

# PLAT OF JAY'S BUSINESS CORNER

BEING A REPLAT OF A PORTION OF TRACTS 17 AND 20, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

# 83

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR RECORD AT 11:25 A.M. THIS 7 DAY OF November, 1996, A.D., AND DULY RECORDED IN PLAT BOOK NO. 78 ON PAGES 83 AND 84  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *Luigi L. Stally*  
DEPUTY CLERK

AREA TABULATIONS	
LOT 1	1.205 AC
LOT 2	1.219 AC
LOT 3	1.218 AC
TOTAL - 3 LOTS =	3.642 AC

### VILLAGE OF ROYAL PALM BEACH APPROVALS

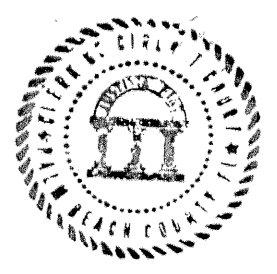
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

VILLAGE PLANNING AND ZONING COMMISSION  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF October, 1996  
BY: *Kenneth Clodfelter*  
KENNETH CLODFELTER, CHAIRPERSON

VILLAGE COUNCIL  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5<sup>th</sup> DAY OF September, 1996.  
BY: *Anthony R. Masiotti*  
ANTHONY R. MASIOTTI, MAYOR

VILLAGE ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF Nov., 1996.  
BY: *Richard J. Tuttle*  
RICHARD J. TUTTLE, P.E., VILLAGE ENGINEER

ATTEST:  
BY: *Mary Anne Gould*  
MARY ANNE GOULD, VILLAGE CLERK



### LAND SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON REFER TO THE 1972 ADJUSTED STATE PLANE GRID DATUM FOR PALM BEACH COUNTY, THE EAST LINE OF SECTION 36 BEING NORTH 01°34'05" EAST.

NO BUILDING 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 VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REQUIREMENTS.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

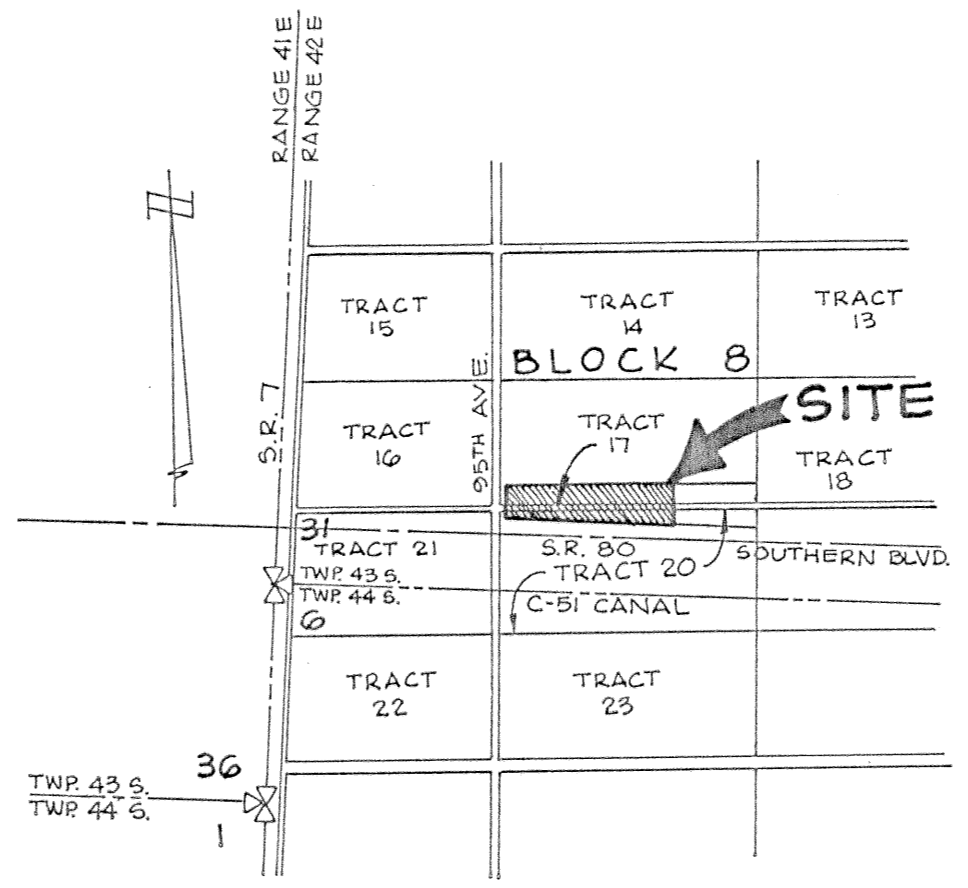
- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M. - R.L.S. #3542)

### LAND 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

ADAIR & BRADY, INC.  
BY: *Dennis Painter*  
DENNIS PAINTER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3542

