

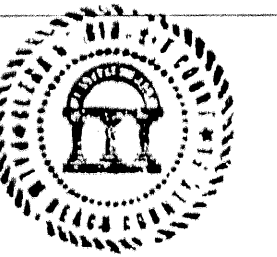
PLAT OF BARWICK RANCH

A PLAT OF PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

MAY 1995
SHEET 1 OF 2

61

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 9:22 A.M.
this 27 day of May 1995.
and duly recorded in Plat Book No. 75
on page 666.
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, TOWNSHIP 46, SOUTH, RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12; THENCE N. 88°10'40"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, 40.02 FEET TO THE POINT OF BEGINNING; THENCE S.00°00'00"E., ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12 660.59 FEET; THENCE N.88°24'11"W., ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, 624.76 FEET; THENCE N.00°08'05"E., ALONG THE WEST LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, 663.00 FEET; THENCE S.88°10'40"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, 623.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.4766 ACRES, MORE OR LESS.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT BARWICK ASSOCIATES, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE PLAT OF PORTION OF SECTION 12, TOWNSHIP 46, SOUTH, OF CITY OF DELRAY BEACH, RANGE 42, EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THE NORTHEAST ONE-QUARTER (N.E.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SECTION 12, TOWNSHIP 46, SOUTH, RANGE 42, EAST, LESS THE 40 FEET THEREOF AND LYING IN PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BARWICK RANCH AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS HEREBY DEDICATED TO THE BARWICK RANCH HOMEOWNER'S ASSOCIATION FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" IS HEREBY DEDICATED TO THE BARWICK RANCH HOMEOWNER'S ASSOCIATION FOR STREET RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, RESERVING AN EASEMENT TO THE CITY OF DELRAY BEACH FOR WATER AND SANITARY SEWER MAINTENANCE AND EMERGENCY VEHICLE ACCESS.

TRACT "C" AND "D" ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA AS PUBLIC RIGHT-OF-WAY FOR STREET PURPOSES.

LOTS 1 THROUGH 28 ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

ALONG WITH THE FOLLOWING EASEMENTS:

THE LIMITED ACCESS EASEMENT (L.E.A.) IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING LOTS AND BARWICK ROAD.

GENERAL UTILITY EASEMENTS (G.U.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES....

UTILITY EASEMENTS (U.E.) ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF INSTALLATION, ACCESS AND REPAIR OF CITY WATER AND SANITARY SEWER MAINS.

DRAINAGE EASEMENTS (D.E.) ARE MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF INSTALLATION, ACCESS AND REPAIR OF DRAINAGE FACILITIES. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES WITHIN THOSE EASEMENTS.

IN WITNESS WHEREOF, OF THE ABOVE NAMED Barwick Associates Inc HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF May, 1995.

GERALD GOUCHBERG
PRESIDENT OF
BARWICK ASSOCIATES, INC.
A FLORIDA CORPORATION

ACKNOWLEDGEMENT:

STATE OF Massachusetts
COUNTY OF Essex

BEFORE ME PERSONALLY APPEARED GERALD GOUCHBERG, PRESIDENT OF BARWICK ASSOCIATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF May, 1995.

MY COMMISSION EXPIRES:
Jan 19, 2001

Judy Malloch
NOTARY PUBLIC Judy Malloch

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT PRIME BANK A FLORIDA BANKING CORPORATION IS THE HOLDER OF A MORTGAGE, LIEN, OTHER ENCUMBRANCE UPON PORTIONS OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE GRANT AND CONVEYANCE (DEDICATION) OF LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OF OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8746, AT PAGE 1189, AND FOLLOWING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL UPON DUE RECORDATION HEREOF, BE SUBORDINATING TO THE GRANT AND CONVEYANCE (DEDICATION) SHOWN HEREON.

IN WITNESS WHEREOF, William R. Martin IS CAUSED THESE PRESENCE TO BE EXECUTED ON ITS BEHALF BY ITS DULY AUTHORIZED AND HAS CAUSED THIS SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF May, 1995.

W.R. Martin, Exec. Vice
TITLE Executive Vice President

SIGNED IN PRESENCE OF
Richard E. Dickstein
WITNESS Richard E. Dickstein

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED W.R. Martin, Exec. Vice TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF May, 1995.

MY COMMISSION EXPIRES: 2/28/96
Katherine F. Radon
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON PORTIONS OF THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE GRANT AND CONVEYANCE (DEDICATION) OF LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OF OTHER WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8746, AT PAGE 1193 AND FOLLOWING OF THE PUBLIC RECORDS OF THE PALM BEACH COUNTY FLORIDA, SHALL UPON DUE RECORDATION HEREOF, BE SUBORDINATED TO THE GRANT AND CONVEYANCE (DEDICATION) SHOWN HEREON.

