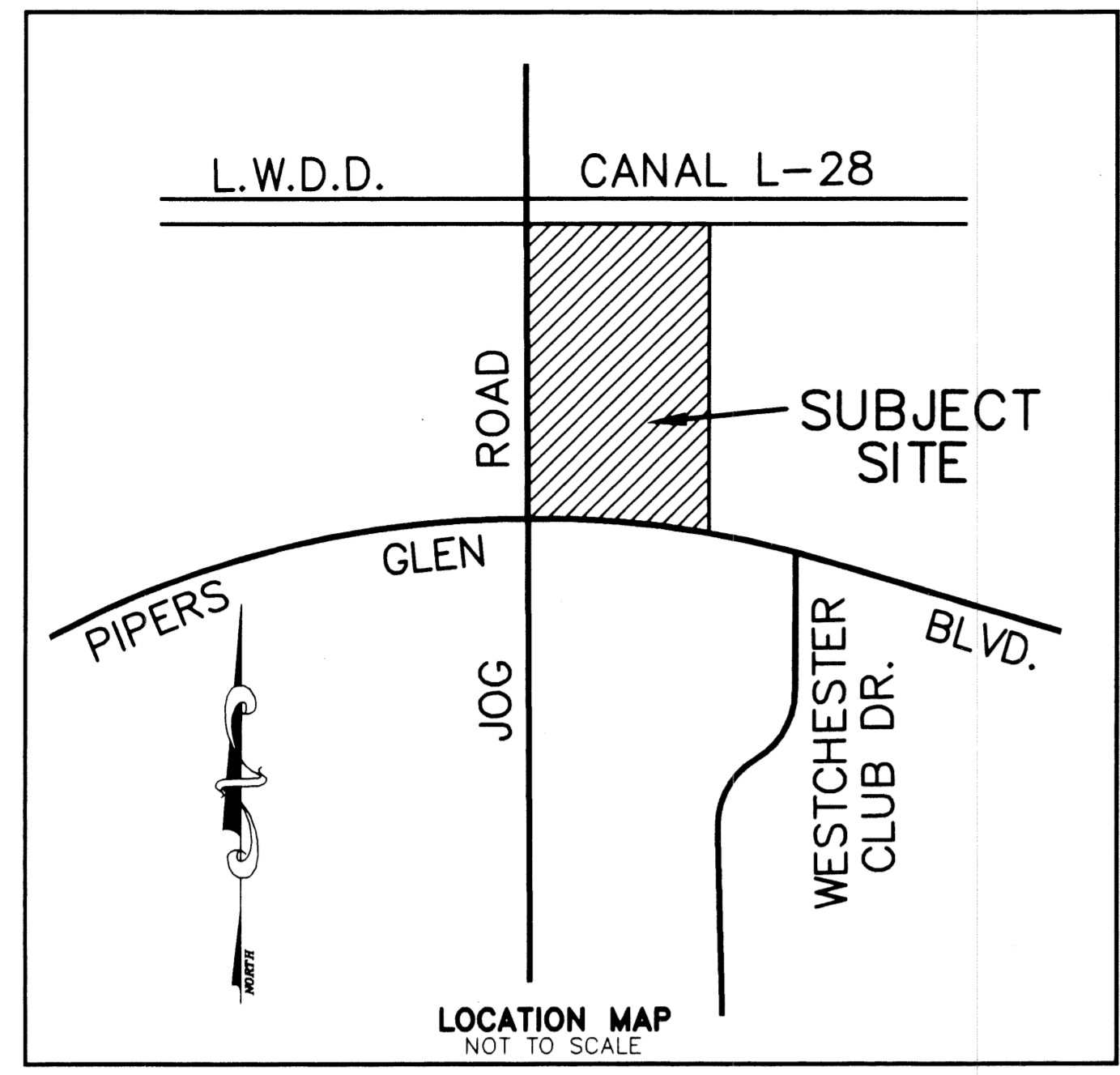


# TRACT "Y" - PIPERS GLEN COMMERCIAL

BEING A REPLAT OF TRACT "Y" OF THE PLAT OF PIPERS GLEN PLAT NO. 1 (P.U.D.),  
PLAT BOOK 43, PAGES 97 THROUGH 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
MAY 2003 SHEET 1 OF 2



