, PAGE 4 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CITY APPROVALS:

THIS PLAT OF WALLACE DODGE WAS APPROVED ON THE 11th DAY OF MAY, A.D. 1993 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

ATTEST: *Oliver McHugh Harty*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Diane D. Donohue
DIRECTOR OF PLANNING AND ZONING

Paul D. [Signature]
PLANNING & ZONING BOARD CHAIRMAN

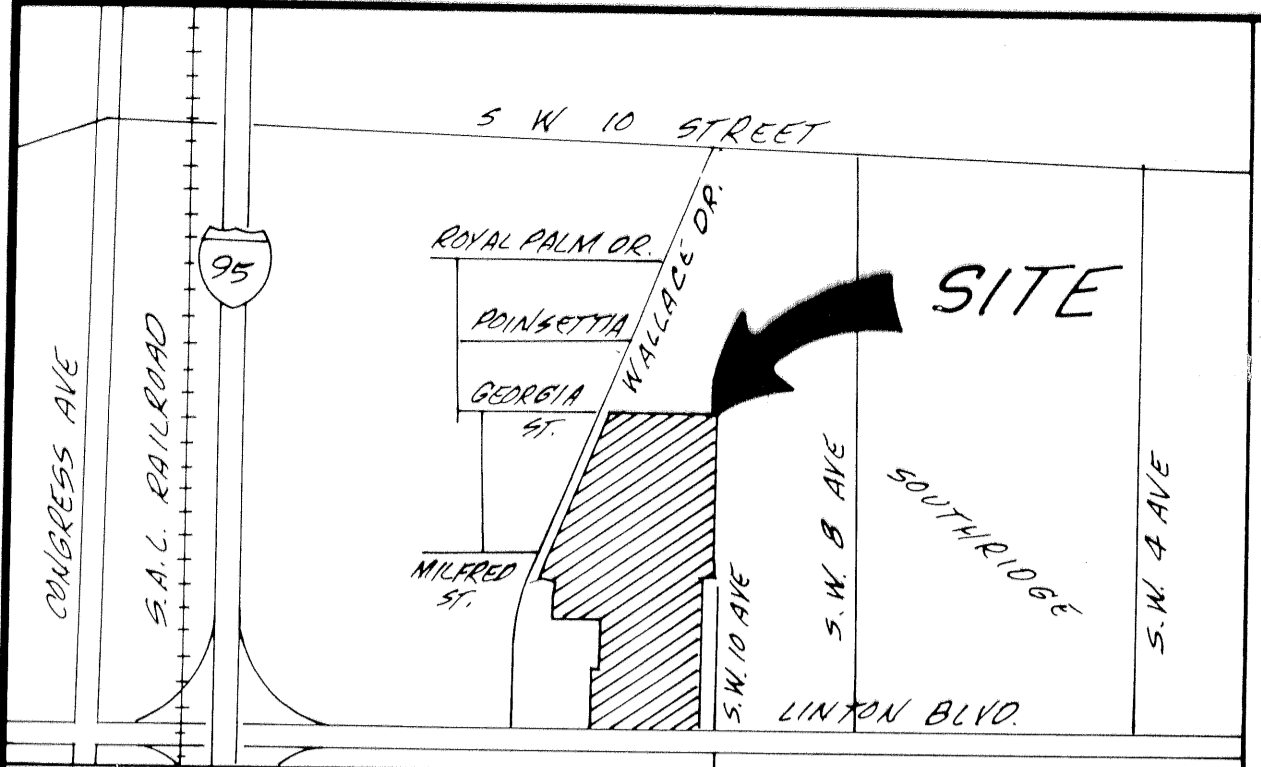
E. Hayden
CITY ENGINEER

[Signature]
FIRE MARSHAL

W. L. Greenwood
DIRECTOR OF ENVIRONMENTAL SERVICES



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:48 PM
this 18 day of March 1994
and duly recorded in Plat Book No. 72
on page 54-55
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