IN WITNESS WHEREOF, Richard E. Dickstein IS CAUSED THESE PRESENT TO BE EXECUTED THIS 19th DAY OF May, 1995.

SIGNED IN PRESENCE OF
Joseph T. Faran
WITNESS Margaret Corneille

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. DICKSTEIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN WHO EXECUTED THE THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF May, 1995.

MY COMMISSION EXPIRES:
Richard E. Dickstein
NOTARY PUBLIC

OFFICIAL NOTARY SEAL
EVELYN K. BUTTS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC304276
MY COMMISSION EXP. JULY 12, 1997

CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS 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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

John Kenneth Weigand
JOHN KENNETH WEIGAND
LAND SURVEYOR NUMBER 3922
STATE OF FLORIDA

CITY APPROVAL

THIS PLAT OF THE BARWICK RANCH WAS APPROVED ON THE 6th DAY OF December, A.D. 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MAYOR

ATTEST: Olivia MacHugh Harty
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
DIRECTOR OF PLANNING AND ZONING

[Signature]
CHAIRPERSON, PLANNING AND ZONING BOARD

[Signature]
CITY ENGINEER

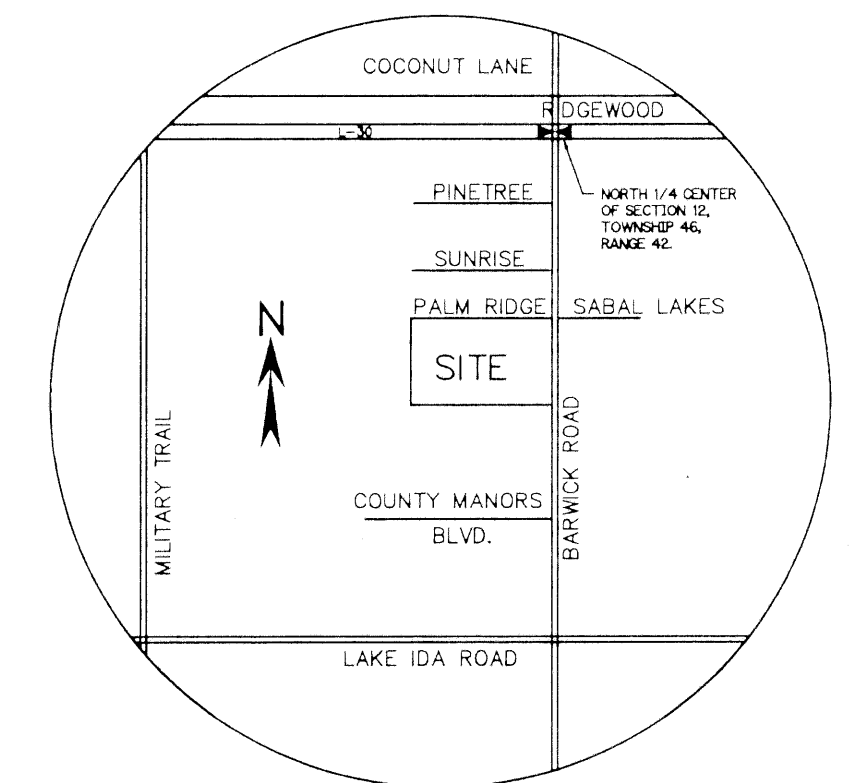
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FIRE MARSHAL

