

# ORIOLE SHOPS / BARNETT

SHEET 1 OF 1 SHEET  
326-002

151

## DEDICATION

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS, that VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD., a Florida limited partnership, the owner of land shown hereon, being in Section 16, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as ORIOLE SHOPS / BARNETT and being a replat of a portion of VILLAGES OF ORIOLE SHOPS PLAT NO. 2, according to the Plat thereof, as recorded in Plat Book 43, Page 104 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the southwest corner of said plat of VILLAGES OF ORIOLE SHOPS, PLAT No. 2;  
thence North 01° 15' 47" East along the westerly line of said Plat a distance of 227.44 feet;  
thence South 89° 48' 38" East a distance of 254.01 feet to the point of curvature of a curve concave to the southwest having a radius of 30.00 feet and central angle of 91° 10' 49";  
thence easterly, southeasterly and southerly along the arc of said curve a distance of 47.74 feet;  
thence South 01° 22' 11" West a distance of 52.07 feet;  
thence South 03° 20' 00" West a distance of 59.75 feet;  
thence South 00° 33' 45" West a distance of 69.75 feet to the point of curvature of a curve concave to the northwest having a radius of 30.00 feet and a central angle of 32° 12' 09";  
thence southwesterly along the arc of said curve a distance of 16.86 feet to a point on the south boundary of said Plat;  
thence North 89° 40' 59" West along the southerly boundary a distance of 278.75 feet to the POINT OF BEGINNING.

Said land situate, lying and being in Palm Beach County, Florida contains 1.477 acres, (64356 square feet) more or less.

Has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows:

- Parcel "A" is reserved unto VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD., a Florida limited partnership, its successors and/or assigns for development purposes and is the perpetual maintenance obligation of said limited partnership, its successors and/or assigns, without recourse to Palm Beach County.
- The utility easement as shown hereon is hereby dedicated in perpetuity for the construction and maintenance of utility facilities (including cable television systems).
- PALM BEACH COUNTY has the right, but not the obligation to maintain that portion of the drainage system which serves to drain public roads.

IN WITNESS WHEREOF, VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD., a Florida limited partnership, has caused these presents to be signed by its general partner, DELRAY VILLAGE SHOPS, INC., a Florida Corporation  
by the Senior Vice-President and attested by the Secretary and the corporate seal affixed hereto by and with the authority of the Board of Directors this 16 day of JANUARY, A.D. 1991.

BY: VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD.  
A Florida Limited Partnership

BY: DELRAY VILLAGE SHOPS, INC.  
A Florida corporation,  
General Partner

ATTEST: William Mena  
Secretary

BY: Bevin C. Brady  
Vice President

## ACKNOWLEDGEMENT

STATE OF NEW YORK } S.S.  
COUNTY OF NEW YORK

BEFORE ME personally appeared Bevin C. Brady and William Mena to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary, respectively, of DELRAY VILLAGE SHOPS, INC., a Florida corporation, as general partner of VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD., a Florida limited partnership, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of 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 the free act and deed of said corporation.

WITNESS my hand and official seal this 16 day of JANUARY, A.D. 1991.

