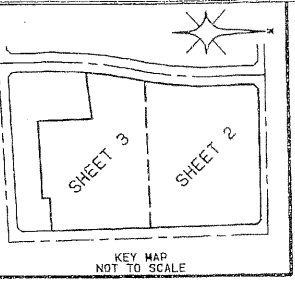


10

REPLAT OF BOYNTON COMMONS P.C.D.

A PLANNED COMMERCIAL DEVELOPMENT SITUATE IN SECTIONS 19 AND 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST BEING A REPLAT OF "BOYNTON COMMONS P.C.D.", AS RECORDED IN PLAT BOOK 80 PAGES 14 THROUGH 16, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CITY OF BOYNTON BEACH,
SHEET 1 OF 3
JULY, 1997



STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD AT 10:45 AM
THIS 26th DAY OF
September AD. 1997 AND
DULY RECORDED IN PLAT BOOK
80 ON PAGES 14 AND
15
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *Loaf A. Stenly*



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTIONS 19 AND 30, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEING A REPLAT OF "BOYNTON COMMONS P.C.D.", AS RECORDED IN PLAT BOOK 80, PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "REPLAT OF BOYNTON COMMONS P.C.D.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACTS "A", "B" AND "C", BOYNTON COMMONS P.C.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 22.863 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

SUBJECT TO EXISTING EASEMENTS, RIGHT OF WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

THE CITY OF BOYNTON BEACH 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 WATER MANAGEMENT EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

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 EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP AND/OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FOR ADDITIONAL RIGHTS OF WAY.

TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEDICATION TO PALM BEACH COUNTY FOR ADDITIONAL RIGHTS OF WAY.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY ITS GENERAL PARTNERS: ARMADA/HOFFLER BOYNTON BEACH, INC., A VIRGINIA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AND BAITA BOYNTON BEACH PARTNERS, A FLORIDA GENERAL PARTNERSHIP

ARMADA/HOFFLER BOYNTON BEACH, INC., A VIRGINIA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS GENERAL PARTNER

A. RUSSELL KIRK
ITS: PRESIDENT

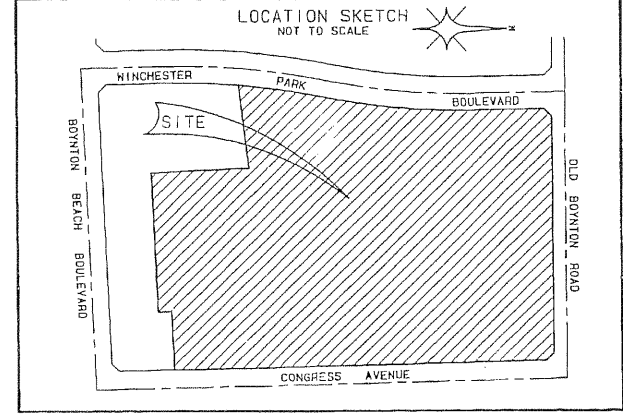
BAITA BOYNTON BEACH PARTNERS, IF A FLORIDA GENERAL PARTNERSHIP, ITS GENERAL PARTNER, BY ITS GENERAL PARTNERS: BAITA INTERNATIONAL INC., A GEORGIA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA AND BOYNTON COMMONS CORPORATION, A FLORIDA CORPORATION

BY: BAITA INTERNATIONAL INC., A GEORGIA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS GENERAL PARTNER

WILLIAM M. SULZBACHER
ITS: EXECUTIVE VICE PRESIDENT AND CHIEF OPERATING OFFICER

BOYNTON COMMONS CORPORATION, A FLORIDA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS GENERAL PARTNER

DONALD B. STILLER
ITS: PRESIDENT



MORTGAGEE'S CONSENT:

STATE OF ALABAMA } S.S.
COUNTY OF TALLADEGA }

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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9712 AT PAGE 401 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 SECRETARY AND HIS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY ITS SECRETARY THIS 24th DAY OF JULY, 1997.

WITNESS: *Debra L. Vincent*
WITNESS: *D. Michelle Smith*
SOUTHRUST BANK OF ALABAMA NATIONAL ASSOCIATION
BY: *Tom A. R...*
BY: *Frances L. Sanders*
FRANCES L. SANDERS, SECRETARY

TITLE CERTIFICATION:

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

I, MICHAEL A. SCHROEDER ON BEHALF OF SCHROEDER AND LARCHE, P.A., AN ATTORNEY 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 BOYNTON BEACH DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION OF THE PROPERTY.

DATED: 7/16/97
SCHROEDER AND LARCHE, P.A.
BY: *Michael A. Schroeder*
MICHAEL A. SCHROEDER, ESQ.
FLORIDA BAR NO. 202320

CITY OF BOYNTON BEACH APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF September, 1997.

BY: *Jerry Taylor*
JERRY TAYLOR, MAYOR
ATTEST: *Christine M. Prineas*
CHRISTINE M. KRUSE, CITY CLERK
Debra A. Prineas, City Clerk

CITY OF BOYNTON BEACH ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF September, 1997.

BY: *John S. Veer*
JOHN S. VEER, P.E.
CITY OF BOYNTON BEACH ENGINEER

ACKNOWLEDGEMENT:

STATE OF ALABAMA } S.S.
COUNTY OF TALLADEGA }

BEFORE ME PERSONALLY APPEARED TRAY A. GAMBELL AND FRANCES L. SANDERS, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND SECRETARY RESPECTIVELY OF SOUTHRUST BANK OF ALABAMA NATIONAL ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 24th DAY OF July, 1997.
9/17/97
NOTARY PUBLIC - STATE OF ALABAMA

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN BEARING OF NORTH 01°22'43" EAST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 3. 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.
- 4. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL BE CONSISTENT WITH THE CITY OF BOYNTON BEACH CODE OF ORDINANCES.
- 5. THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.) DENOTES RADIAL TO FRONT LOT LINE. (R.R.) DENOTES RADIAL TO REAR LOT LINE.
- 7. THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JGG ROAD, GREENACRES, FLORIDA 33467.
- 8. THE EASEMENTS SHOWN HEREON ARE TO SUPERSEDE THE EASEMENTS DEDICATED ON THE PLAT OF "BOYNTON COMMONS P.C.D.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 14 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

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

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 (I.P.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH CITY OF BOYNTON BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED THIS 29th DAY OF July, 1997.
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

ARMADA/HOFFLER BOYNTON BEACH, INC. BAITA INTERNATIONAL INC. BOYNTON COMMONS CORPORATION SOUTHTRUST BANK OF ALABAMA NATIONAL ASSOCIATION CITY OF BOYNTON BEACH ENGINEER PROFESSIONAL SURVEYOR AND MAPPER ATLANTIC - CARIBBEAN MAPPING, INC. 3062 JGG ROAD - GREENACRES, FLORIDA 33467 15611 964-7854; FAX (561) 964-1969