DATE: Sept. 15, 1996



LOCATION MAP 1"=1000'

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT JOE FEARNLEY, TRUSTEE, WENDY'S INTERNATIONAL, INC., AND AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC., OWNERS OF THE LAND SHOWN HEREON AS JAY'S BUSINESS CORNER, SAID LAND BEING A REPLAT OF A PORTION OF TRACTS 17 AND 20, BLOCK 8, AND A PORTION OF THE 30 FOOT RESERVATION BETWEEN TRACTS 17 AND 20, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF TRACT 17, TOGETHER WITH ALL THAT PART OF TRACT 20 LYING NORTH OF THE RIGHT-OF-WAY LINE OF STATE ROAD NO. 80, AS RECORDED IN OFFICIAL RECORD BOOK 5350, PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH ALL OF THAT PART OF THAT PLATTED 30 FOOT ROAD RIGHT-OF-WAY, NOW ABANDONED, LYING BETWEEN SAID TRACTS 17 AND 20, ALL IN BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

EXCEPTING THE EAST 430 FEET, AND THE WEST 20 FEET OF THE ABOVE DESCRIBED LANDS.

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

- THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES, AND IS THE EQUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE VILLAGE OF ROYAL PALM BEACH.
- 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, PER CHAPTER 177, FLORIDA STATUTES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF LOTS 2 AND 3, WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO THE VILLAGE OF ROYAL PALM BEACH.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE CROSS ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, FOR DRIVEWAY CONSTRUCTION AND INGRESS AND EGRESS PURPOSES, AND IS THE MAINTENANCE OBLIGATION OF THE BENEFITING OWNER OF LOTS 2 AND 3, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME APPEARED JOE FEARNLEY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF September, 1996.

MY COMMISSION EXPIRES:

12-19-99

*Victoria E. Day*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, 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 IN JOE FEARNLEY, TRUSTEE, AND WENDY'S INTERNATIONAL, INC. AND AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FLAGLER TITLE COMPANY

DATE: 10-28-96

BY: *Edward T. Bierce*  
EDWARD T. BIERCE  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME APPEARED Martin P. Heise WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Secretary OF AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 19<sup>th</sup> DAY OF September, 1996.

MY COMMISSION EXPIRES:

12-19-99

*Victoria E. Day*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF Fla )  
COUNTY OF Franklin ) SS

BEFORE ME APPEARED Thomas G. Walden WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Secretary OF WENDY'S INTERNATIONAL, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS AN 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 28<sup>th</sup> DAY OF Oct., 1996.

MY COMMISSION EXPIRES: 11-6-96

*Mary Elizabeth Ambler*  
NOTARY PUBLIC

IN WITNESS WHEREOF, I, JOE FEARNLEY, TRUSTEE, DO HERE UNTO SET MY HAND AND SEAL, THIS 16<sup>th</sup> DAY OF September, 1996.

WITNESS: *Deborah Toby*  
WITNESS: *Joe Fearnley Trustee*  
JOE FEARNLEY, TRUSTEE

IN WITNESS WHEREOF, WENDY'S INTERNATIONAL, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28<sup>th</sup> DAY OF Oct, 1996.

WITNESS: *Thomas G. Walden*  
WENDY'S INTERNATIONAL, INC.  
BY: *Ruth Seidl*  
RUTH SEIDL  
MANAGER

IN WITNESS WHEREOF, AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19<sup>th</sup> DAY OF September, 1996.

WITNESS: *Deborah Toby*  
AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC.  
WITNESS: *Martin P. Heise*

 NOTARY JOE FEARNLEY, TRUSTEE	 WENDY'S INTERNATIONAL, INC.	 NOTARY WENDY'S INTERNATIONAL, INC.	 AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC.	 NOTARY AUTO CARE CENTER OF SOUTHERN BOULEVARD, INC.	 VILLAGE CLERK	 VILLAGE ENGINEER	 SURVEYOR
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THIS INSTRUMENT WAS PREPARED BY:  
DENNIS PAINTER, R.L.S.  
ADAIR & BRADY, INC.  
1958 SOUTH CONGRESS AVENUE  
WEST PALM BEACH, FL 33406  
(561) 964-1221

 ADAIR & BRADY, INC. CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS 1958 SOUTH CONGRESS AVE. WEST PALM BEACH, FL 33406 (561) 964-1221		PLAT OF JAY'S BUSINESS CORNER	
Dr. KC	F.B.	Scale: 1"=50'	FP 1813A
Ck. DP	Pg.	Date: Sept. 1996	
Ad. DP	Job No.:	94032A	
			SHEET 1 OF 2

SUBDIVISION # Jay's Business Corner TAZ - 806  
 BOOK 83  
 PAGE 83  
 FLOOD MAP # 1504A  
 FLOOD ZONE B  
 QUAD # 46  
 ZONING  
 SE  
 ZIP CODE 33411  
 PUD NAME  
 Jay's Business Corner