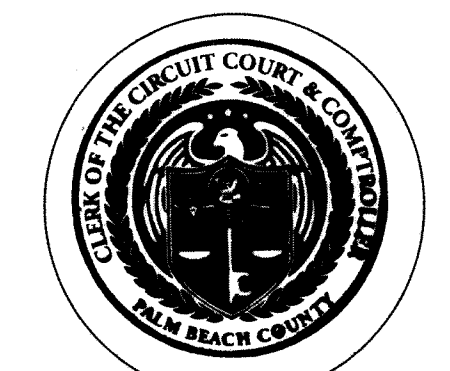




AURA DELRAY BEACH

A REPLAT OF A PORTION OF TRACTS 27, 38 AND 39, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", (P.B 6, PG. 51, P.B.C.R.), IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:24 AM
THIS 12th DAY OF November 2021, AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 178 THROUGH 181
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *J. A. Abruzzo* JAC

SHEET 1 OF 4

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TRG DELRAY BEACH CONGRESS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING A REPLAT OF PORTIONS OF TRACTS 27, 38 AND 39, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 27, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 89°47'40" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE CONTINUE SOUTH 89°47'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 754.34 FEET; THENCE NORTH 11°08'27" EAST, ALONG THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL, A DISTANCE OF 349.89 FEET; THENCE NORTH 89°55'29" EAST, ALONG THE SOUTH LINE AND EASTERLY EXTENSION THEREOF OF TRACT 1, "PALM TRAN SOUTH COUNTY FACILITY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127 AT PAGES 194 AND 195 OF SAID PUBLIC RECORDS, A DISTANCE OF 681.33 FEET; THENCE SOUTH 00°54'26" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 341.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PORTION OF TRACTS 38 AND 39, "MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18-46-43", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 89°47'40" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE SOUTH 00°53'40" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 38.29 FEET; THENCE SOUTH 15°07'58" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 29036 AT PAGE 463 OF SAID PUBLIC RECORDS, A DISTANCE OF 67.36 FEET; THENCE SOUTH 00°53'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 60.32 FEET; THENCE SOUTH 89°49'29" WEST, ALONG THE NORTH LINE OF TRACT A OF "CHEVRON 188 TRACT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 AT PAGE 187 OF SAID PUBLIC RECORDS, A DISTANCE OF 149.91 FEET; THENCE SOUTH 00°53'52" EAST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 319.15 FEET; THENCE SOUTH 53°51'39" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806), ACCORDING TO THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 29115 AT PAGE 34 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.46 FEET; THENCE NORTH 00°53'52" WEST, A DISTANCE OF 120.83 FEET; THENCE SOUTH 70°17'01" WEST, A DISTANCE OF 128.78 FEET; THENCE NORTH 00°53'52" WEST, A DISTANCE OF 149.91 FEET; THENCE SOUTH 70°12'20" WEST, ALONG THE NORTH LINE AND EASTERLY EXTENSION THEREOF, OF TRACT A, "CAUSEWAY LUMBER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72 AT PAGE 146 OF SAID PUBLIC RECORDS, A DISTANCE OF 474.44 FEET; THENCE NORTH 10°48'51" EAST, ALONG THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL, A DISTANCE OF 487.16 FEET; THENCE NORTH 89°47'40" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 754.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 12.200 ACRES, MORE OR LESS.

FORMERLY DESCRIBED AS FOLLOWS:
THAT PORTION OF TRACT 27, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF AND PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 60 FEET THEREOF FOR THE RIGHT-OF-WAY OF CONGRESS AVENUE.
AND
THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. E-4.

