

LOCATION MAP
SCALE: 1"=300'

PLAT OF THE GROVES OF DELRAY

A REPLAT OF PART OF STRICKLAND SUBDIVISION, PLAT BOOK 23, PAGE 173; PART OF LINTON FOREST PLAT 1, PLAT BOOK 44, PAGE 170; PART OF LOT 30, PLAT BOOK 1, PAGE 4; AND PART OF PLAT 2 OF 2, SOUTHRIDGE, PLAT BOOK 13, PAGE 39

SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CITY APPROVALS-
THIS PLAT OF THE GROVES OF DELRAY WAS APPROVED ON THE 5th DAY OF March 1994 BY THE CITY OF DELRAY BEACH, FLORIDA.
MAYOR: [Signature]
CITY CLERK: [Signature]
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
DIRECTOR OF PLANNING AND ZONING: [Signature]
CITY ENGINEER: [Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES: [Signature]
PLANNING AND ZONING BOARD CHAIRMAN: [Signature]
FIRE MARSHAL: [Signature]

142

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 2:55 PM
this 18 day of MAY 1994
and duly recorded in Plat Book No. 38
on page 142-143
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.

DESCRIPTION:
LOT 7 THROUGH 10, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 3; STRICKLAND SUBDIVISION, AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN PLAT BOOK 23, PAGE 173, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THE WEST HALF (W. 1/2) OF THE EAST HALF (E. 1/2) OF LOT 30, OF THE SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND TRACTS A, B, C, D AND E, LINTON FOREST PLAT 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 44, PAGE 177; SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

THOSE PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 8256, PAGE 1148; OFFICIAL RECORD BOOK 8256, PAGE 1150 AND OFFICIAL RECORD BOOK 8256, PAGE 1152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 23, 24, 25, 26, 27 AND 28, BLOCK 5, PLAT 2 OF 2, SOUTHRIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 13, PAGE 39; SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

THAT PART OF THE RIGHT OF WAY FOR STRICKLAND ROAD, S.W. 8 AVENUE AND S.W. 12 STREET, AS SHOWN ON THE PLAT OF STRICKLAND SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT PART OF THE RIGHT OF WAY FOR S.W. 8 AVENUE AND DOUGLASS AVENUE AS SHOWN ON THE PLAT OF PLAT 2 OF 2, SOUTHRIDGE, AS RECORDED IN PLAT BOOK 13, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, STRICKLAND SUBDIVISION; THENCE N.0°14'53"E., ALONG THE EAST LINE OF SAID LOT 5, 97.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S.88°23'29"W., ALONG THE NORTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 3, 310.78 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3; THENCE N.0°07'26"E., 40.02 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 2; THENCE N.88°23'28"E., ALONG THE SOUTH LINE OF LOTS 9 AND 10, BLOCK 2, 120.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N.0°07'26"E., ALONG THE EAST LINE OF LOTS 7, 8 AND 10, BLOCK 2, 200.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N.88°23'29"E., 40.02 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 1; THENCE S.0°07'26"W., ALONG THE WEST LINE OF LOTS 7 AND 10, BLOCK 1, 200.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N.88°23'29"E., ALONG THE SOUTH LINE OF LOTS 9 AND 10, BLOCK 1, 150.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N.0°14'53"E., ALONG THE EAST LINE OF LOTS 8 AND 9, BLOCK 1, 200.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE N.88°23'29"E., ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8, 25.01 FEET TO THE SOUTH QUARTER SECTION LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE S.0°14'53"W., ALONG SAID QUARTER SECTION LINE 25.52 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25, BLOCK 5, PLAT 2 OF 2, SOUTHRIDGE; THENCE N.89°18'56"E., 20.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE S.0°26'28"W., ALONG THE WEST LINE OF LOTS 25, 26, 27 AND 28, BLOCK 5, 210.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 136°12'35"; THENCE SOUTHERLY, AND EASTERLY, ALONG THE ARC OF SAID CURVE, 59.43 FEET; THENCE S.44°13'53"W., 117.74 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK 3, STRICKLAND SUBDIVISION; THENCE S.88°07'40"W., ALONG SAID EXTENSION, 6.42 FEET TO THE SAID POINT OF BEGINNING.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT GROVES OF DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP AND LINTON FOREST OWNERS ASSOCIATION, INC., OWNERS OF THE LANDS DESCRIBED HEREON AND SHOWN HEREON AS THE GROVES OF DELRAY HAVE CAUSED THE SAME TO BE DESCRIBED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS A-1 AND D-1 ARE HEREBY DEDICATED TO GROVES OF DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF TRACT D, ITS SUCCESSORS OR ASSIGNS FOR DRAINAGE, INGRESS AND EGRESS PURPOSES, SUBJECT TO THE DEDICATIONS FOR SAID TRACTS AS SHOWN ON LINTON FOREST PLAT 1, PLAT BOOK 44, PAGE 177.

