

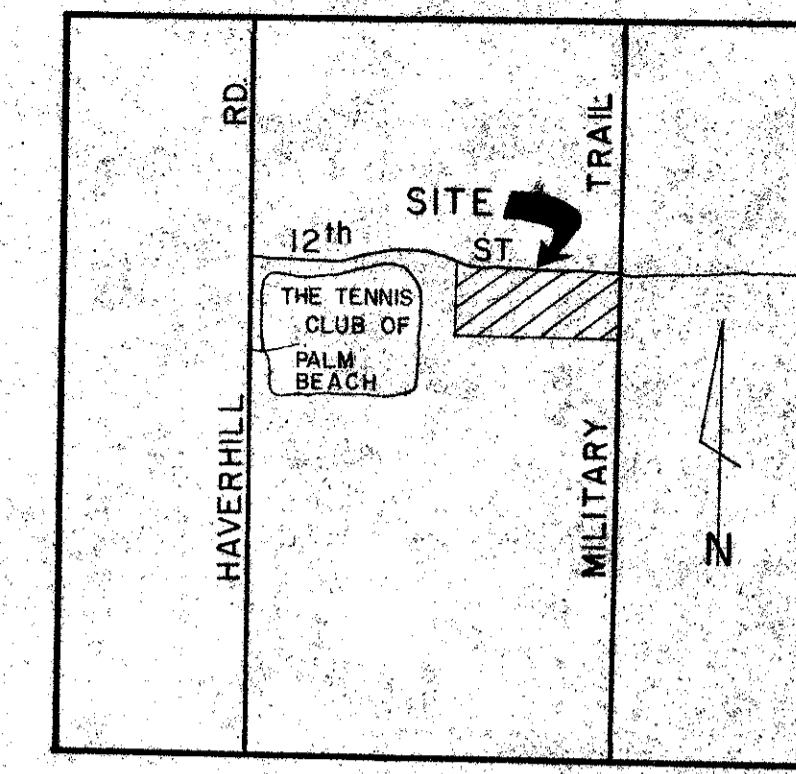
55/117

CROSSTOWN PLAZA

A P.C.D.

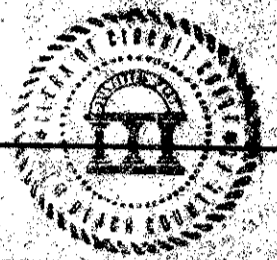
SITUATE IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



117

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:50 A.M.
THIS 15 DAY OF JANUARY
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 55 ON PAGES
117 AND 118
JOHN B. DUNKLE, CLERK
By: Caroline C. Hart, D.C.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF 500°00'23"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED 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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE DRAINAGE SHOWN HEREON AND ACKNOWLEDGES IT HAS NO MAINTENANCE RESPONSIBILITY OF THE LANDS UNDER SAID EASEMENT.

DATED THIS 15TH DAY OF DECEMBER 1986.

ATTEST: Peter L. Pimentel SECRETARY
Donald C. Walker PRESIDENT, BOARD OF SUPERVISORS

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Jan 1987.

BY: Carol R. Roberts CHAIR
Carol A. Roberts
ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Jan 1987.
BY: Herbert F. Kahlent
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY PAUL A. DAHMS IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA.

0508-000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CROSSTOWN PLAZA ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS CROSSTOWN PLAZA, SITUATE IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 24, THENCE S00°00'23"W ALONG THE NORTH-SOUTH QUARTER SECTION LINE A DISTANCE OF 95.04 FEET; THENCE N89°59'37"W A DISTANCE OF 59.64 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID POINT ALSO BEING A POINT ON A CURVE, HAVING A RADIUS OF 57355.78 FEET, CONCAVE TO THE EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING; THENCE N44°52'55"W A DISTANCE OF 21.28 FEET; THENCE N89°57'18"W A DISTANCE OF 427.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1949.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 10°20'30", A DISTANCE OF 351.94 FEET TO THE END OF SAID CURVE; THENCE N79°36'48"W A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1869.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 10°20'30", A DISTANCE OF 337.50 FEET TO END OF SAID CURVE; THENCE N89°57'18"W A DISTANCE OF 56.87 FEET, THE LAST SIX (6) COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF S.W. 12th STREET, (O.R. BOOK 2535, PG. 1520); THENCE S00°04'07"W A DISTANCE OF 664.49 FEET; THENCE N89°57'34"E A DISTANCE OF 1283.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE N00°00'23"E A DISTANCE OF 365.28 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 57355.78 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 00°12'07", A DISTANCE OF 202.22 FEET TO END OF SAID CURVE, THE LAST TWO (2) COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 18.013 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CROSSTOWN PLAZA ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE REMAINING LANDS AS SHOWN HEREON, ARE HEREBY RESERVED AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSSTOWN PLAZA ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO MEADOWBROOK UTILITIES SYSTEM INC., ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- TRACT "A", WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CROSSTOWN PLAZA ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE NON-EXCLUSIVE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, THE LANDS UNDER SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CROSSTOWN PLAZA ASSOCIATES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, ANDREW BROCK, GENERAL PARTNER, DO HEREUNTO SET MY HAND AND SEAL THIS 15TH DAY OF Dec, 1986.