### LEGEND

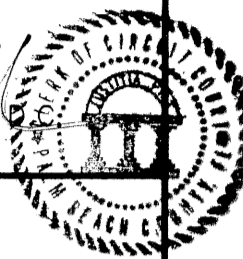
- -DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
- L.W.D.D. -DENOTES LAKE WORTH DRAINAGE DISTRICT
- FPL -DENOTES FLORIDA POWER & LIGHT COMPANY
- P.S.M. -DENOTES PROFESSIONAL SURVEYOR & MAPPER
- R.O.W. -DENOTES RIGHT-OF-WAY
- P.B. -DENOTES PLAT BOOK
- O.R.B. -DENOTES OFFICIAL RECORD BOOK
- PGS. -DENOTES PAGES
- PRM -DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
- Δ -DENOTES DELTA OR CENTRAL ANGLE
- R -DENOTES RADIUS DISTANCE
- L -DENOTES LENGTH OF CURVE ARC
- C -DENOTES CENTERLINE
- C.B. -DENOTES CHORD BEARING
- C.D. -DENOTES CHORD DISTANCE
- N -DENOTES NORTH
- S -DENOTES SOUTH
- E -DENOTES EAST
- W -DENOTES WEST

### TABULAR DATA

PETITION NUMBER: 80-212(E)  
PROJECT NUMBER: 0298  
NAME OF PROJECT: PIPER'S GLEN COMMERCIAL  
FUTURE LAND USE DESIGNATION: LR-3  
EXISTING ZONING DISTRICT: PUD  
PROPERTY CONTROL NUMBER: 00 42 46 02 01 025 0000  
TOTAL SITE AREA: 5.14 ACRES OR 223,898.4 SQUARE FEET  
TRACT "Y" AREA: 5.08 ACRES  
TRACT "ROW" AREA: 0.06 ACRES  
BUILDING INFORMATION:  
PHASE I DRUG STORE: 14,590 SQUARE FEET  
OVERHANG: 852 SQUARE FEET  
PHASE II  
LOCAL RETAIL: 19,310 SQUARE FEET  
BANK/RETAIL: 2,500 SQUARE FEET  
OVERHANG: 2,102 SQUARE FEET  
TOTAL GROSS FLOOR AREA (GFA): 36,400 SQUARE FEET  
TOTAL AREA UNDER ROOF-INCLUDING OVERHANG: 39,354 SQUARE FEET  
FLOOR AREA RATIO (FAR): 0.16  
BUILDING COVERAGE: 16%  
MAXIMUM BUILDING HEIGHT: 35 FEET

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:25 P.M., this 7th day of October, 2003, and duly recorded in Plat Book No. 100 on Pages 10 through 11.

DOROTHY H. WILKEN  
Clerk Circuit Court  
By: *[Signature]*



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PIPER'S GLEN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "Y" OF THE PLAT OF PIPERS GLEN PLAT NO. 1 (P.U.D.), AS RECORDED IN PLAT BOOK 43, AT PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TRACT "Y" - PIPERS GLEN COMMERCIAL", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "Y", PIPERS GLEN PLAT NO. 1 (P.U.D.), ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING 5.14 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "Y", AS SHOWN HEREON, IS HEREBY RESERVED FOR PIPER'S GLEN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF THE PROPERTY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "ROW", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE RIGHT-OF-WAY BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PIPER'S GLEN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE PERIMETER BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PIPER'S GLEN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ACCESS & UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PIPER'S GLEN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE PIPERS GLEN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PIPER'S GLEN, INC., A FLORIDA CORPORATION, THIS 24th DAY OF September, 2003.

