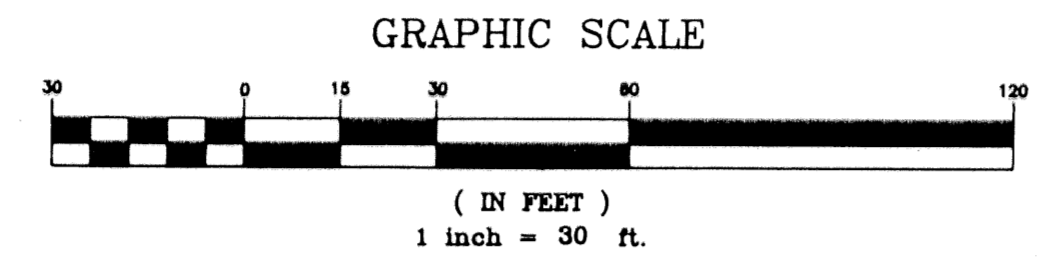


KEYSTONE CREATIONS

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1
THIS INSTRUMENT PREPARED BY:
Manuel A. Gutierrez, P.L.S.

IN THE OFFICES OF:
SHERMETA ASSOCIATES, INC.
CONSULTING ENGINEERS
land planning • engineering • surveying
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300



MAY 1994



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:34 P.M. THIS 14th DAY OF May 1994 AND DULY RECORDED IN PLAT BOOK No. 45 ON PAGE 5
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY *Dorothy H. Wilken* s.c.

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS: THAT KEYSTONE CREATIONS, INC., A FLORIDA CORPORATION, IS OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD AS NOW CONSTRUCTED AND THE SOUTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 18; THENCE, NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 297.56 FEET TO A POINT OF CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2914.93 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 220.12 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE, WESTERLY PARALLEL TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4, A DISTANCE OF 275.42 FEET; THENCE, SOUTHERLY ALONG THE ARC OF A CURVE CONCENTRIC WITH THE FIRST HEREIN DESCRIBED CURVE AND HAVING A RADIUS OF 3189.93 FEET, A DISTANCE OF 128.24 FEET; THENCE, EASTERLY PARALLEL TO THE SOUTH LINE OF THE SAID SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4, A DISTANCE OF 275.01 FEET; MORE OR LESS, TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE, NORTHERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "KEYSTONE CREATIONS" AND FURTHER DEDICATES AS FOLLOWS:
SAID LAND IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

WATER EASEMENT (W.E.) IS GRANTED TO THE CITY OF DELRAY BEACH FOR ACCESS, MAINTENANCE, AND INSTALLATION OF WATER MAINS.
UTILITY EASEMENT (U.E.) IS GRANTED TO ANY PUBLIC OR PRIVATE UTILITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

RIGHT OF ACCESS FOR EMERGENCY PURPOSES IS RESERVED TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, KEYSTONE CREATIONS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF June, 1994

KEYSTONE CREATIONS, INC.
A FLORIDA CORPORATION
BY: *Blanche Ballman Pres.*
BLANCHE BALLMAN, PRESIDENT
WITNESS: *Blanche Ballman*
WITNESS: *Blanche Ballman*

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED BLANCHE BALLMAN WHO TOOK AN OATH AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF KEYSTONE CREATIONS, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DEDICATION IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF June, 1994
NOTARY PUBLIC *Manuel A. Gutierrez*
MY COMMISSION EXPIRES: *Mar. 9, 1996*

- NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) #4102 UNLESS NOTED OTHERWISE
 - ⊙ DENOTES CENTERLINE
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - W.E. DENOTES WATER EASEMENT.
 - U.E. DENOTES UTILITY EASEMENT.

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF DELRAY BEACH ZONING CODE.
- NO BUILDING OF ANY KIND OF PERMANENT STRUCTURE OR TREES SHALL BE PLACED WITHIN UTILITY EASEMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DESCRIPTION PROVIDED BY OWNER. ORIGINAL LACKS CERTAIN CENTRAL ANGLES AND DIMENSIONS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF *Palm Beach* }

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6008, AT PAGE 537, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, EDWARD W. SAUNDERS AND NANCY SAUNDERS HAVE SIGNED THESE PRESENTS THIS 14th DAY OF Nov., 1994
BY: *Edward W. Saunders* WITNESS: *Robert Brunton*
EDWARD W. SAUNDERS
BY: *Nancy Saunders* WITNESS: *Blanche Ballman*
NANCY SAUNDERS WITNESS: *Bob Ballman*
WITNESS: *Nate Salley*

