

20080194187

68

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:08 P.M.
THIS 21st DAY OF MAY
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 111 ON
PAGES 68 AND 69
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Michelle Lopez
DEPUTY CLERK

SHEET 1 OF 2

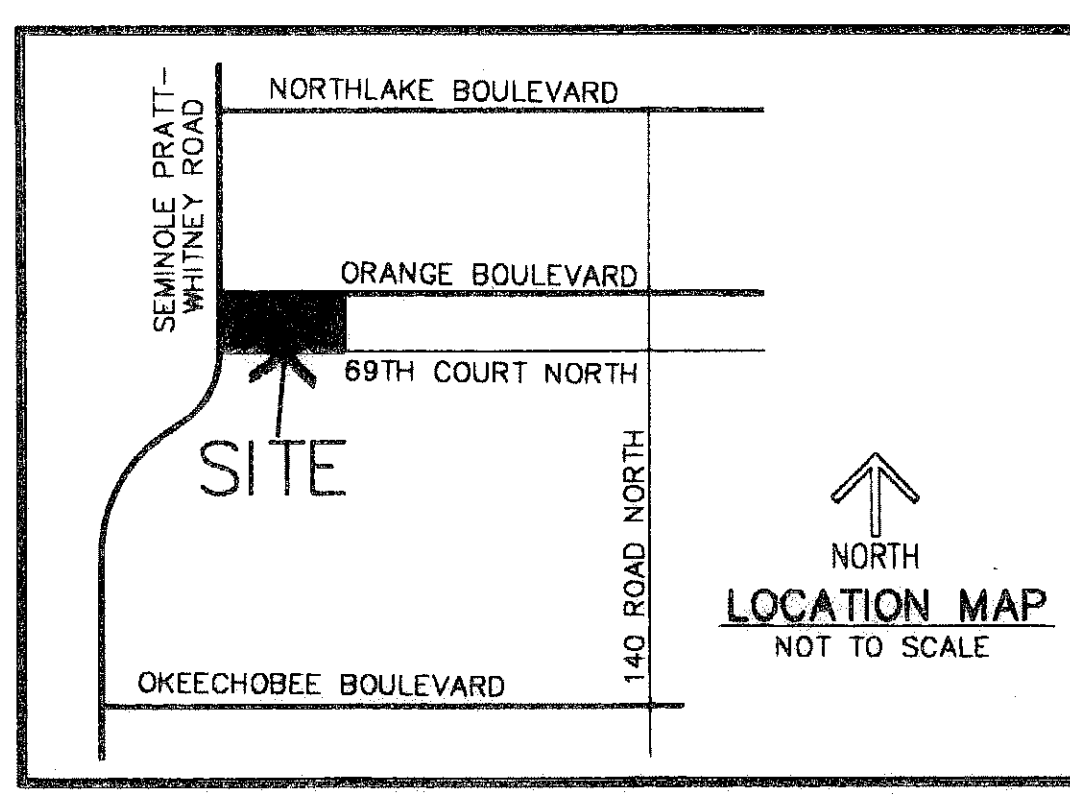


SEMINOLE ORANGE PLAZA MUPD

BEING IN PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
LYING IN PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
JEFFREY R. WAGNER
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2008

"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 PALM
BEACH COUNTY.



5346.000

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LOXAHATCHEE VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SEMINOLE ORANGE PLAZA, MUPD, BEING IN PORTION OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 41 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE N.87°37'21"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,351.19 FEET; THENCE S.02°51'40"W, A DISTANCE OF 385.86 FEET; THENCE S.87°37'21"W, A DISTANCE OF 1,343.41 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE N.01°42'33"E. ALONG SAID WEST LINE, A DISTANCE OF 365.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 517,699 SQUARE FEET OR 11.885 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL A**
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. UTILITY EASEMENTS**
THE UTILITY EASEMENTS 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.
- 3. LIMITED ACCESS EASEMENTS**
THE 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.
- 4. ADDITIONAL RIGHT-OF-WAY**
TRACT RW, 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.
- 5. MASS TRANSIT EASEMENT**
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH LOXAHATCHEE VENTURE, LLC, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO LOXAHATCHEE VENTURE, LLC, ITS SUCCESSORS AND ASSIGNS UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.
- 6. WATER MANAGEMENT TRACT W**
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. LAKE MAINTENANCE ACCESS EASEMENT**
THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF April, 2008.

LOXAHATCHEE VENTURE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Retail Concepts, Inc.
A FLORIDA CORPORATION
IT'S MANAGING MEMBER
BY: Jim Zengade
JIM ZENGADE
PRESIDENT

WITNESS: Kimberly Camejo
PRINT Kimberly Camejo
WITNESS: Mary Alicia Manes
PRINT Mary Alicia Manes

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JIM ZENGADE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RETAIL CONCEPTS, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF LOXAHATCHEE VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION ON BEHALF OF LOXAHATCHEE VENTURE, LLC., 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 THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF April, 2008.
MY COMMISSION EXPIRES: May 28, 2008
NOTARY PUBLIC
COMMISSION NUMBER: DD 919411
VIRGINIA HASLET
PRINT NAME

MORTGAGEES 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 RECORDS BOOK 14590, AT PAGE 1155 AS MODIFIED BY OFFICIAL RECORDS BOOK 16817, AT PAGE 1679, OFFICIAL RECORDS BOOK 17287, AT PAGE 399, OFFICIAL RECORDS BOOK 17287, AT PAGE 401, OFFICIAL RECORDS BOOK 19739, AT PAGE 644, OFFICIAL RECORDS BOOK 21499, AT PAGE 1409. 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 BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 2008.