LOCATION MAP

DESCRIPTION:
THAT PART OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SANDS O'SEA, AS RECORDED IN PLAT BOOK 21, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N. 89°50'52"E., ALONG THE SOUTH LINE OF SAID LOT 1, 85.85 FEET TO THE POINT OF BEGINNING; THENCE N. 6°13'52"E., 59.79 FEET; THENCE N. 83°59'08"W., 62.16 FEET TO THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT OF WAY LINE OF GERMANTOWN ROAD; THENCE N. 24°45'29"E., ALONG SAID EAST RIGHT OF WAY LINE, 822.29 FEET TO THE NORTH LINE OF LOT 31, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S. 89°42'18"E., ALONG SAID NORTH LINE, 510.45 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 31; THENCE S. 2°08'28"W., ALONG SAID EAST LINE, 665.64 FEET TO THE SOUTH LINE OF SAID LOT 31; THENCE N. 90°00'00"W., ALONG SAID SOUTH LINE, 25.02 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID PLAT OF SANDS O'SEA; THENCE S. 2°08'28"W., ALONG THE EAST LINE OF SAID LOT 10 AND ALONG THE WEST RIGHT OF WAY LINE OF S. W. 10TH AVENUE AS SHOWN ON SAID PLAT OF SANDS O'SEA, 665.79 FEET TO A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 43, 44, 45 AND 46 OF SAID PLAT OF SANDS O'SEA; THENCE S. 89°42'36"W., ALONG SAID PARALLEL LINE, 400.00 FEET TO THE WEST LINE OF SAID LOT 46; THENCE N. 2°08'28"E., ALONG SAID WEST LINE AND ALONG THE NORTHERLY EXTENSION THEREOF, 273.74 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID PLAT OF SANDS O'SEA; THENCE N. 89°50'52"E., ALONG THE NORTH LINE OF SAID LOT 27, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID PLAT OF SANDS O'SEA; THENCE N. 2°08'28"E., ALONG THE WEST LINE OF SAID LOT 15, 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE S. 89°50'52"W., ALONG THE SOUTH RIGHT OF WAY LINE OF QUEENS AVENUE, AS SHOWN ON SAID PLAT OF SANDS O'SEA, 367.29 FEET; THENCE N. 0°09'08"W., 50.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 17.0785 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WALLACE FORD, INC., AND WALLACE DODGE, INC., OWNERS OF THE LANDS DESCRIBED ABOVE AND SHOWN HEREON AS WALLACE DODGE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A AND B ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES.
- TRACT C IS HEREBY RESERVED FOR FUTURE ROAD RIGHT OF WAY PURPOSES.
- TRACT D AND TRACT E ARE HEREBY PLATTED AS A SEPARATE PARCELS TO BE USED AS PROVIDED BY LAW.
- THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICERS NAMED BELOW AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 16 DAY OF February 1994

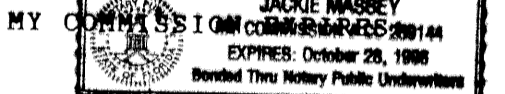
ATTEST: *[Signature]*
WALLACE FORD, INC.
BY: *[Signature]*

ATTEST: *[Signature]*
WALLACE DODGE, INC.
BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *William L. Wallace and H. D. Miller* AS *President and Secretary* OF WALLACE FORD, INC., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF February 1994



ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *William L. Wallace and H. D. Miller* AS *President and Secretary* OF WALLACE FORD, INC., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF February 1994



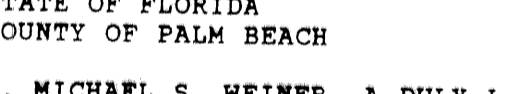
ACKNOWLEDGEMENT
STATE OF MICHIGAN
COUNTY OF WAYNE
BEFORE ME PERSONALLY APPEARED *R. P. Conrad* AND *C. V. Rogoff* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Asst. Secretary and Asst. Secretary* OF FORD MOTOR CREDIT COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 TO SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF February 1994



ACKNOWLEDGEMENT
STATE OF MICHIGAN
COUNTY OF WAYNE
BEFORE ME PERSONALLY APPEARED *R. P. Conrad* AND *C. V. Rogoff* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Asst. Secretary and Asst. Secretary* OF FORD MOTOR CREDIT COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 TO SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February 1994



MY COMMISSION EXPIRES: JANUARY 31, 1995

BY: *[Signature]*
MICHAEL S. WEINER, ATTORNEY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MICHAEL S. WEINER, 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 WALLACE FORD, INC. AND WALLACE DODGE, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND I FIND THERE ARE NO OTHER MORTGAGES OF RECORD.

