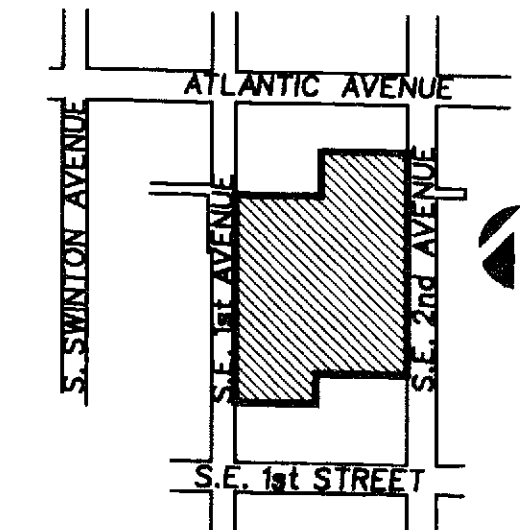


PERIMETER
SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
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WORTHING PLACE BLOCK 77 REPLAT
 A REPLAT OF TRACT A, "WORTHING PLACE BLOCK 77" (P.B. 108, PGS. 131 & 132, P.B.C.R.)
 TOGETHER WITH A PORTION OF LOT 17 BLOCK 77, "TOWN OF LINTON" (P.B. 1, PG. 3, P.B.C.R.),
 LYING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.
 DECEMBER, 2009

65



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:18 AM
 THIS 3rd DAY OF March
 2010, AND DULY RECORDED
 IN PLAT BOOK 113 ON PAGES
 65 AND 66.
 SHARON R. BOCK, CLERK AND
 COMPTROLLER

BY: *[Signature]* DC

SHEET 1 OF 2

00012-136

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, "WORTHING PLACE BLOCK 77", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGES 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 2.10 FEET OF LOT 17, BLOCK 77, "TOWN OF LINTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 2.377 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "WORTHING PLACE BLOCK 77 REPLAT" AND FURTHER DEDICATES AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.
- THE ACCESS EASEMENTS (A.E.s) ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PERPETUAL EXCLUSIVE USE OF THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.
- THE SIDEWALK EASEMENTS ARE DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PERPETUAL USE OF THE CITY OF DELRAY BEACH FOR SIDEWALK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE GENERAL UTILITY EASEMENTS (G.U.E.s) ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE OR TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DRAINAGE EASEMENT (D.E.) IS HEREBY DEDICATED TO BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 12th DAY OF January, 2010.

BLOCK 77 DEVELOPMENT GROUP, L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
 PRINT NAME: Christopher C. Warden
 WITNESS: *[Signature]*
 PRINT NAME: Megan Posey
 BY: *[Signature]*
 WILLIAM E. MORRIS, MANAGER

ACKNOWLEDGEMENT

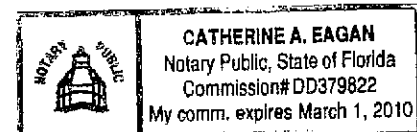
STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WILLIAM E. MORRIS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BLOCK 77 DEVELOPMENT GROUP, L.C., 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 IS 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 12th DAY OF January, 2010.

MY COMMISSION EXPIRES:

NOTARY PUBLIC *[Signature]*
 Catherine A. Eagan
 PRINT NAME:



CITY OF DELRAY BEACH APPROVAL OF PLAT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

THIS PLAT OF "WORTHING PLACE BLOCK 77 REPLAT", AS APPROVED ON THE DAY OF January, 2010 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature] ATTEST: *[Signature]*
 MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

[Signature] *[Signature]*
 DIRECTOR OF PLANNING & ZONING CHAIRPERSON PLANNING & ZONING BOARD
[Signature] *[Signature]*
 CITY ENGINEER FIRE MARSHAL
[Signature]
 DIRECTOR OF ENVIRONMENTAL SERVICES

MORTGAGEE'S CONSENT:

STATE OF FLORIDA) SS
 COUNTY OF HILLSBOROUGH)

THIS 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 RECORDS BOOK 22904, AT PAGE 260 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 ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF January, 2010.

REGIONS BANK,
 AN ALABAMA BANKING CORPORATION,
 AS ADMINISTRATIVE AGENT
 By: *[Signature]*
 Name: DAVID J. KERN
 Title: SVP
 WITNESS: *[Signature]*
 NAME: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF Florida) SS
 COUNTY OF Hillsborough)

BEFORE ME PERSONALLY APPEARED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, AS ADMINISTRATIVE AGENT AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL 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 29th DAY OF January, 2010

MY COMMISSION EXPIRES: 10-6-2013 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: 00898101 *[Signature]*
 PRINT NAME



REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: Jan 5, 2010

[Signature]
 DANIEL C. BEAK
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. LS 5118
 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)

I, BERT R. OLIVER, 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 BLOCK 77 DEVELOPMENT GROUP, L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: January 18, 2010

[Signature]
 BERT R. OLIVER, ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID "WORTHING PLACE BLOCK 77" HAVING A BEARING OF NORTH 00°00'00" EAST ACCORDING TO RECORD PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER 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.
- 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.

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 THE CITY OF DELRAY BEACH.

DATE: Jan 5, 2010

[Signature]
 JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