[Signature]
DIRECTOR OF ENVIRONMENTAL SERVICES

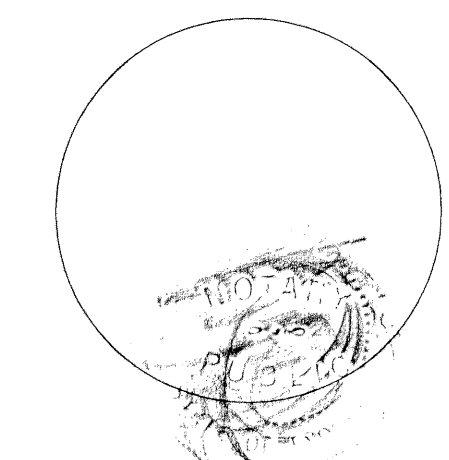
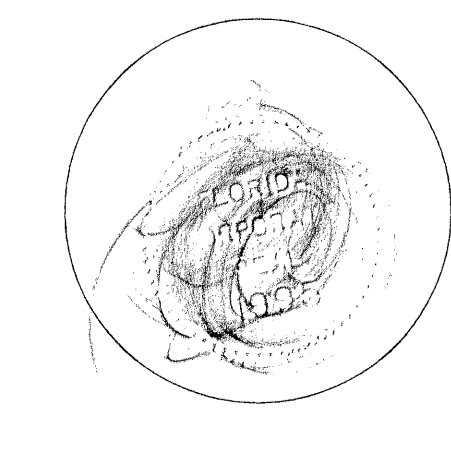
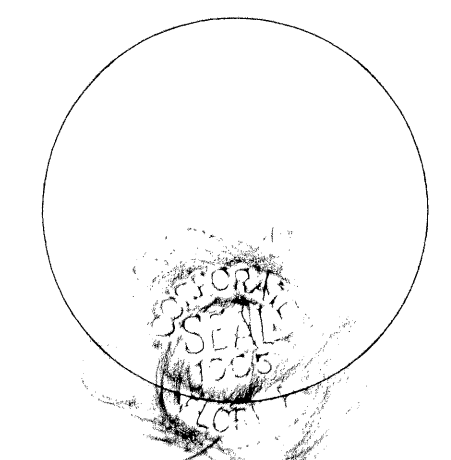
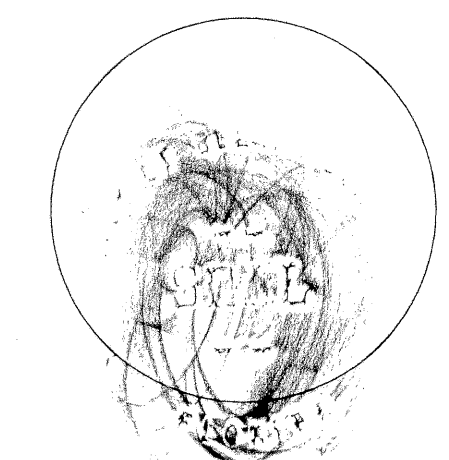
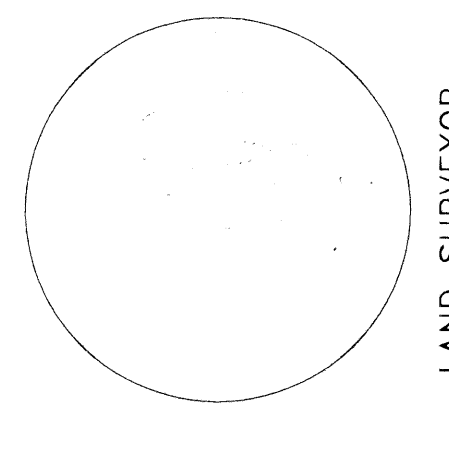
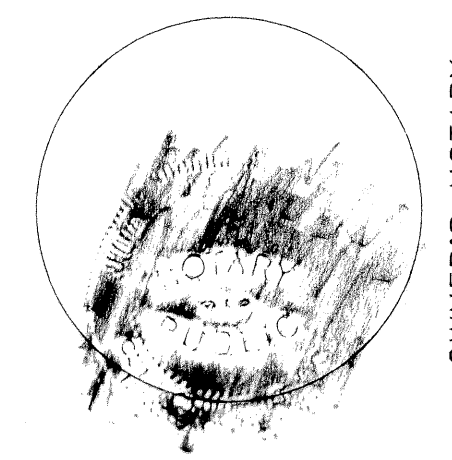
TITLE CERTIFICATE
STATE OF FLORIDA
COUNTY OF BROWARD

I, ANAN J. WERKSMAN, AN ATTORNEY DULY LICENSED TO PRACTICE IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO HEREON DESCRIBED PROPERTY; THAT I FOUND THE TITLE TO THE PROPERTY IS VESTED TO BARWICK ASSOCIATES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT THE PROPERTY ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ARE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: [Signature] DATE: MAY 22, 1995



SEALS
AS TO



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

DATE: OCTOBER 15, 1994 REVISIONS: 1- AS PER CITY COMMENTS DATED 7-11-94 (10-15-94)
2- REVISED SIGNATURE DATES TO 1995 (1-3-95)
3- CHANGED TRACT "B" TO H.O.A. W/ CITY EASEMENT (4-19-95)
4- CHANGE OF OWNERSHIP TO BARWICK ASSOC, INC. (5-16-95)
SCALE: N/A
FIELD BOOK: PAGE: ORDER NO.:

SUBDIVISION # Barwick Ranch
BOOK 75 PAGE 61
FLOOD ZONE - FLOOD MAP # -
QUAD # - ZONING -
SE - ZIP CODE -
PUD NAME C/Delray Bch