

LOCATION MAP NOT TO SCALE NORTH

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, P.S.M. SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB6456 1835 S.Perimeter Road • Suite 190 • Ft. Lauderdale, Fl. 33309 PH: 954-776-7604 • FAX: 954-776-7608 NOVEMBER, 2001

MALLORY SQUARE A REPLAT OF A PORTION OF LOTS 1 THROUGH 24, BLOCK 112, TOGETHER WITH THE ADJACENT VACATED ALLEY DELRAY HEIGHTS, A RESUBDIVISION OF BLOCK 112 OF THE MAP OF THE TOWN OF LINTON (PLAT BOOK I, PAGE 130, P.B.C.R.) IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 1:00 PM, this 27th day of February, 2002 and duly recorded in Plat Book No. 94 on Pages 1 and 5. DOROTHY H. WILKEN, CLERK BY: Paul D. Engle DC

SURVEY NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF BLOCK 112, SAID LINE BEARS: SOUTH 00°00'00" WEST (ASSUMED).
2. 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.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. D.E. - DENOTES DRAINAGE EASEMENT. POB - DENOTES POINT OF BEGINNING. POC - DENOTES POINT OF COMMENCEMENT. U.E. - DENOTES UTILITY EASEMENT. G.U. - DENOTES GENERAL UTILITY EASEMENT. N.R. - DENOTES NON-RADIAL. P.R.M. - DENOTES PERMANENT REFERENCE MARKER. R - DENOTES RADIUS. D - DENOTES CENTRAL ANGLE. A - DENOTES ARC LENGTH. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS. SF - DENOTES SQUARE FEET. PCP - DENOTES PERMANENT CONTROL POINT (LB#6456).

CHAPTER 177 REVIEW:

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

DATED: 2/7/02 BY: Paul D. Engle, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH SS

I, MARCIA H. LANGLEY, 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 BE VESTED IN MALLORY SQUARE DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/7/02 BY: Marcia H. Langley

MORTGAGEE'S CONSENT

STATE OF Florida COUNTY OF Palm Beach SS 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ... AT PAGE ... OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF February, 2002.

WITNESS: BY: COLONIAL BANK AN ALABAMA BANKING CORPORATION MICHAEL P. IRVIN SR. VICE-PRESIDENT

PRINTED NAME: Vessela Hewis, Jean K. Johnson

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Palm Beach SS

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February, 2002.

NOTARY PUBLIC: Margaret B. Gainey My Commission CC955276 Expires December 05, 2004 PRINTED NAME: Margaret B. Gainey

APPROVALS:

THIS PLAT OF MALLORY SQUARE WAS APPROVED ON THE 5th DAY OF February, A.D. 2002, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

ATTEST: City Clerk, Deputy, Mayor, Director of Planning and Zoning, Chairperson, Planning and Zoning Board, City Engineer, Fire Marshal, Director of Environmental Services

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 PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: 02/06/02 BY: Michael D. Rose, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 01-0557

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MALLORY SQUARE DELRAY, LTD., A FLORIDA LIMITED PARTNERSHIP IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MALLORY SQUARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 24, INCLUSIVE, TOGETHER WITH THE ABANDONED PLATTED ALLEY LYING ADJACENT TO SAID LOTS, BLOCK 112, DELRAY HEIGHTS, A RESUBDIVISION OF BLOCK 112, OF THE TOWN OF LINTON, NOW CITY OF DELRAY BEACH, FLORIDA, AS PER 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 1, PAGE 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE PORTION OF SAID BLOCK 112, HERETOFORE CONVEYED TO THE CITY OF DELRAY BEACH, FLORIDA AND THE STATE OF FLORIDA FOR PUBLIC RIGHT-OF-WAY PURPOSES.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 168,652 SQUARE FEET (3.87 ACRES), MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: LOT 1 THROUGH 84, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" AND "L" AS SHOWN HEREON ARE RESERVED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS, AND ARE HEREBY DEDICATED TO THE MALLORY SQUARE HOMEOWNERS ASSOCIATION, INC. FOR COMMON AREA PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. HOMEOWNERS ADJACENT TO SAID COMMON AREAS SHALL BE PERMITTED TO PLACE AIR CONDITIONER UNITS WITHIN THE COMMON AREA. SAID AIR CONDITIONER UNITS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ADJACENT HOMEOWNERS.

TRACT "M" IS PLATTED FOR PARKING, INGRESS, EGRESS PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP AND IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE RECREATION TRACT AS SHOWN HEREON IS DEDICATED TO THE MALLORY SQUARE HOMEOWNERS ASSOCIATION, INC., FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

GENERAL UTILITY (G.U.) EASEMENTS 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 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 PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF February, 2002.

WITNESS: BY: MALLORY SQUARE DELRAY, LTD. A FLORIDA LIMITED PARTNERSHIP JAMES M. KOZAR / JAMES M. KOZAR (PRINTED NAME) BY: MALLORY SQUARE DEVELOPMENT CORP., A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: BY: CARY D. GLICKSTEIN PRESIDENT JANET TAGGART (PRINTED NAME) JANET TAGGART

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MALLORY SQUARE DEVELOPMENT CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF FEBRUARY, 2002.

NOTARY PUBLIC: JANET TAGGART (PRINTED NAME) JANET TAGGART

MY COMMISSION EXPIRES:

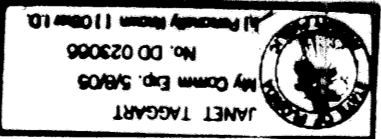


Table with 6 columns: DEDICATION (MALLORY SQUARE DEVELOPMENT CORP.), ACKNOWLEDGEMENT, MORTGAGEE'S CONSENT (COLONIAL BANK), ACKNOWLEDGEMENT, REVIEWING SURVEYOR, CITY OF DELRAY BEACH, SURVEYOR. Includes 'NO SEAL' stamp.