WITNESS: Ruth Ann Sluth
PRINT NAME Ruth Ann Sluth
WITNESS: Natalie Santos
PRINT NAME Natalie Santos
BY: David Eiler
DAVID EILER
SENIOR VICE PRESIDENT

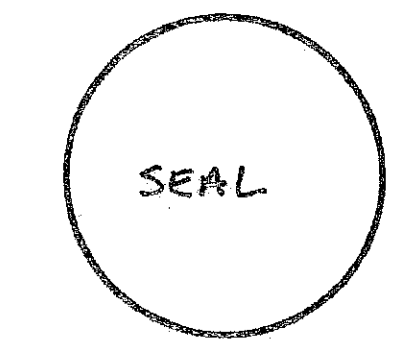
STERLING BANK
A FLORIDA BANKING CORPORATION

ACKNOWLEDGMENT:

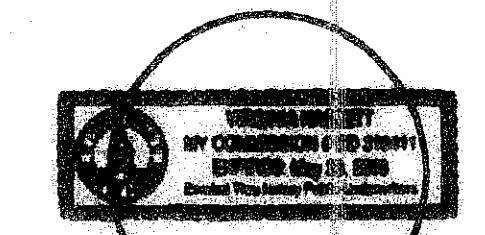
STATE OF FLORIDA)
COUNTY OF Palm Beach)
BEFORE ME PERSONALLY APPEARED DAVID EILER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF STERLING BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF April, 2008.
MY COMMISSION EXPIRES: 12-19-2010
COMMISSION NUMBER: DD 587030
NOTARY PUBLIC
Ruth Ann Sluth
PRINT NAME

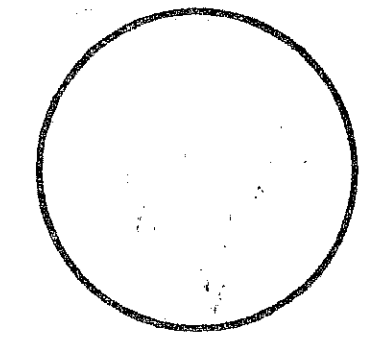
LOXAHATCHEE VENTURE, LLC



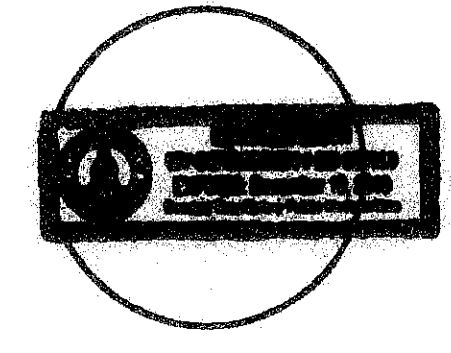
LOXAHATCHEE VENTURE, LLC
NOTARY



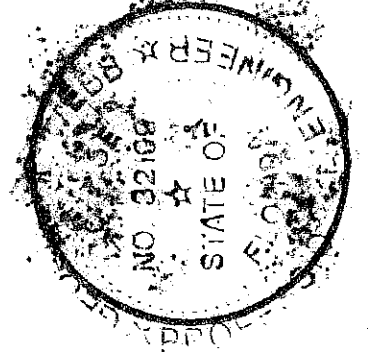
STERLING BANK



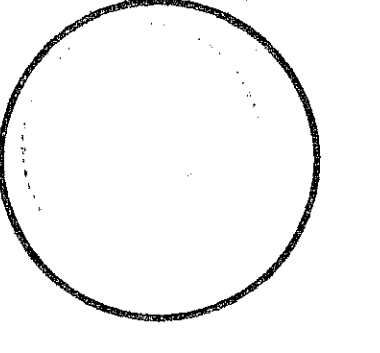
STERLING BANK
NOTARY



COUNTY ENGINEER



SURVEYOR



TABULAR DATA	
TOTAL AREA THIS PLAT	11.885 ACRES
PARCEL A	8.609 ACRES
TRACT RW	2.013 ACRES
CONTROL NUMBER (PETITION NUMBER)	2008-0012
USE - MIXED COMMERCIAL AND FINANCIAL INSTITUTION	
TRACT W	1.268 acres

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF Broward)
I, Darke M. Satchelder 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 IN LOXAHATCHEE VENTURE, LLC, 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.
DATED: April 22, 2008
Darke M. Satchelder
Darke M. Satchelder
ATTORNEY AT LAW
LICENSED IN FLORIDA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 23rd DAY OF May, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.
BY: George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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) AND MONUMENTS, ACCORDING TO SEC. 177.091(9), 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 PALM BEACH COUNTY, FLORIDA.

DATED: 4/24/08
Jeffrey R. Wagner
JEFFREY R. WAGNER
REG. LAND SURVEYOR #5302
STATE OF FLORIDA
LB #3591