AND
PARCEL 1
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE

BEAR NORTH 89°56'09" WEST, ON AN ASSUMED BEARING, ALONG THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 322.40 FEET; THENCE SOUTH 00°39'30" EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 406.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'30" EAST A DISTANCE OF 145.14 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE (STATE ROAD 806); THENCE NORTH 55°02'00" EAST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC AVENUE, A DISTANCE OF 84.02 FEET TO AN INTERSECTION WITH A LINE 253.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, SAID WEST LINE BEING ALSO THE CENTERLINE OF CONGRESS AVENUE; THENCE NORTH 00°39'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 106.03 FEET; THENCE SOUTH 82°33'43" WEST A DISTANCE OF 69.89 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART THEREOF LYING WITHIN 53 FEET OF THE CENTER LINE OF STATE ROAD 806, WHICH WAS CONVEYED TO STATE OF FLORIDA IN OFFICIAL RECORD BOOK 1085, PAGE 514, PALM BEACH COUNTY, FLORIDA, RECORDS.

AND
PARCEL 11

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, RUN NORTH 89°56'09" WEST, ON AN ASSUMED BEARING ALONG THE QUARTER SECTION LINE, A DISTANCE OF 322.40 FEET; THENCE SOUTH 00°39'30" EAST, PARALLEL WITH SAID WEST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, A DISTANCE OF 419.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE SAME COURSE, A DISTANCE OF 131.97 FEET, TO A POINT IN THE NORTH RIGHT-OF-WAY OF STATE ROAD 806 (NEW DELRAY WEST ROAD), AS SHOWN ON THE PLAT RECORDED IN ROAD PLAT BOOK 3, PAGE 28, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE SOUTH 55°02'00" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A PARTIAL DELTA OF 0°35'03" AND A RADIUS OF 1857.08 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.95 FEET TO AN INTERSECTION WITH A LINE 20.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF THE PARCEL BEING DESCRIBED HEREIN; THENCE NORTH 00°39'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 138.63 FEET; THENCE NORTH 70°25'30" EAST, A DISTANCE OF 21.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE PARCELS 1 AND 2 THAT PART TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE STIPULATED ORDER OF TAKING ISSUED IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA CASE NO. 2017-CA-002473 AND RECORDED IN OFFICIAL RECORDS BOOK 29115, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND
PARCEL A
CERTAIN PARCELS OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, BEAR NORTH 89° 56' 09" WEST, ON AN ASSUMED BEARING ALONG THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 322.40 FEET; THENCE SOUTH 0° 39' 30" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, A DISTANCE OF 419.23 FEET TO A POINT 250.0 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF "OLD" STATE ROAD 806 (DELRAY WEST ROAD), AS MEASURED ALONG THE SOUTHERLY EXTENSION OF THIS LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70° 25' 30" WEST, A DISTANCE OF 150.0 FEET; THENCE NORTH 0° 39' 30" WEST, A DISTANCE OF 300 FEET; THENCE NORTH 70° 25' 30" EAST, A DISTANCE OF 150 FEET TO THE INTERSECTION OF THE AFORE-DESCRIBED LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18; THENCE SOUTH 0° 39' 30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

AS TO PARCEL 1, SUBJECT TO A 20 FEET EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE EAST 20 FEET OF SAID PROPERTY.

PARCEL 2:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18; THENCE NORTH 89° 56' 09" WEST, (ASSUMED) ALONG THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 322.40 FEET; THENCE SOUTH 0° 39' 30" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, A DISTANCE OF 163.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE SOUTH 0° 39' 30" EAST, A DISTANCE OF 242.07 FEET; THENCE NORTH 82° 33' 43" EAST, A DISTANCE OF 69.89 FEET; THENCE NORTH 0° 39' 30" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, A DISTANCE OF 232.96 FEET; THENCE NORTH 89° 56' 09" WEST, PARALLEL WITH THE QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING AFORE-DESCRIBED.

TOGETHER WITH THE FOLLOWING:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT CERTAIN PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NUMBER 806 AT A DISTANCE OF 700 FEET EASTERLY, MEASURED ALONG SAID RIGHT-OF-WAY LINE, FROM THE EASTERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT'S EQUALIZING CANAL NO. E-4; THENCE NORTHERLY, PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH RANGE 43 EAST, A DISTANCE OF 259.67 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF LAND CONVEYED BY C. C. TOWNES, AND WIFE, TO EDGAR DECARIE, AND WIFE, BY DEED DATED JANUARY 15, 1951, AND RECORDED IN DEED BOOK 933, PAGE 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SOUTH LINE OF LAND SO CONVEYED, A DISTANCE OF 20.14 FEET; THENCE SOUTHERLY, PARALLEL TO AND 20 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE FIRST HEREIN DESCRIBED COURSE, A DISTANCE OF 263.62 FEET, MORE OR LESS, TO A POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 806; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NUMBER 806 (DELRAY