Barbara J. Nash  
Notary Public

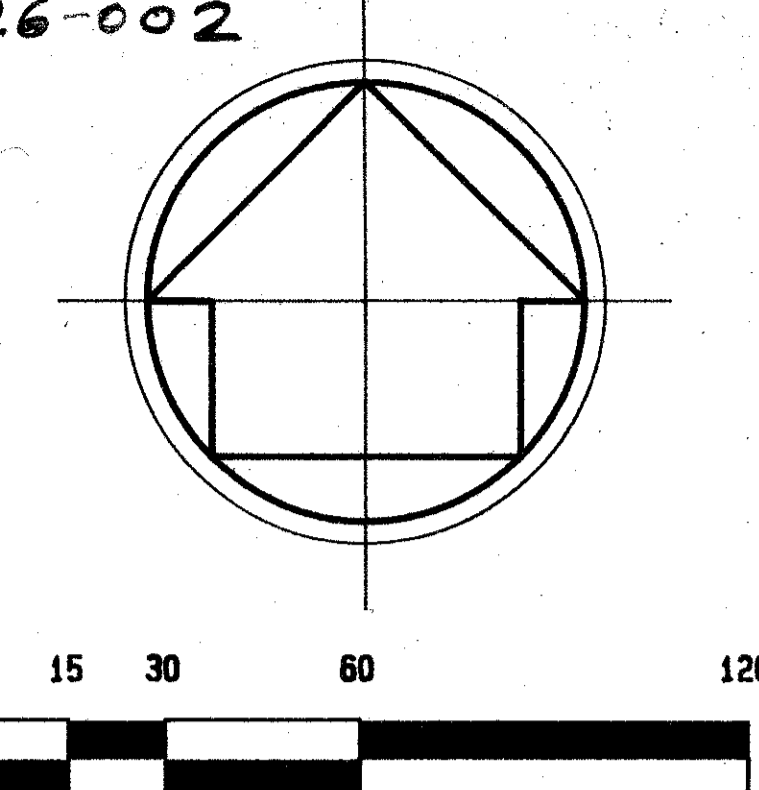
My Commission Expires: April 30, 1991

## P. C. D. TABULATION

AREA = 1.477 ACRES / 64,356 SQ. FT.  
NO. OF UNITS = (NOT APPLICABLE)  
DENSITY = (NOT APPLICABLE)  
ZONING PETITION NO. 73-39(D)

