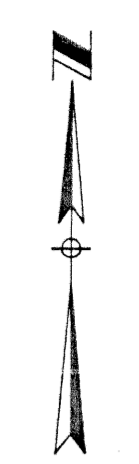
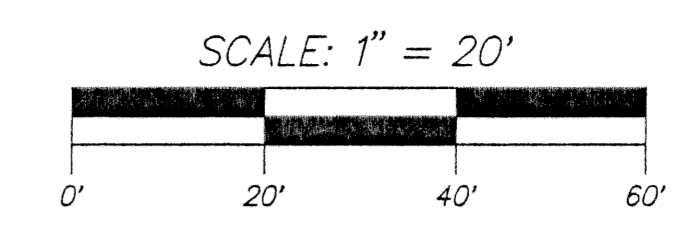


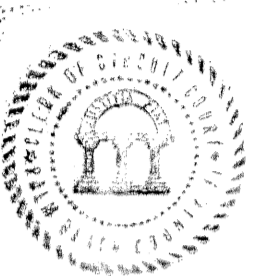
PINE VIEW ESTATES

BEING A REPLAT OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF LOT 9, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 (SHEET 1), CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



CITY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 10:30 A.M. THIS 12th DAY OF JANUARY 2003, AND DULY RECORDED IN PLAT BOOK NO. 12 ON PAGE 89. DORTHY H. WILKEN, CLERK OF CIRCUIT COURT BY: [Signature]



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHERN TRADEWINDS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF LOT 9, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PINE VIEW ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF LOT 9, SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 (SHEET 1), PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF.

CONTAINING 51,527 SQUARE FEET OR 1.18 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATED AS FOLLOWS:

LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

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

THE GENERAL UTILITY EASEMENT IS 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.

THE SIDEWALK AND UTILITY EASEMENT IS MADE TO THE PUBLIC FOR PEDESTRIAN INGRESS-EGRESS AND UTILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF January, 2003.

SOUTHERN TRADEWINDS DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature] ALAN BAGLIORE
MANAGER
WITNESS: Lemmy Leggett

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alan Bagliore, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHERN TRADEWINDS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January, 2003.

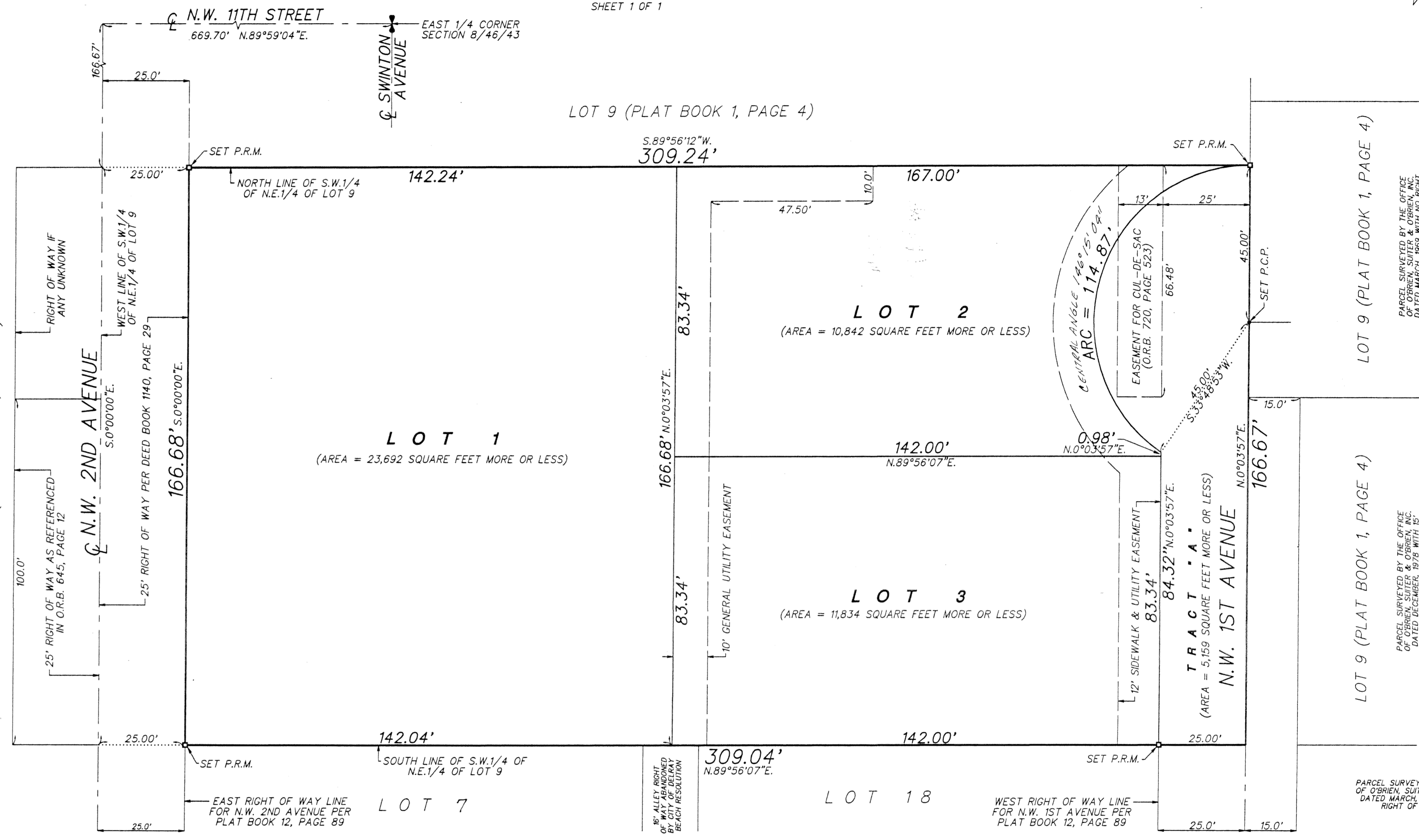
MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC NAME: Frances J. Valentin COMMISSION NO.: CC 935799

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES A. BALLERANO, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SOUTHERN TRADEWINDS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/13/02 JAMES A. BALLERANO, JR. ATTORNEY STATE OF FLORIDA



REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF PINE VIEW ESTATES AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 1/8/03 [Signature] JOHN D. WEAVER LICENSE NO. 3550 STATE OF FLORIDA HELLER-WEAVER AND ZONING, INC. CERTIFICATE OF AUTHORIZATION #LB 3449

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO 177.09(9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 1/8/03 [Signature] PAUL D. ENGLY SURVEYOR AND MAPPER NO. 5708 O'BRIEN, SUTTER & O'BRIEN, INC. 2601 NORTH FEDERAL HIGHWAY DELRAY BEACH, FLORIDA 33483 CERTIFICATE OF AUTHORIZATION NO. 353

CITY APPROVAL:

THIS PLAT OF PINE VIEW ESTATES AS APPROVED ON THE 19th DAY OF NOVEMBER, A.D. 2002 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] MAYOR [Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY: [Signature] DIRECTOR OF PLANNING AND ZONING [Signature] VICE-CHAIRPERSON, PLANNING AND ZONING [Signature] CITY ENGINEER [Signature] FIRE MARSHAL [Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF LOT 9, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF N.89°56'07"E.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLY, IN THE OFFICE OF O'BRIEN, SUTTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]

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 ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