WITNESS: [Signature] BY: [Signature]
ANDREW BROCK, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ANDREW BROCK, GENERAL PARTNER, OF CROSSTOWN PLAZA ASSOCIATES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF December, 1986.
MY COMMISSION EXPIRES: 6-23-1990 [Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX)
MIDLANTIC NATIONAL BANK, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5093 AT PAGE 0487 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MIDLANTIC NAT'L BANK HAS CAUSED THESE PRESENY TO BE SIGNED BY ITS V. Pres. AND ATTESTED TO BY ITS Asst. Cashier AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF December, 1986.

ATTEST: Gregory W. Seidler BY: Stephen F. Toth
Assistant Cashier VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX)
BEFORE ME PERSONALLY APPEARED Stephen F. Toth and Gregory W. Seidler TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Cashier, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 16 DAY OF December, 1986.
MY COMMISSION EXPIRES: 7-20-87 [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JEFFREY KNEEN, 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 CROSSTOWN PLAZA ASSOCIATES; THAT THE 1985 TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
DATE: 12-03-1986 BY: [Signature]
JEFFREY KNEEN, ESQUIRE

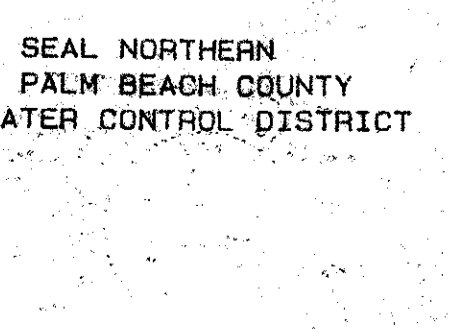
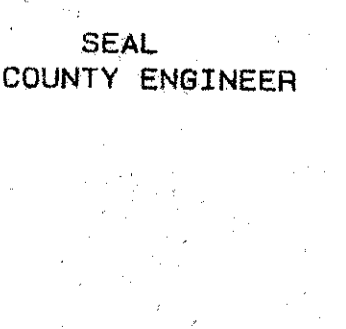
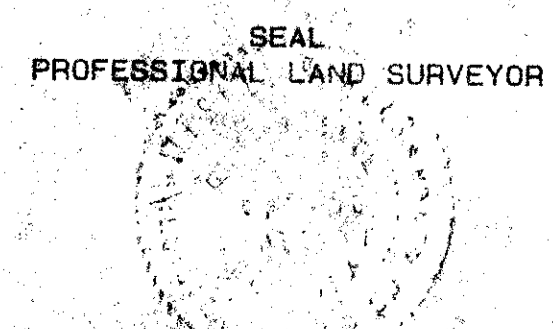
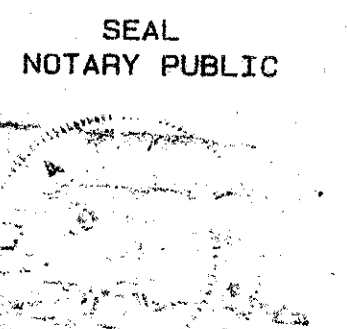
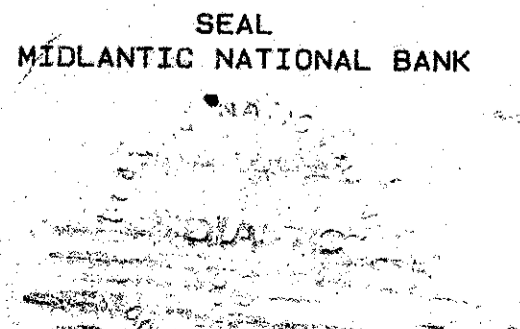
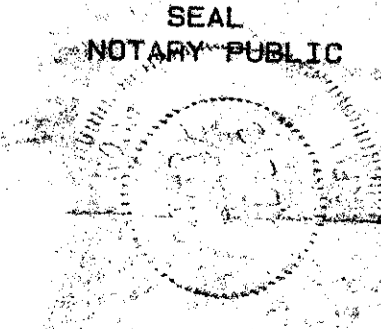
SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR AFTER THE DATE OF RECORDATION OF THIS PLAT; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 15TH DAY OF DECEMBER, 1986.
[Signature]
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

24/43/42

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| SUBDIVISION | * Crosstown Plaza |
| BOOK | SS PAGE 117 |
| FLOOD ZONE | B FLOOD MAP # 155B |
| QUAD # | 31 ZONING |
| SE | ZIP CODE 33417 |
| PUD NAME | |



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|--------------------------------------|-------------|---|---------|
| Meridian Surveying and Mapping, Inc. | | 2000 LOMBARD STREET WEST PALM BEACH, FL | |
| DRAWN | PAD | DATE | 8-11-86 |
| CHECKED | WBH | SCALE | 1"=50' |
| DRAWING NO. | 05-0214PLAT | | |

CROSSTOWN PLAZA PLAT

55/117