

WASHINGTON MUTUAL DELRAY BEACH

A REPLAT OF A PORTION OF LOT 10, BLOCK 1, MODEL LAND COMPANY SUBDIVISION
 LOCATED IN THE CITY OF DELRAY BEACH, SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

COUNTY OF PALM BEACH
 STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD
 AT 3:47 P.M.
 THIS 3RD DAY OF
 MARCH, 2003 AND DULY
 RECORDED IN PLAT BOOK
 112, PAGE 112

DOROTHY H. WILKEN, CLERK OF
 THE CIRCUIT COURT

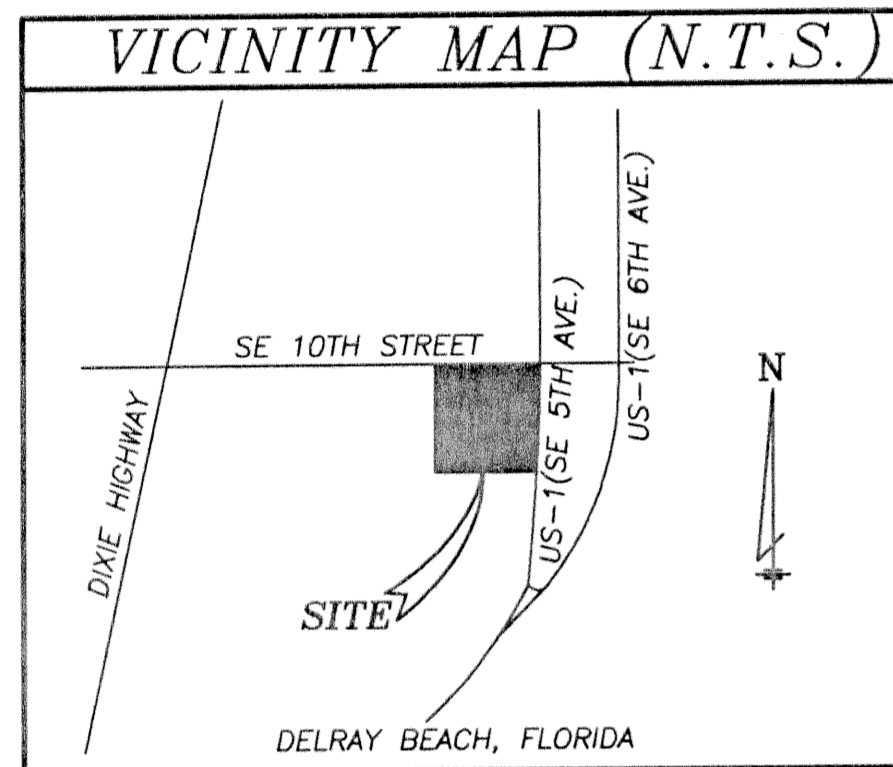
BY: *[Signature]*
 D.C.



DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF THE S.W.1/4 OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE S00°19'57"W ALONG THE WEST LINE OF THE N.E.1/4 OF THE S.W.1/4 OF SAID SECTION 21, ALSO BEING THE WEST LINE OF LOT 10, BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 128, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 33.00 FEET FOR A POINT OF BEGINNING AND TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. 10TH STREET; THENCE N89°50'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 151.48 FEET TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF THE SOUTH HALF OF SAID LOT 10, BLOCK 1; THENCE N00°19'57"E ALONG SAID WEST LINE A DISTANCE OF 8.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°50'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 134.87 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'33" AND A ARC DISTANCE OF 23.70 FEET TO THE POINT OF TANGENCY ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. 5TH AVENUE (U.S. HIGHWAY NO. 1 SOUTH), AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 93010-3206, SHEET 108; THENCE S00°20'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 32.45 FEET TO A POINT OF CURVATURE CONCAVE WESTERLY HAVING A RADIUS OF 2836.93 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'13" AND A ARC DISTANCE OF 259.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1155.00 FEET OF SAID LOT 10, BLOCK 1; THENCE S89°53'14"W ALONG SAID SOUTH LINE A DISTANCE OF 289.56 FEET TO THE SOUTHWEST CORNER OF THE SOUTH LINE OF THE NORTH 1155.00 FEET OF SAID LOT 10, BLOCK 1; THENCE N00°19'57"E ALONG SAID WEST LINE OF LOT 10, BLOCK 1 A DISTANCE OF 298.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 90,046 SQUARE FEET OR 2.067 ACRES MORE OR LESS.



NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF THE N.E.1/4 OF THE S.W.1/4, SECTION 21-46-43, BEING: N00°19'57"E
- DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CM WITH A BRASS DISC MARKED "PRM LB 4475".
- DENOTES AN IRON ROD WITH CAP MARKED "LB #4475."
- 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 UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDINGS AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS 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 UTILITY COMPANIES OCCUPYING SAME.

THIS IS TO CERTIFY, That on this 26 day of MARCH, 2003 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Joseph H. Harte (Vice President) of Wachovia Bank, National Association, described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such manager thereunto duly authorized, and that the said dedication is the act and deed of said National Association.

