

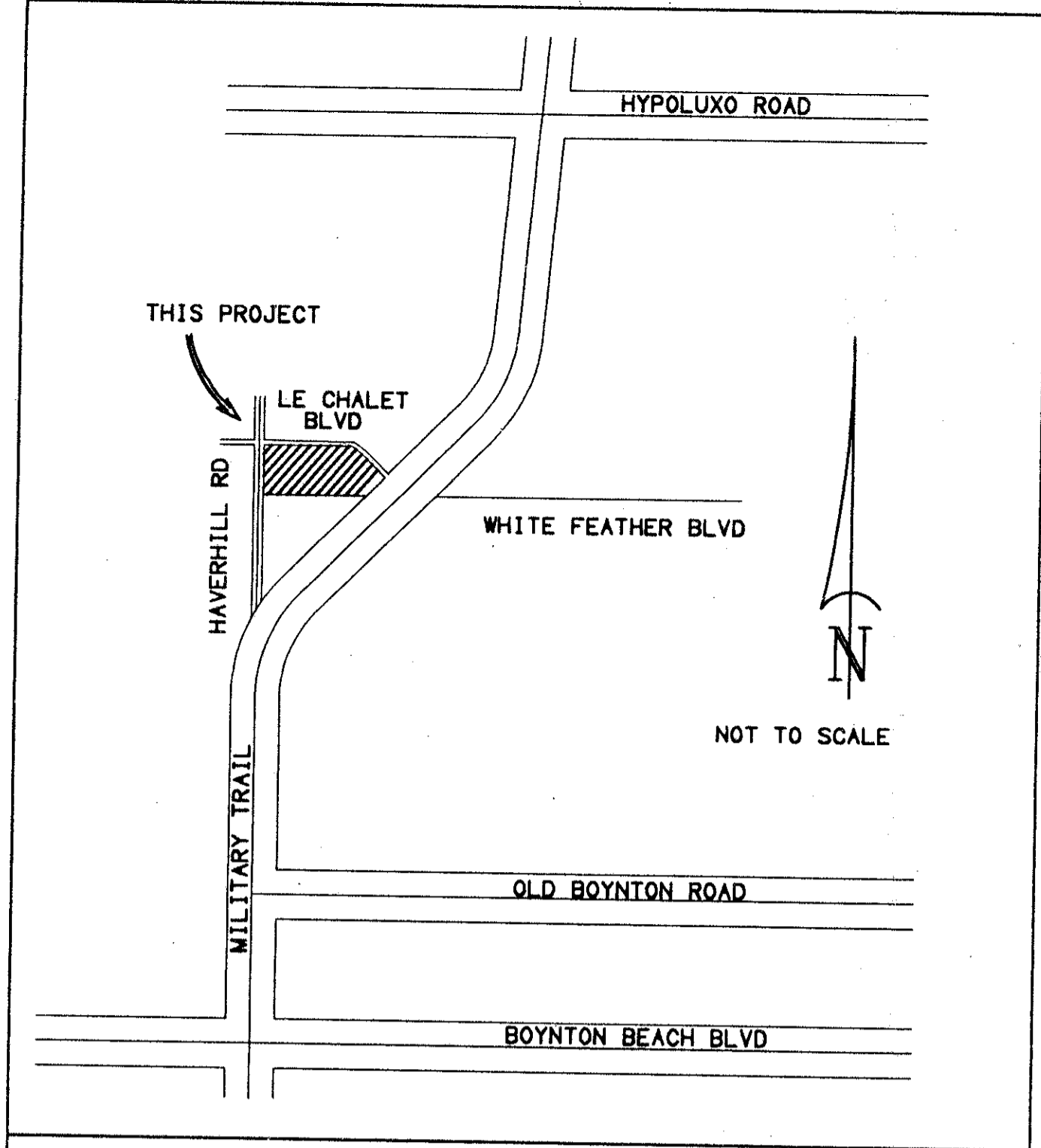
0611-002

151

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:56 PM,
this 22 day of AUGUST 1996
and duly recorded in Plat Book No. 77
on page 151-152
DOROTHY H. WILKIN, Clerk of Circuit Court
by DAVID A. WEBB, Notary Public D.B.



LE CHALET SHOPPING CENTER TRACT "B" REPLAT, P.C.D.
A REPLAT OF TRACT "B" OF THE PLAT OF LE CHALET SHOPPING CENTER
AS RECORDED IN PLAT BOOK 32, PAGE 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS
JANUARY 1996



LOCATION MAP

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT ABERDEEN SQUARE, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS, LE CHALET SHOPPING CENTER TRACT "B" REPLAT, P.C.D., A REPLAT OF TRACT "B" OF THE PLAT OF LE CHALET SHOPPING CENTER, RECORDED IN PLAT BOOK 32, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

TRACT "B" OF LE CHALET SHOPPING CENTER, AS RECORDED IN PLAT BOOK 32, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE 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.

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

TRACT "1", AS SHOWN HEREON, IS HEREBY RESERVED TO ABERDEEN SQUARE, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ABERDEEN SQUARE, INC. A FLORIDA CORPORATION, THIS 14 DAY OF April, 1996.

ABERDEEN SQUARE
A FLORIDA GENERAL PARTNERSHIP
ABERDEEN SQUARE, INC.
A FLORIDA CORPORATION,
AS GENERAL PARTNER

WITNESS: DE Collin DE COLLIER
DE COLLIER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED GERALD M. HIGIER WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABERDEEN SQUARE, INC., A 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 THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF April 5, 1996
MY COMMISSION EXPIRES: March 1997
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF DADE
ABERDEEN SQUARE, A FLORIDA GENERAL PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF April, 1996.