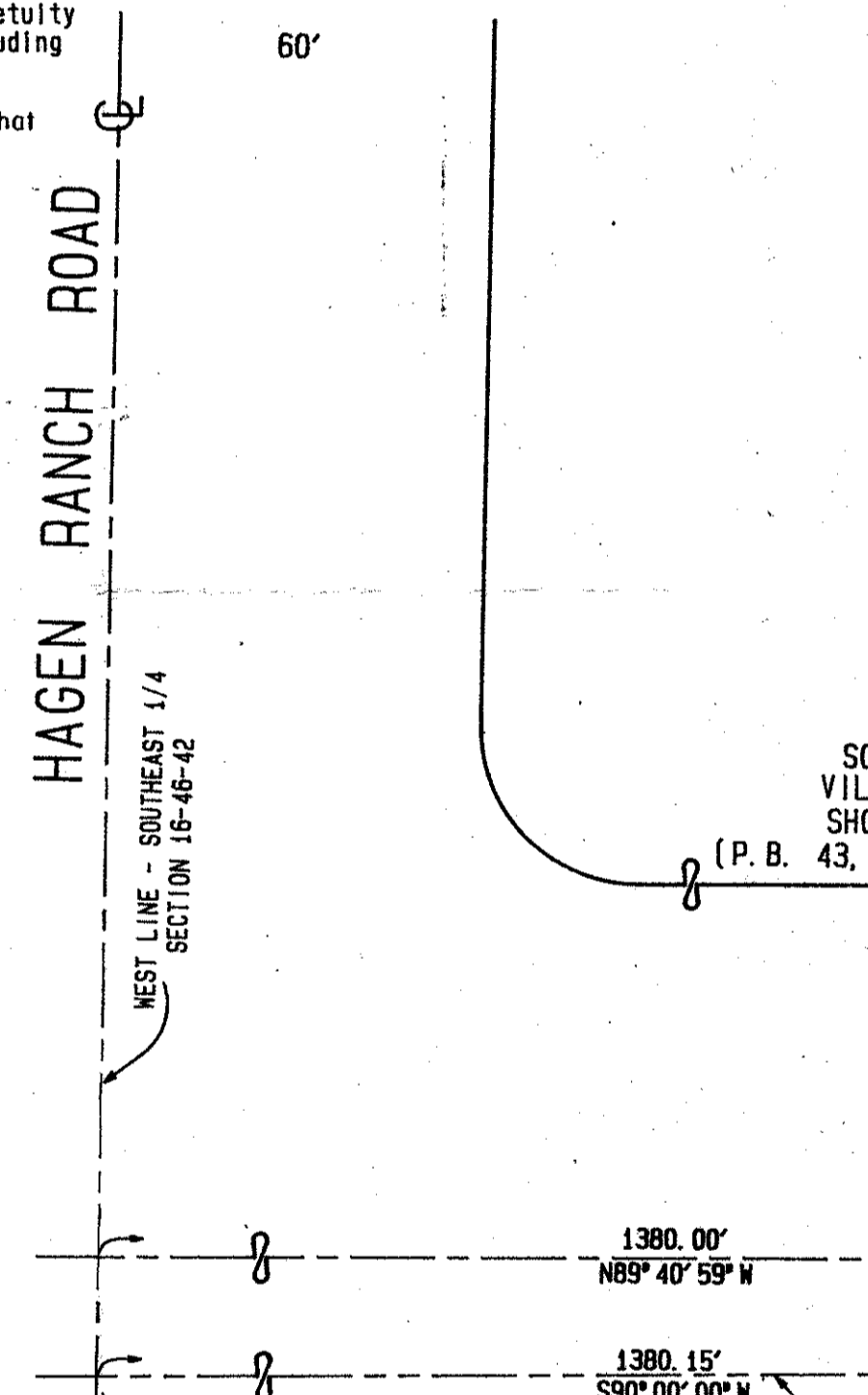
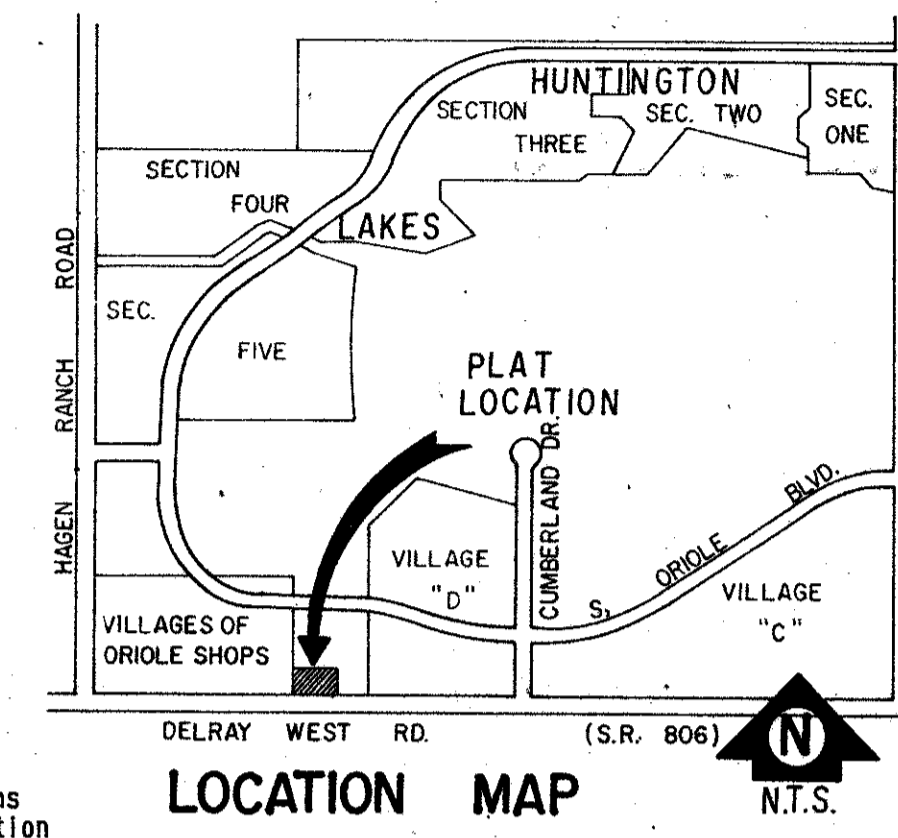
(A PORTION OF ORIOLE PLAZA, A PLANNED COMMERCIAL DEVELOPMENT)  
A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF A PORTION OF VILLAGES OF ORIOLE SHOPS, PLAT No. 2, (PLAT BOOK 43, PAGE 104, P. B. C. R.), PALM BEACH COUNTY, FLORIDA.

