



P.B.T. REPLAT NO. 1

BEING A REPLAT OF LOTS 6, 7 AND 8 OF DELRAY BEACH ESTATES, PLAT BOOK 21, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, COUNTY OF PALM BEACH, FLORIDA.

SHEET 1 OF 2 JANUARY 2002

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:46 p.m.
THIS 18th DAY OF March
A.D. 2002 AND DULY
RECORDED IN PLAT BOOK
44 AT PAGES 71-72

DOROTHY H. WILKEN/CLERK
BY *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT P.B.T., INC., A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "P.B.T. REPLAT NO. 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6, 7 AND 8, DELRAY BEACH ESTATES, 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 21, PAGE 13, TOGETHER WITH THAT 20 FOOT WIDE ABANDONED PORTION OF OLD DIXIE HIGHWAY LYING WEST OF AND ADJACENT THERE TO AS DESCRIBED IN OFFICIAL CITY OF DELRAY BEACH RESOLUTION NO. 17-02

CONTAINING 96,237 SQUARE FEET OR 2.209 ACRES

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "P.B.T. REPLAT NO 1" AND DO HEREBY DEDICATE AS FOLLOWS:

1. LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING & ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA

2. FUTURE RIGHT-OF-WAY (RAW) RESERVATION:
P.B.T., INC., FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY COVENANTS THAT THE AREA DESIGNATED ON THIS PLAT AS "FUTURE RIGHT-OF-WAY (RW) RESERVATION" IS HEREBY AND SHALL REMAIN IN PERPETUITY RESERVED FOR SUBSEQUENT USE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF U.S. 1 (FEDERAL HIGHWAY)

3. CROSS ACCESS:
LOT 1 HEREBY GRANTS TO LOT 2 AND LOT 2 HEREBY GRANTS TO LOT 1, INCLUDING ITS SUCCESSORS IN INTEREST, TENANTS, EMPLOYEES, INVITEES, AGENTS, INDEPENDENT CONTRACTORS, CUSTOMERS, AND GUESTS, THE LIMITED NONEXCLUSIVE RIGHT, PRIVILEGE, AND EASEMENT TO GO OVER, ACROSS, AND THROUGH SUCH PORTIONS OF LOT 1 AND LOT 2 AS IS PAVED ALONG THE COMMON PROPERTY LINE BETWEEN LOT 1 AND LOT 2 AND INTENDED, FROM TIME TO TIME, FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM LOT 1 AND LOT 2 BY PEDESTRIAN OR VEHICULAR TRAFFIC.

4. GENERAL UTILITY (G.U.) EASEMENTS:
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 SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF March, A.D. 2002.

ATTEST: *[Signature]*
JANET BABER PARASMO
SECRETARY
BY: *[Signature]*
JOHN W. BABER - VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN W. BABER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF P.B.T., INC., A CORPORATION, AND SEVERALLY 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 1st DAY OF March, 2002

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

WE, UNIVERSAL LAND TITLE COMPANY, A LAND TITLE INSURANCE COMPANY, AS DULY LICENSED 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 P.B.T., INC., 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 NO OTHER ENCUMBRANCES OF RECORD

DATED January 15, 2002

MORTGAGEE'S 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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 64-1 AT PAGE 111 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF March, 2002.

WITNESS: *[Signature]*
FIRST UNION NATIONAL BANK
A NATIONAL BANKING ASSOCIATION
BY: *[Signature]*
DENA BOMBARD - VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DENA BOMBARD WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 1st DAY OF March, 2002

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS

THIS PLAT OF P.B.T. REPLAT NO. 1 WAS APPROVED ON THE 19th DAY OF February, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY 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

[Signature] MAYOR
[Signature] CITY CLERK
AND REVIEWED, ACCEPTED AND CERTIFIED BY:
[Signature] DIRECTOR OF PLANNING AND ZONING DEPARTMENT
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHALL

SURVEYOR'S NOTES

- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- BEARING BASIS = WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY = N. 18°43'30"E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- LANDS SHOWN HEREON REFLECT ALL PERTINENT EASEMENTS AND OR RIGHTS OF WAY AS CONTAINED IN STEWART TITLE AND GUARANTEE COMPANY TITLE COMMITMENT NO. 00215636 WITH THE EXCEPTION OF THE FOLLOWING MATTERS WHICH ARE CONTAINED IN EXCEPTION 5 OF SCHEDULE B - SECTION II OF SAID COMMITMENT WHICH HAVE NOT BEEN PLOTTED: THE BUILDING SETBACK LINES ALONG THE SOUTH LINE OF LOT 8 AND THE NORTH LINE OF LOT 7, PLAT BOOK 21, PAGE 13 (A COMMON LINE), AS REFERRED TO IN DEED BOOK 783, PAGES 279 AND 395. (SAID LOTS 7 AND 8 NO LONGER EXIST).
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

THIS INSTRUMENT WAS PREPARED BY:
GARY S. SALZMAN IN THE OFFICES OF
MICHAEL J. MILLER, P.S.M. # 4034
MILLER SURVEYING & MAPPING, L.B. # 8838
1121 LAKE AVENUE, LAKE WORTH, FLORIDA.

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 AS REQUIRED BY CHAPTER 177.08 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED.

DATED: 3/1/02 BY: *[Signature]*
PAUL D. ENGLE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5708

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 ("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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature] 2-20-02
MICHAEL J. MILLER, P.S.M.
LICENSE NO. 4034
STATE OF FLORIDA

CORPORATE SEAL FIRST UNION NATIONAL BANK	SEAL NOTARY PUBLIC	CORPORATE SEAL P.B.T. INC.	SEAL PROFESSIONAL SURVEYOR AND MAPPER	SEAL NOTARY PUBLIC	SEAL CITY OF DELRAY BEACH CONSULTING SURVEYOR AND MAPPER	SEAL CITY OF DELRAY BEACH
--	--------------------	-------------------------------	--	--------------------	---	------------------------------

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
561-585-2669

REFERENCES	L1195 X-495
JOB NO.	99-01915-A
DRAWING NO.	L-1454-P