ABERDEEN SQUARE
A FLORIDA GENERAL PARTNERSHIP
ABERDEEN SQUARE, INC.
A FLORIDA CORPORATION,
AS GENERAL PARTNER

BY: Gerald M. Higier
GERALD M. HIGIER, PRESIDENT
WITNESS: DE Collin DE COLLIER
DE COLLIER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
BEFORE ME PERSONALLY APPEARED GERALD M. HIGIER WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABERDEEN SQUARE, INC., A 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 THE FREE ACT AND DEED OF SAID CORPORATION.

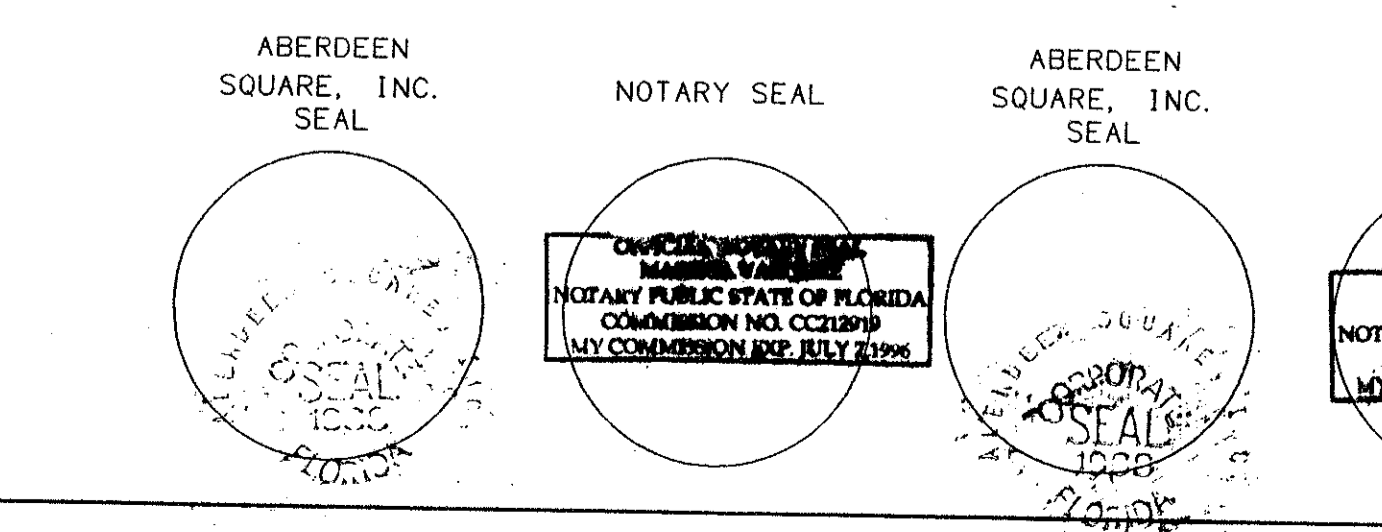
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF April 15, 1996
MY COMMISSION EXPIRES: March 1997
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK
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 6855 AT PAGE 349 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 AUTHORIZED SIGNATORIES AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8TH DAY OF July, 1996.

WITNESS: Chiffon S. S. Webb
WITNESS: George M. Webb
ALLSTATE LIFE INSURANCE COMPANY
AN ILLINOIS CORPORATION
BY: Chiffon S. S. Webb
BY: George M. Webb
AUTHORIZED SIGNATORIES



ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED Casey J. Sylla & David M. Orew WHO IS PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ALLSTATE LIFE INSURANCE COMPANY, AN ILLINOIS 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 THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF July, 1996.
MY COMMISSION EXPIRES: 1-5-97
Janice Shegry
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE
I, ELLEN ROSE, 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 ABERDEEN SQUARE, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: July 22, 1996 BY: Ellen Rose
ELLEN ROSE
ATTORNEY AT LAW

APPROVALS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 22 DAY OF Aug 1996.
BY: George M. Webb
GEORGE M. WEBB, P.E. - COUNTY ENGINEER

0611-002

LAND USE

(ZONING PETITION No. 76-3)
COMMERCIAL 8.90 ACRES

SURVEYOR'S NOTES

- PLAT POSITION AND ORIENTATION
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES SHOWN ARE GROUND
G. SCALE FACTOR = 1.000355
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " P.L.S. 4828" UNLESS OTHERWISE NOTED.
- BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 44° 31' 56" WEST ALONG THE RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. 809) AS SHOWN HEREON.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 USE RIGHTS GRANTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/11/96
Gary A. Rager
GARY A. RAGER, P.S.M.
LICENSE No. 4828
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

SCALE: SHOWN	NICK MILLER, INC. Surveying Planning & Development Consultants	DRAWN BY:
DATE: Jan. 1996		CHK:
LE CHALET SHOPPING CENTER TRACT "B" REPLAT		
2560 RCA Blvd. • Suite 105 Palm Beach Gardens, Florida 33410 (407) 627-5200		DRAWING NUMBER 860058AV

SUBDIVISION # LE CHALET SHOPPING CENTER
BOOK 77 PAGE 151
FLOOD MAP # 190B
ZONING CG
ROAD # 34
ZIP CODE 33436
PUD NAME LE CHALET SHOPPING CENTER