PREPARED BY:  
CRAIG A. SMITH & ASSOCIATES  
CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
1000 WEST McNEB ROAD  
POMPANO BEACH, FLORIDA 33069  
BY: FREDERICK E. CONROD, III, P.L.S. No. 2816  
NOVEMBER, 1990



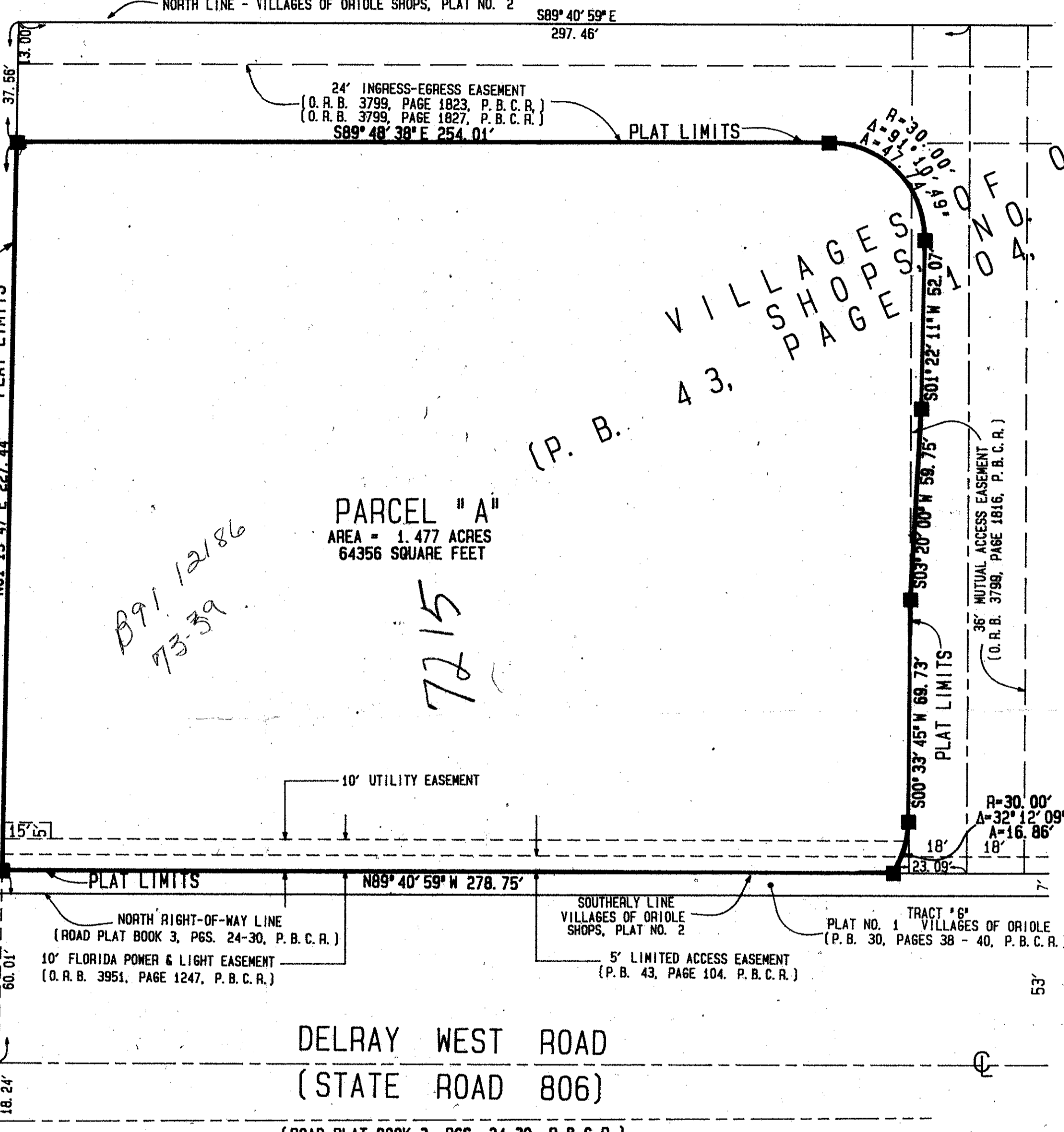
STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:15 PM THIS 16 DAY OF Jan, 1991 A.D. AND DULY RECORDED IN PLAT BOOK No. 43 ON PAGES 151 AND JOHN B. DUNKLE, CLERK OF CIRCUIT COURT BY Barbara J. Nash, D.C.