TRACT A AND TRACT B ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

TRACT C IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR LIFT STATION PURPOSES.

THE WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS TO AND REPAIR OF AND INSTALLATION OF WATER AND SEWER MAINS AND APPURTENANCES.

THE FPL EASEMENTS ARE HEREBY DEDICATED TO FPL COMPANY AND TO SOUTHERN BELL.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 18 DAY OF MAY 1994.

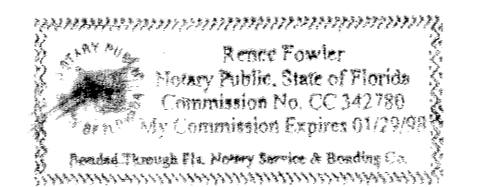
GROVES OF DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: GROVES OF DELRAY JOINT VENTURE, GENERAL PARTNER
BY: FLORIDA AFFORDABLE HOUSING, INC., MANAGING PARTNER, GENERAL PARTNER

[Signatures]
WITNESSES
LINTON FOREST OWNERS ASSOCIATION, INC.
[Signatures]
WITNESSES
BY: ROGER C. BOOS, PRESIDENT

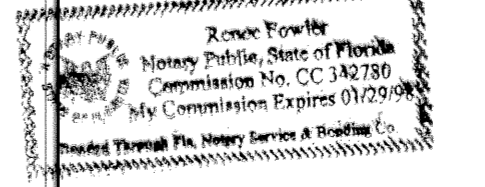
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, SUN TITLE AND ABSTRACT COMPANY, A DULY LICENSED TITLE INSURANCE AGENCY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GROVES OF DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP AND LINTON FOREST OWNERS ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
BY: [Signature]
DANIEL L. HAGGERY, ESQUIRE
DATE: May 11th, 1994

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
[Signature]
JOHN KENNETH WEIGAND
LAND SURVEYOR NO. 3922

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH } ss:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May 1994 BY THOMAS G. HINNERS, AS PRESIDENT OF FLORIDA AFFORDABLE HOUSING, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION; AND AS GENERAL PARTNER OF GROVES OF DELRAY JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP AS THE SOLE GENERAL PARTNER OF GROVES OF DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION.
[Signature]
PRINT OR STAMP NAME: Renée Fowler
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO.: CC 342780
MY COMMISSION EXPIRES: 1/29/98



ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH } ss:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MAY 1994 BY ROGER C. BOOS AS PRESIDENT OF LINTON FOREST OWNERS ASSOCIATION, INC., HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION.
[Signature]
PRINT OR STAMP NAME: Renée Fowler
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO.: CC 342780
MY COMMISSION EXPIRES: 1/29/98



MORTGAGEES CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
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 TO THE DEDICATION 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. THEY ARE WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MAY 1994.
ATTEST: PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
[Signature]
DEPUTY CLERK
[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Mary McCarty AND Sarah Wright TO ME WELL KNOWN AND KNOWN TO ME AS Mary McCarty AND Sarah Wright THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Mary McCarty AND Sarah Wright OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA 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 OF SAID CORPORATION. THEY ARE WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MAY 1994.

BY: [Signature]
NOTARY PUBLIC
NAME: W. H. Orwall
774548

- NOTES:
- " " " DENOTES PERMANENT REFERENCE MONUMENT
 - THIS INSTRUMENT WAS PREPARED BY: JOHN KENNETH WEIGAND IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483 (407) 276-4501
 - NOTICE: 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 CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
 - THE WEST LINE OF THE PLAT OF LINTON FOREST PLAT 1 IS ASSUMED TO BEAR N.0°00'00"E., AS SHOWN THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

DATE: <u>JAN 1994</u>	SCALE: <u>NONE</u>
FIELD BOOK: <u>0223</u>	PAGE: <u>52</u>
SHEET 1 OF 2	
ORDER NO: <u>99-208</u>	

SUBDIVISION - GROVES OF DELRAY
BOOK 72
PAGE 142
FLOOD ZONE -
QUAD # -
ZONING -
ZIP CODE -
SURV MAKE -
DATE -