TRACY S. DUNHAM (SENIOR)

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

[Signature]
 Elaine G. Knowles
 My Commission DD123764
 Expires August 08, 2006
 NOTARY PUBLIC

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT OF THE WASHINGTON MUTUAL DELRAY BEACH AS APPROVED ON

THE 18TH DAY OF March, A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

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

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature]
 Director of Planning and Zoning

[Signature]
 Chairperson, Planning and Zoning Board

[Signature]
 City Engineer

[Signature]
 Director of Environmental Services

[Signature]
 Fire Marshal

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 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 Record Book 14286 at page(s) 0104 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I **TRACY S. DUNHAM** do hereunto set my hand and seal this 25 day of MARCH 2003

[Signature]
 Paul E. Wilson
 Print name: Tracy S. Dunham
 Title: S.V.P.
 Wachovia Bank, National Association

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

I Robert W. Frazier Jr., 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 INAW of Delray, a Florida limited partnership, by its sole General Partner, Echion U.S.A., Inc., a Florida corporation; 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.

[Signature]
 Robert W. Frazier, Jr. Esquire # 229296
 Dated: 3-26-03

REVIEWING SURVEYOR'S STATEMENT

This is to certify that the undersigned Professional Surveyor and Mapper, under contract with the City of Delray Beach, Florida, has reviewed this plat of Washington Mutual Delray Beach, as required by Chapter 177.081 (1), Florida Statutes, and finds that it complies with all the requirements of Chapter 177, Part I, Florida Statutes.

HELLER-WEAVER AND SHEREMETA, INC.
 CERTIFICATE OF AUTHORIZATION L.B. No.3449

[Signature]
 Print: JOHN D. WEAVER, P.S.M.
 License No. 3550
 State of Florida
 Date: 3-27-03

DEDICATION

KNOWN ALL BY THESE PRESENTS, that INAW at Delray, a Florida limited partnership, by its sole General Partner, Echion U.S.A., Inc., a Florida corporation, owner of land shown hereon, being in Section 21, Township 46 South, Range 43 East, Palm Beach County, Florida, shown hereon as WASHINGTON MUTUAL DELRAY BEACH, being more particularly described as follows: A portion of Lot 10, Block 1, Model Land Company's Subdivision as recorded in Plat Book 1, Page 128, Public Records of Palm Beach County, Florida.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE WASHINGTON MUTUAL DELRAY BEACH AND FURTHER DEDICATES AS FOLLOWS:

LOT 1 is hereby dedicated for private purposes as allowed pursuant to the zoning as designated by the City of Delray Beach Official Zoning Map.

TRACT "A" is hereby dedicated to the General Public, as right-of-way for street and utility purposes.

12.00' WIDE WATER LINE EASEMENT is hereby dedicated to the City of Delray Beach for the purposes of access, construction, maintenance, and operation activities of water mains.

10.00' WIDE FLORIDA POWER EASEMENT is hereby dedicated to the Florida Power Corporation for the purposes of access, construction, maintenance and operation activities of this utility easement.

20.00' BY 20.00' BELLSOUTH TELEPHONE EASEMENT is hereby dedicated to the Bellsouth Telephone for the purposes of access, construction, maintenance and operation activities for this telephone easement.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer(s) named below and its seal affixed hereto on the 26 day of MARCH 2003

OWNER: INAW at Delray, a Florida limited partnership, by its sole General Partner, Echion U.S.A., Inc., a Florida corporation.

BY: *[Signature]*
 Daniel Harte
 President

SIGNED AND SEALED IN THE PRESENCE OF

[Signature]
 LAURA L. COMER
 (Printed name)
 (Signature)

[Signature]
 BARBARA E. ALLEN
 (Printed name)
 (Signature)

STATE OF FLORIDA, COUNTY OF BROWARD

THIS IS TO CERTIFY, That on this 26 day of MARCH, 2003 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Daniel Harte (President) of INAW at Delray, a Florida limited partnership, by its sole General Partner, Echion U.S.A., Inc., a Florida corporation, formed under the laws of the State of Florida, described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such manager thereunto duly authorized, and that the said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

[Signature]
 NOTARY PUBLIC

LINDA M. LACERTOSA
 MY COMMISSION # CC-91822
 EXPIRES: June 18, 2004
 Equal Time Notary Public Underwater

CERTIFICATE OF SURVEYOR

This instrument was prepared by Robert C. Johnson, 2012 East Robinson Street, Orlando, Florida, 32803, and hereby certifies 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.s), and Monuments according to sec. 177.091, 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.

[Signature]
 Robert C. Johnson, P.S.M. 5551
 License No. PSM 5551
 State of Florida
 Date: 3-25-03

SHEET 1 of 2

ACCURIGHT SURVEYS
 of Orlando Inc., LB 4475
 2012 E. Robinson St.
 Orlando, Florida 32803
 (407) 894-6314

