

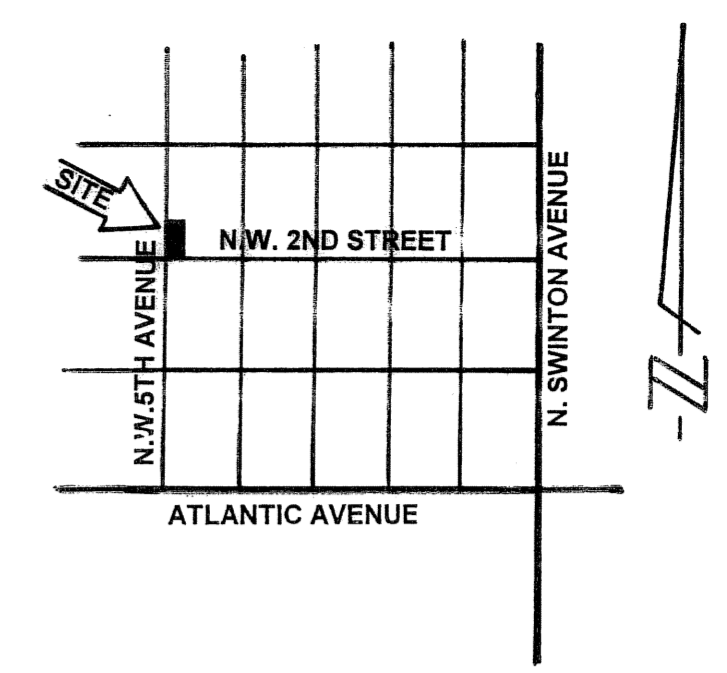
SURVEYORS NOTES

1. "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.
2. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
3. THERE SHALL BE NO BUILDING 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.
4. 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.

THE EAST LINE OF SECTION 17 IS ASSUMED TO BEAR N01 32'22"W ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO

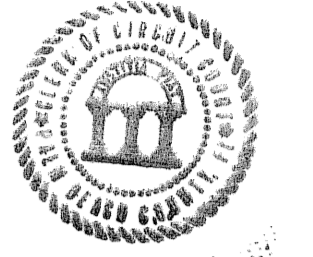
PJB LLC PLAT

BEING A REPLAT OF A PORTION OF BLOCK 26 OF THE MAP OF THE TOWN OF LINTON (NOW DELRAY) FLORIDA ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



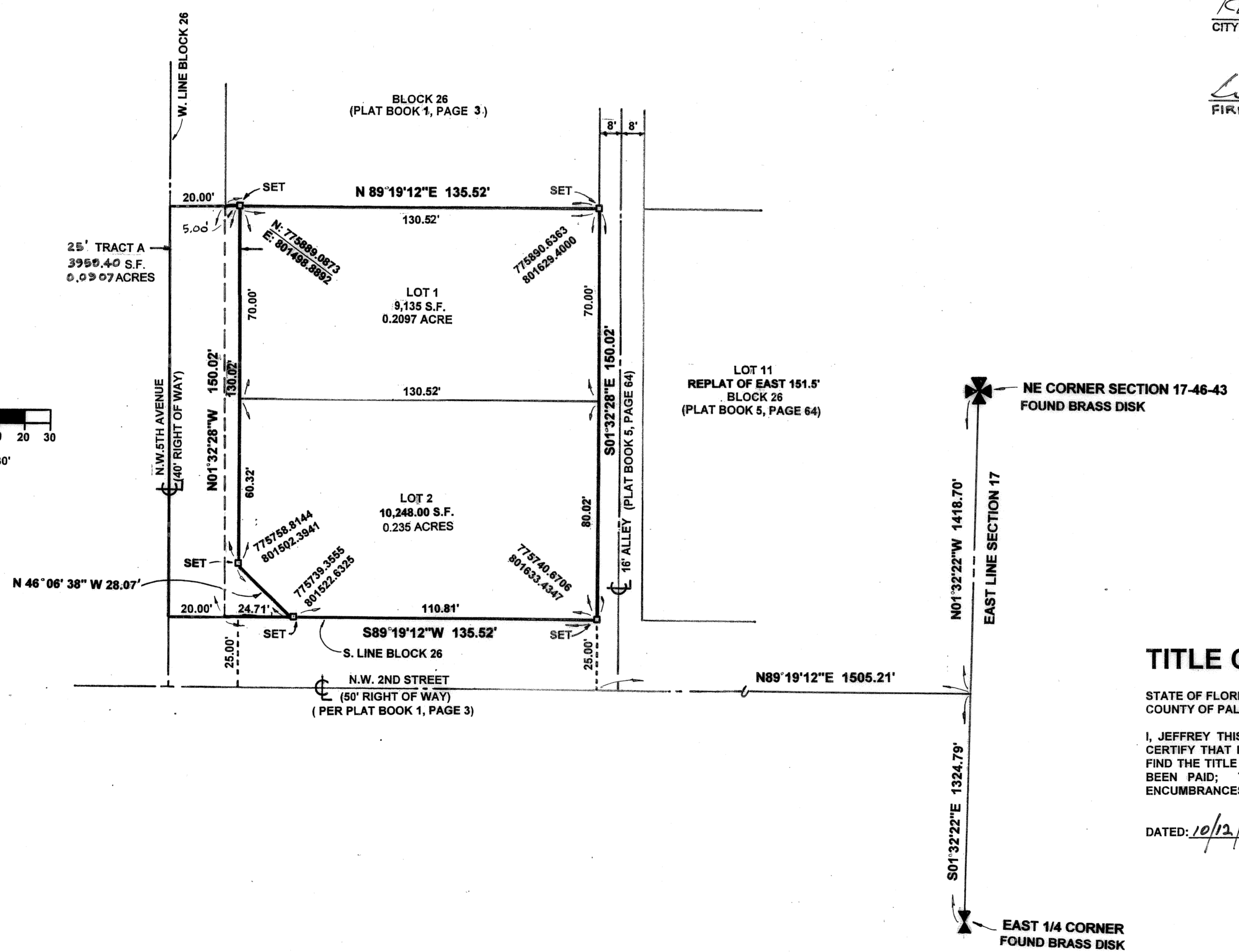
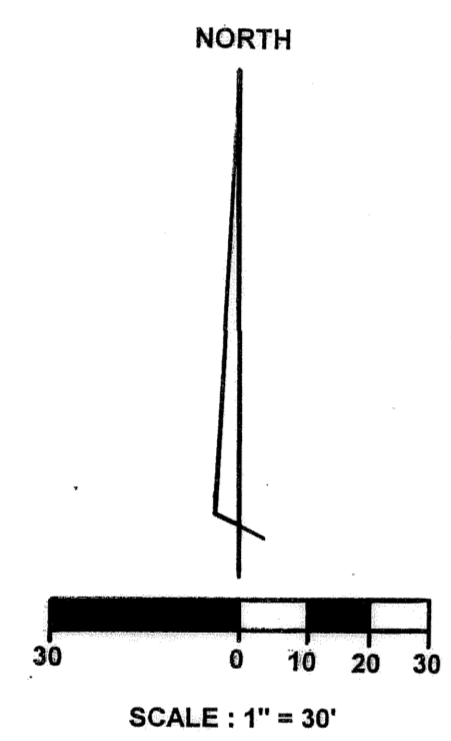
VICINITY MAP
NOT TO SCALE