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF *Broward* }

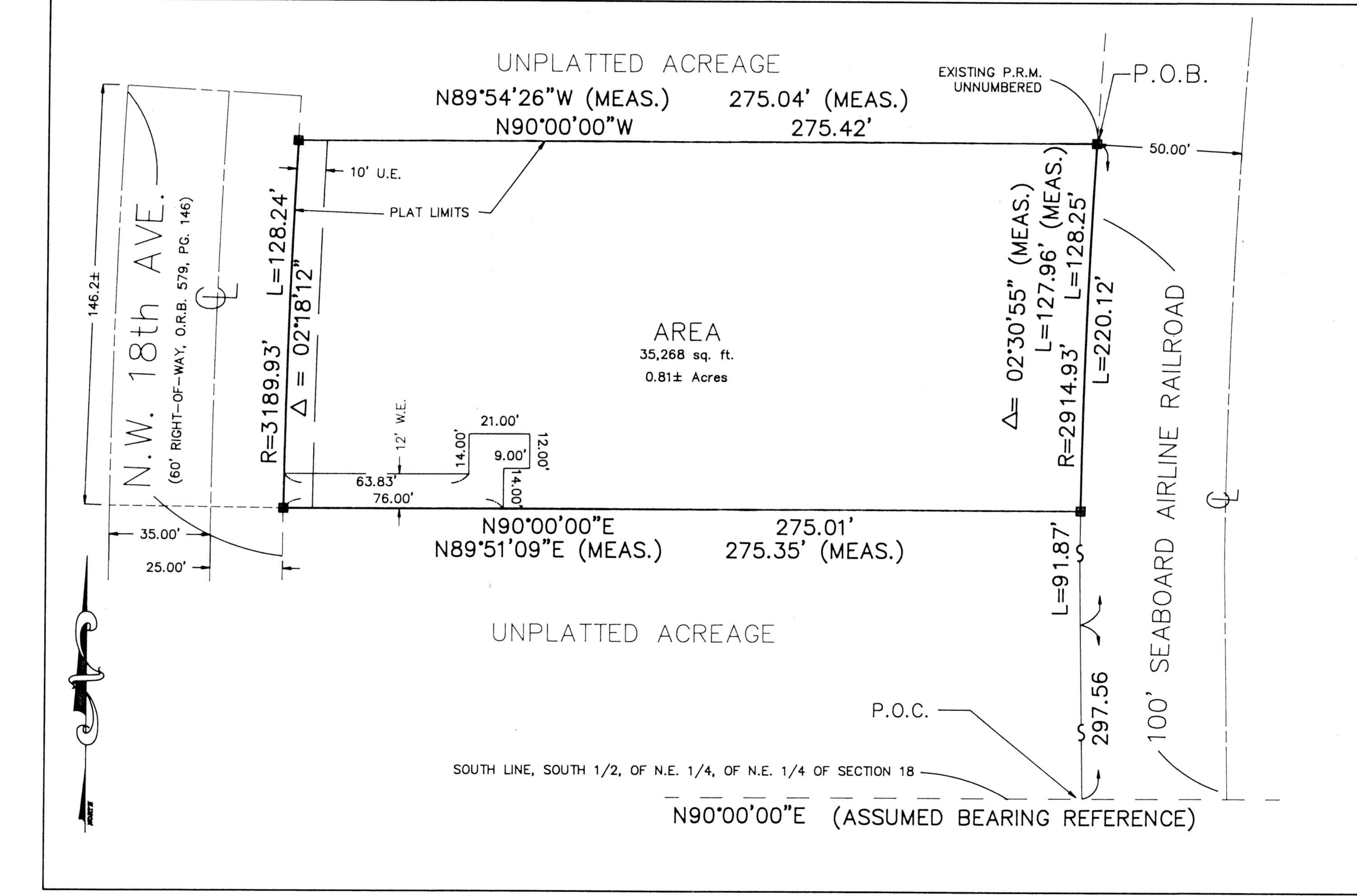
BEFORE ME PERSONALLY APPEARED EDWARD W. SAUNDERS AND NANCY SAUNDERS WHO TOOK AN OATH AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING CONSENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SAID CONSENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF Dec, 1994
NOTARY PUBLIC *Gregg Rowland* @ 267983
MY COMMISSION EXPIRES: 3/27/97

CITY APPROVALS

THIS PLAT OF KEYSTONE CREATIONS WAS APPROVED ON THE 7th DAY OF March, A.D. 1994 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Mayor *Richard G. Hester* ATTEST: CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Director of Planning & Zoning *Paul Bonin*
City Engineer *Cheryl C. Kees*
Director of Environmental Services
Planning & Zoning Board Chairman *Richard G. Hester*
Fire Marshall *Michael S. Lato*



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

I, JAMES W. MONTGOMERY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; AS OF Dec 2, 1994 at Delray Beach; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KEYSTONE CREATIONS, INC., A FLORIDA CORPORATION; THAT THE AD VALOREM REAL PROPERTY TAXES FOR 1993 HAVE BEEN PAID AND THAT SUCH TAXES FOR 1994 ARE NOT YET DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.

BY: *James W. Montgomery*
ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF APRIL, 1993, THE HEREON PLAT WAS PREPARED AND DELINEATED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102
STATE OF FLORIDA

NOTARY KEystone CREATIONS, INC. NOTARY SURVEYOR'S SEAL CITY OF DELRAY BEACH