PARCEL B
A PARCEL OF LAND IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 18, AT A DISTANCE OF 322.4 FEET WEST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LAND CONVEYED BY EDGAR DECARIE AND WIFE TO DEERFIELD BEACH CONCRETE PRODUCTS CO., INC., BY DEED DATED APRIL 5, 1955 AND RECORDED IN DEED BOOK 1095, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF LAND SO CONVEYED A DISTANCE OF 269.66 FEET, MORE OR LESS TO A POINT 400 FEET NORTHERLY, MEASURED ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, FROM THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 806, ALSO KNOWN AS DELRAY WEST ROAD; THENCE WESTERLY, MAKING AN ANGLE WITH SAID WEST LINE, MEASURED FROM NORTH TO WEST OF 108° 55 MINUTES, A DISTANCE OF 648.48 FEET TO A CONCRETE MONUMENT SET IN THE GROUND; THENCE CONTINUE WESTERLY ALONG THE SAME COURSE, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE WATER'S EDGE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-4; THENCE NORTHERLY ALONG THE WATER'S EDGE OF SAID CANAL E-4, A DISTANCE OF 500 FEET; MORE OR LESS, TO A POINT IN SAID EAST AND WEST 1/4 SECTION LINE; THENCE EASTERLY ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 14 FEET, MORE OR LESS, TO A CONCRETE MONUMENT SET IN THE GROUND; THENCE CONTINUE EASTERLY ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 504.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

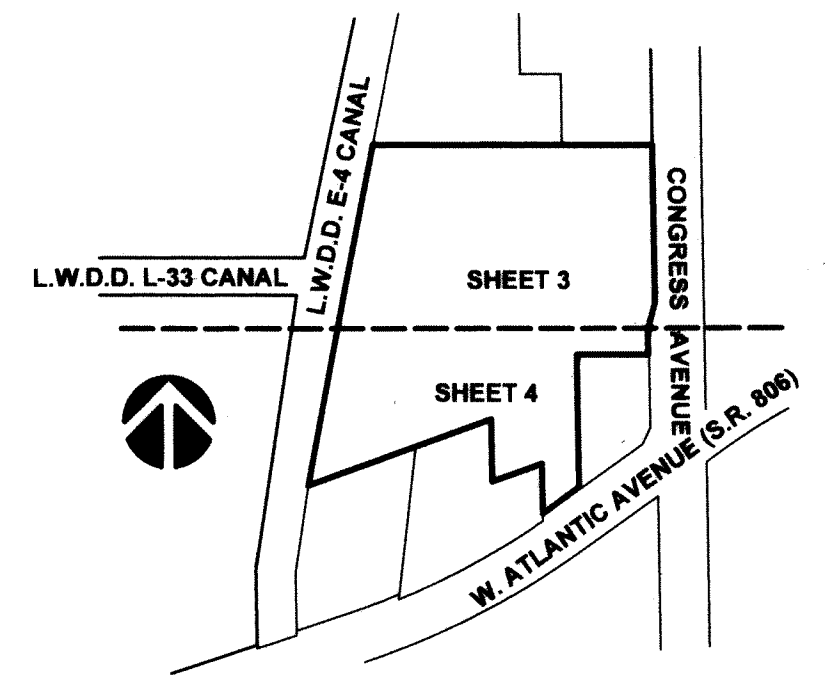
SUBJECT TO EXISTING RIGHT-OF-WAY OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. E-4.

LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST 1/4 OF SAID SECTION 18, BEAR NORTH 89° 56' 09" WEST ON AN ASSUMED BEARING ALONG THE 1/4 SECTION LINE OF SAID SECTION 18, A DISTANCE OF 322.40 FEET; THENCE SOUTH 00° 39' 30" EAST PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 269.23 FEET TO A POINT 400.00 FEET NORTH OF NORTH RIGHT-OF-WAY LINE OF "OLD" STATE ROAD 806 (DELRAY WEST ROAD) AS MEASURED ALONG THE SOUTHERLY EXTENSION OF THIS LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 70° 25' 30" WEST A DISTANCE OF 150 FEET; THENCE NORTH 00° 39' 30" WEST A DISTANCE OF 150 FEET; THENCE NORTH 70° 25' 30" EAST, A DISTANCE OF 150 FEET TO AN INTERSECTION WITH THE AFORE-DESCRIBED LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH 00° 39' 30" EAST, ALONG THE SAID PARALLEL LINE A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE EAST 20 FEET THEREOF.

PARCEL C
THE NORTH 163.99 FEET, AS MEASURED ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, OF THE FOLLOWING DESCRIBED PARCEL, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, WITH THE SOUTH LINE OF THE SAID SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS SHOWN HEREON, AND WIFE TO EDGAR DECARIE AND WIFE, BY DEED RECORDED IN DEED BOOK 933, PAGE 169, PALM BEACH COUNTY RECORDS; THENCE EASTERLY ALONG SAID SOUTH LINE 30.21 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 30 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 18; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 39.62 FEET, MORE OR LESS, TO A POINT IN THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 18; THENCE WESTERLY ALONG SAID QUARTER SECTION LINE A DISTANCE OF 352.4 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF



LOCATION MAP
NOT TO SCALE

THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 18, A DISTANCE OF 406.5 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF LAND CONVEYED TO SAID EDGAR DECARIE AND WIFE; THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 324.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, MORE PARTICULARLY DESCRIBED AS BEING APPROXIMATELY 163 FEET FRONTAGE ON CONGRESS AVENUE BY 270 FEET DEEP, LESS THE EAST 83 FEET, AS MEASURED AT RIGHT ANGLES, THEREOF, ALSO LESS THE WEST 69.40 FEET OF THE SOUTH 4.63 FEET.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2559, PAGE 912, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, LYING ADJACENT TO THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 18; THENCE RUNNING ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF THE AFOREMENTIONED CONGRESS AVENUE, SOUTH 00°19' 14" EAST, A DISTANCE OF 163.34 FEET; THENCE DEPARTING FROM SAID EAST LINE AND SAID CENTERLINE OF CONGRESS AVENUE SOUTH 89°40'46" WEST, A DISTANCE OF 53.00 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE AT THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE NORTH 89°37'06" WEST, A DISTANCE OF 7.00 FEET; THENCE ALONG A LINE 7.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, TO SAID WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE NORTH 00°19'14" WEST, A DISTANCE OF 163.99 FEET; THENCE SOUTH 89°37'06" EAST, A DISTANCE OF 7.00 FEET TO INTERSECT THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE SOUTH 00°19'14" EAST, A DISTANCE OF 163.99 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29036, PAGE 463, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS FOLLOWS: A PORTION OF LOT 88, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH ONE-HALF AND PART OF THE SOUTH ONE HALF OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 806 (ATLANTIC AVENUE), ITEM/SEGMENT NO. 4347221, SECTION 93030-2507 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", "CHEVRON 50128 TRACT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF CONGRESS AVENUE; THENCE NORTH 89°49'29" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET; THENCE NORTH 00°53'40" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 125.30 FEET; THENCE SOUTH 15°07'58" WEST, A DISTANCE OF 67.36 FEET; THENCE SOUTH 00°53' 40" EAST, A DISTANCE OF 60.33 FEET TO A POINT ON THE NORTHERLY LINE OR SAID TRACT "A"; THENCE NORTH 89°49'19" EAST ALONG SAID NORTHERLY LINE OF TRACT "A", A DISTANCE OF 2.60 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "AURA DELRAY BEACH" AND FURTHER DEDICATE AS FOLLOWS:

- 1. TRACT A AND B, AS SHOWN HEREON, ARE PLATTED FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

(CONTINUED ON SHEET 2)