DATE: Feb. 17, 1994
[Signature]
MICHAEL S. WEINER, ATTORNEY

SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF DELRAY BEACH.

[Signature]
JOHN N. SUITER
LAND SURVEYOR NO. 1314
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF MICHIGAN
COUNTY OF WAYNE

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGE # OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Asst. Secretary* AND ATTESTED BY ITS *Asst. Secretary* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF February 1994

ATTEST: *[Signature]*
FORD MOTOR CREDIT COMPANY
BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF MICHIGAN
COUNTY OF WAYNE

BEFORE ME PERSONALLY APPEARED *R. P. Conrad* AND *C. V. Rogoff* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Asst. Secretary and Asst. Secretary* OF FORD MOTOR CREDIT COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 TO SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February 1994

MY COMMISSION EXPIRES: JANUARY 31, 1995
BY: *[Signature]*
NOTARY PUBLIC

AREA SUMMARY:

TRACT	SQUARE FEET	ACRES
TRACT A	8229	0.1889
TRACT B	26506	0.6085
TRACT C	23895	0.5486
TRACT D	267832	6.1486
TRACT E	417475	9.5839
TOTAL AREA OF PLAT	743937	17.0785

NOTES:

- " @ " DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- EASEMENT NOTES:
A. NO STRUCTURES, SHRUBS OR TREES ARE ALLOWED IN WATER AND SEWER EASEMENTS.
B. " W " DENOTES CENTERLINE OF 1/2 FOOT EASEMENT FOR WATER MAIN AND APPURTENANCES ONLY.
C. " 55 " DENOTES CENTERLINE OF 12 FOOT EASEMENT FOR SEWER MAIN AND APPURTENANCES ONLY.
- THIS INSTRUMENT WAS PREPARED BY: JOHN N. SUITER IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PAVING AND DRAINAGE. THE SOUTH LINE OF SECTION 20 IS ASSUMED TO BEAR S. 89°42'36"W. AND ALL BEARINGS ARE RELATIVE THERE TO.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

* (1) OFFICIAL RECORD BOOK 5297 PAGE 212, AMENDED AT OFFICIAL RECORD BOOK 6218, PAGE 1131, OFFICIAL RECORD BOOK 7047, PAGE 110 AND OFFICIAL RECORD BOOK 7482, PAGE 32.
 (2) OFFICIAL RECORD BOOK 4767 PAGE 1583, MODIFIED AT OFFICIAL RECORD BOOK 5050 PAGE 1133 AND OFFICIAL RECORD BOOK 5124 PAGE 660. RECEIPT OF FUTURE ADVANCE RECORDED IN OFFICIAL RECORD BOOK 5277, PAGE 1531, PARTIALLY RELEASED AT OFFICIAL RECORD BOOK 5300 PAGE 398, ASSIGNED TO FORD MOTOR CREDIT CO AT OFFICIAL RECORD BOOK 5277, PAGE 1505, MODIFIED, CONSOLIDATED AND RESTATED AT OFFICIAL RECORD BOOK 5277, PAGE 1509, MODIFIED AT OFFICIAL RECORD BOOK 5520, PAGE 1884.
 (3) OFFICIAL RECORD BOOK 5248 PAGE 698 ASSIGNED TO FORD MOTOR CREDIT CO AT OFFICIAL RECORD BOOK 5277 PAGE 1505, MODIFIED, CONSOLIDATED AND RESTATED AT OFFICIAL RECORD BOOK 5277 PAGE 1509, MODIFIED AT OFFICIAL RECORD BOOK 5520 PAGE 1884.
 (4) OFFICIAL RECORD BOOK 7481 PAGE 1962.

O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: MAR. 1993
FIELD BOOK: 0210
PAGE: 44

SCALE: NONE
SHEET 1 OF 2
ORDER NO.: 90-08