PARCEL C-1  
VILLAGES OF ORIOLE SHOPS  
(P. B. 35, PAGES 9 & 10, P. B. C. R.)

POINT OF BEGINNING  
SOUTHWEST CORNER  
VILLAGES OF ORIOLE SHOPS, PLAT NO. 2  
(P. B. 43, PG. 104, P. B. C. R.)



DELRAY WEST ROAD  
(STATE ROAD 806)  
(ROAD PLAT BOOK 3, PGS. 24-30, P. B. C. R.)

## SURVEY NOTES:

- (P. R. M.) INDICATES PERMANENT REFERENCE MONUMENT WITH CERTIFICATION NUMBER 2816.
- THE BEARING OF THE SOUTH LINE SHOWN HEREON IS RELATIVE TO THE BEARING (NORTH 89° 40' 59" WEST) OF THE SOUTH LINE OF VILLAGES OF ORIOLE SHOPS, PLAT NO. 2 RECORDED IN PLAT BOOK 43, PAGE 104, PALM BEACH COUNTY RECORDS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENT MUST BE IN CONFORMANCE WITH ORDINANCE 88-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- Ⓞ INDICATES CENTERLINE
- P. B. INDICATES PLAT BOOK.
- O. R. B. INDICATES OFFICIAL RECORDS BOOK.
- P. B. C. R. INDICATES PALM BEACH COUNTY RECORDS.

## MORTGAGEE'S CONSENT

STATE OF INDIANA } S.S.  
COUNTY OF ALLEN

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 6480, at Page 579, ET. SEC., in 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 attested by its Secretary and its corporate seal to affixed hereto by and with the authority of its Board of Directors this 16 day of JANUARY, A.D. 1991.

THE LINCOLN NATIONAL LIFE INSURANCE COMPANY,  
A CORPORATION OF THE STATE OF INDIANA

ATTEST: Steven R. Brody  
ASSISTANT SECRETARY  
BY: Steven R. Brody  
STEVEN R. BRODY  
VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF INDIANA } S.S.  
COUNTY OF ALLEN

BEFORE ME personally appeared Steven R. Brody and Jack R. Davis to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary, respectively, of THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, an Indiana Corporation, and that the seal affixed hereto is the seal of said corporation, and that it was affixed by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 23 day of JANUARY, A.D. 1991.

My Commission Expires: March 26, 1993

## TITLE CERTIFICATE:

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH

I, THEDA J. COLLINS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, and find that title to the property is vested in VILLAGES OF ORIOLE SHOPS ASSOCIATES, LTD., a Florida limited partnership; that the taxes for the year 1989 and all prior years have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

Date: JANUARY 14, 1991 By: Theda J. Collins  
THEDA J. COLLINS

## APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 26 day of March, A.D. 1991.

Karen T. Marcus  
By: KAREN T. MARCUS, Chair

ATTEST: JOHN B. DUNKLE, CLERK OF CIRCUIT COURT  
By: Debra Cowart, Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record this 26 day of March, A.D. 1991.

By: George T. Webb  
GEORGE T. WEBB, P.E.  
ACTING Palm Beach 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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'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 Minimum Technical Standards Chapter 21 H-8, Florida Administrative Code and ordinances of Palm Beach County, Florida.

Date: 1/16/91  
Frederick E. Conrod, III  
Professional Land Surveyor  
Florida Registration No. 2816

MORTGAGEE'S CONSENT	NOTARY PUBLIC	DEDICATION	NOTARY PUBLIC	BOARD OF COUNTY COMMISSIONERS	COUNTY ENGINEER	SURVEYOR

ORIOLE SHOPS  
67/151

BOOK 67  
FLOOD ZONE B  
PAGE 151  
FLOOD MAP # 200A  
ZONING CAUSE  
QUAD # 51  
ZIP CODE 33446  
P.L.S. NAME ORIOLE PLAZA, PCD  
12/16/90

TAZ 466