

GRAMERCY SQUARE

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A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER (S.E. 1 /4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND LYING WITHIN THE NORTHEAST QUARTER (N.E. 1 /4) OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALSO BEING A REPLAT OF ALL OF MIL-ATLANTIC AS RECORDED IN PLAT BOOK 95, PAGES 167 THROUGH 169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

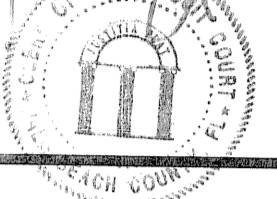
SHEET 1 OF 5 SEPTEMBER, 2005

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILE FOR RECORD AT 12:01 PM THIS 12th DAY OF November, 2005 AND DULY RECORDED IN PLAT BOOK 107, PAGES 5 THROUGH 9

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GRAMERCY SQUARE, A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND LYING WITHIN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALSO BEING A REPLAT OF ALL OF MIL-ATLANTIC AS RECORDED IN PLAT BOOK 95, PAGES 167 THROUGH 169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT "A" OF SAID PLAT MIL-ATLANTIC; THENCE SOUTH 89°00'49" WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 259.76 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01°27'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 607.31 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE NORTH 89°11'53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 260.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 17,238.80 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°02'47" EAST; THENCE SOUTHERLY, ALONG SAID EAST LINE THROUGH THE FOLLOWING TWO CURVES AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'29", A DISTANCE OF 152.88 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 01°27'43" EAST, A DISTANCE OF 453.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT THE NORTHEAST CORNER OF LOT "B" OF SAID MIL-ATLANTIC; THENCE SOUTH 00°00'27" EAST, ALONG THE EAST LINE OF SAID LOT THROUGH THE FOLLOWING TWO CURVES, A DISTANCE OF 478.15 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 17,248.80 FEET AND A CENTRAL ANGLE OF 00°43'39"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'39", A DISTANCE OF 218.99 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AND TO A POINT ON THE SOUTH LINE OF SAID LOT "B"; THENCE SOUTH 89°12'56" WEST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 625.89 FEET TO A POINT ON THE WEST LINE OF A 60.00 FEET WIDE RIGHT-OF-WAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9354 PAGE 983 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°22'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 694.06 FEET TO A POINT ON THE NORTH LINE OF SAID RIGHT-OF-WAY EASEMENT AND THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT "B"; THENCE NORTH 88°56'17" EAST, ALONG SAID NORTH LINE AND WESTERLY EXTENSION, A DISTANCE OF 629.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.630 ACRES, MORE OR LESS.

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

1. TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC. AS ACCESS TRACTS AND FOR DRAINAGE AND UTILITY PURPOSES TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER FACILITIES WITHIN SAID TRACTS.

2. TRACT "L-1" IS HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC. AS A LAKE MANAGEMENT TRACT TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION WITH A DEDICATED RIGHT-OF-ACCESS TO THE SOUTH FLORIDA MANAGEMENT DISTRICT FOR LAKE MANAGEMENT PURPOSES.

3. TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

4. TRACTS "OS-1" THROUGH "OS-9", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GRAMERCY SQUARE HOMEOWNERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. TRACT "OS-8" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 11907, PAGE 522, O.R.B. 14043, PAGE 721 AND O.R.B. 14220, PAGE 1147. IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT. TRACTS "A" AND "OS-9" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 11907, PAGE 522 AND O.R.B. 14043, PAGE 721 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

5. ALL WATER LINE EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

6. ALL SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF SEWER MAINS.

7. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION, OF LIFT STATION FACILITIES.

8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. GENERAL UTILITY (U.E.) 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.

10. THE SIDEWALK EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

11. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GRAMERCY SQUARE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

12. LOTS 1 THROUGH 109, INCLUSIVE, ARE HEREBY RESERVED BY THE OWNER FOR PROPER PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

13. THE NON VEHICULAR LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ABUTTING TRACTS AND THE ADJACENT RIGHT-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 12th DAY OF November, 2005.

GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: NORTH STAR AT GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
MANAGER OF GRAMERCY SQUARE, LLC

BY: *Scott Worley*
SCOTT WORLEY, MANAGER OF NORTHSTAR AT GRAMERCY SQUARE, LLC
WITNESS: *Doris Gilmond*
PRINT NAME: *Doris Gilmond*
WITNESS: *Lois Taperosky*
PRINT NAME: *Lois Taperosky*
WITNESS: *Jennifer A. Reklinski*
PRINT NAME: *Jennifer A. Reklinski*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT WORLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NORTHSTAR AT GRAMERCY SQUARE, LLC 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 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November, 2005.
NOTARY PUBLIC: *Maurice K. Winkler*
PRINT NAME: *Maurice K. Winkler*
MY COMMISSION EXPIRES: 10/27/06

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA
COUNTY OF PALM BEACH

GRAMERCY SQUARE HOMEOWNER'S ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF November, 2005.

GRAMERCY SQUARE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: *Scott Worley*
SCOTT WORLEY, PRESIDENT

WITNESS: *Doris Gilmond*
PRINT NAME: *Doris Gilmond*
WITNESS: *Lois Taperosky*
PRINT NAME: *Lois Taperosky*
WITNESS: *Jennifer A. Reklinski*
PRINT NAME: *Jennifer A. Reklinski*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT WORLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAMERCY SQUARE HOMEOWNER'S ASSOCIATION, INC., 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 12th DAY OF November, 2005.

NOTARY PUBLIC: *Maurice K. Winkler*
PRINT NAME: *Maurice K. Winkler*
MY COMMISSION EXPIRES: 10/27/06

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 HEREIN 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 18094, AT PAGE 1094 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, 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 12th DAY OF November, 2005.

CITY NATIONAL BANK OF FLORIDA
BY: *J. Scott McClellenehen*
J. SCOTT MCCLELLENEHEN, SENIOR VICE PRESIDENT

TITLE: _____
WITNESS: *Doris Gilmond*
PRINT NAME: *Doris Gilmond*
WITNESS: *Lois Taperosky*
PRINT NAME: *Lois Taperosky*

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J SCOTT MCCLELLENEHEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, 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 12th DAY OF November, 2005.

NOTARY PUBLIC: *Doris Gilmond*
PRINT NAME: *Doris Gilmond*
MY COMMISSION EXPIRES: 12/22/06
COMMISSION NO: *DD 122992*

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, KENNETH WURTENBURGER, ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GRAMERCY SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, OR 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.

ADORNO & MOSS, LLP
BY: *Keith Wintley*
KENNETH WURTENBURGER
DATE: 11-14-05

APPROVALS:

THIS PLAT OF "GRAMERCY SQUARE" WAS APPROVED ON THE 12th DAY OF November, 2005 A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA

MAYOR: *Charles D. Nolin*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY: *James A. Shale*
DIRECTOR, PLANNING AND ZONING PLANNING AND ZONING BOARD CHAIRPERSON

Randy K. Kujawa
CITY ENGINEER
John C. Dale
DIRECTOR OF ENVIRONMENTAL SERVICES

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November, 2005.

NOTARY PUBLIC: *Maurice K. Winkler*
PRINT NAME: *Maurice K. Winkler*
MY COMMISSION EXPIRES: 10/27/06

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVNE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE & WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB6674