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:41 AM
THIS 26th DAY OF October 2004
AND DULY RECORDED IN PLAT BOOK N. 103
ON PAGE(S) 76
FORG. BY H. WILKEN, CLERK OF CIRCUIT COURT
BY *[Signature]* P.D.C.



LEGEND

- CL = CENTERLINE
- S.F. = SQUARE FEET
- SET = SET 4"x4" CONCRETE MONUMENT WITH BRASS DISK L.B. 6504



CITY APPROVAL

THIS PLAT OF PJB LLC AS APPROVED ON THE 8th DAY OF June A.D. 2004 BY THE CITY COMMISSION OF THIS CITY OF DELRAY BEACH, FLORIDA.

[Signature] Vice - Mayor
[Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] DIRECTOR OF PLANNING & ZONING BOARD
[Signature] CHAIRPERSON, PLANNING & ZONING BOARD

[Signature] CITY ENGINEER

[Signature] FIRE MARSHAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PJB, LLC, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PJB LLC PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEING A REPLAT OF A PORTION OF BLOCK 26 OF THE MAP OF TOWN OF LINTON (NOW DELRAY) ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 3, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE NE 1/4 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PJB, LLC. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 150 FEET OF THE WEST 155.5 FEET OF BLOCK 26, OF THE TOWN OF LINTON, (NOW DELRAY BEACH) AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

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.

TRACT A BEING DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF October 2004

ATTEST
[Signature] Managing Member
[Signature] Sharon Miller
[Signature] Sharon Miller
[Signature] Mark John
[Signature] Mark John

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY THISTLE, 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 THE PROPERTY IS VESTED TO PJB, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD SHOWN ON PLAT.

DATED: 10/12/04
[Signature] JEFFREY THISTLE, P.A.

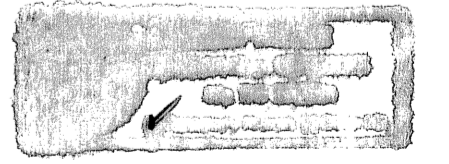
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF PJB, LLC 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 FORGOING 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 12th DAY OF October 2004.

MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC



REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

SIGNATURE *[Signature]* 10/12/04
LICENCE No. 5708 PAUL D. ENGLE
STATE OF FLORIDA

REVIEWING LAND SURVEYOR: *[Seal]*

CITY OF DELRAY BEACH: *[Seal]*

GMD SERVICES INC.: *[Seal]*

LAND SURVEYOR: *[Seal]*

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; 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.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 CITY OF DELRAY BEACH, FLORIDA.

RENNER, BURGESS, INC.
1 S.E. 4TH AVENUE
DELRAY BEACH, FL 33483
LICENSE NO. 5089
LICENSED BUSINESS #6504

[Signature] DATE 10/12/04
HARRY A. BURGESS, P.L.S.
LICENSE NO. 5089
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY HARRY A. BURGESS REGISTERED LAND SURVEYOR