WITNESS: *[Signature]*  
PRINT: Geri L. Raymond  
WITNESS: *[Signature]*  
PRINT: BRIGITTE BAYS

PIPER'S GLEN LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP  
BY: PIPER'S GLEN, INC.  
A FLORIDA CORPORATION  
GENERAL PARTNER  
BY: *[Signature]*  
PRINT: Bob R. Starnes  
TITLE: President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Bob R. Starnes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF PIPER'S GLEN, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF PIPER'S GLEN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION ON BEHALF OF THE SAID LIMITED PARTNERSHIP, 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 A FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 2003.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
BRIGITTE BAYS  
MY COMMISSION DD083811  
EXPIRES JANUARY 13, 2006

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE PIPER'S GLEN, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF September, 2003.

PIPER'S GLEN, INC.  
A FLORIDA CORPORATION  
WITNESS: *[Signature]*  
BY: *[Signature]*  
PRINT: Bob R. Starnes  
TITLE: President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Bob R. Starnes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF PIPER'S GLEN, INC., A FLORIDA CORPORATION, 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 A FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 2003.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
BRIGITTE BAYS  
MY COMMISSION DD083811  
EXPIRES JANUARY 13, 2006

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, LEOPOLD KORN & LEOPOLD, P.A., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PIPER'S GLEN LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: 9-26-03 BY: *[Signature]*  
PRINT: Hilary S. Feinsack, Esq.  
TITLE: Attorney

### COUNTY APPROVAL - COUNTY ENGINEER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 9th DAY OF October, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

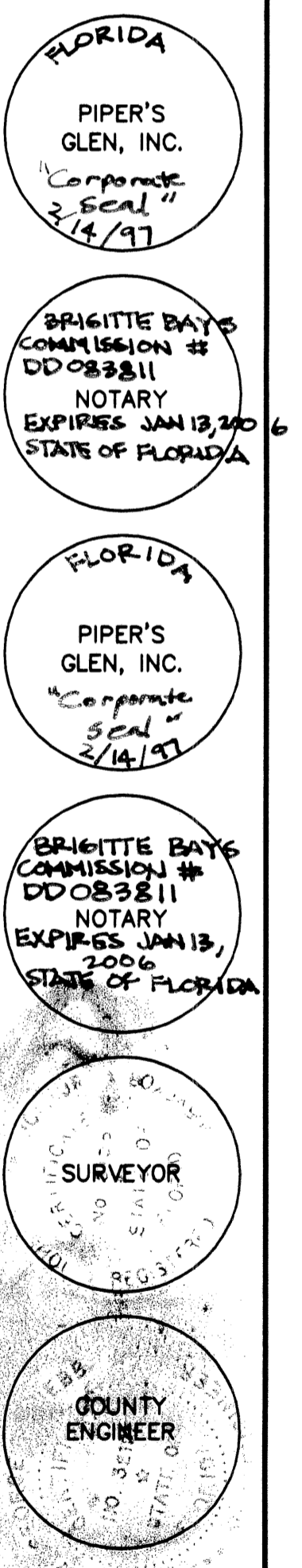
### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTH 40 FEET OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°34'41" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
5. 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. COORDINATES SHOWN HEREON ARE GRID COORDINATES:  
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.0000303  
GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR  
BEARING ROTATION (PLAT TO GRID) = 00°24'12" COUNTERCLOCKWISE

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS IS TO CERTIFY THAT THE PLAT AS 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 THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
BY: *[Signature]* DATE: 9/22/03  
JOHN H. MANUCY, JR., P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, REG. #5158  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA  
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)  
1695 W. INDIANTOWN ROAD, SUITE 14  
JUPITER, FLORIDA 33458  
561-743-2210



SUBDIVISION TRACT Y - PIPERS GLEN COMMERCIAL  
BOOK 100 PAGE 10  
FLOOD ZONE B  
QUAD # 56  
SE R. 99-2071  
TAZ 96  
PUD NAME PIPERS GLEN Pl. # 1