

BOCA LYONS SHOPPING PLAZA M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACTS 97, 98, 99, 126, 127 AND 128, BLOCK 77
PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH
54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST
SHEET 1 OF 2 OCTOBER, 2011

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 12:45 PM
this 1 day of May 2012
and duly recorded in Plat Book 115
on Page(s) 117-118
Sharon R. Book, Clerk & Comptroller
By: T. G. ... D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEINGARTEN NOSTAT, INC., A TEXAS CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "BOCA LYONS SHOPPING PLAZA M.U.P.D.", BEING A REPLAT OF A PORTION OF TRACTS 97, 98, 99, 126, 127 AND 128, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 808 (GLADES ROAD) WITH THE EAST LINE OF SAID BLOCK 77; THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 90°00'00" WEST ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 808, ACCORDING TO THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 3129, PAGE 1603, OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, ACCORDING TO THE PLAT OF BOCA LAGO, AS RECORDED IN PLAT BOOK 30, PAGES 244 THROUGH 253 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 95.00 FEET; THENCE NORTH 90°00'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE ACCORDING TO THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 3339, PAGE 1005, SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,373.64 FEET AND A CENTRAL ANGLE OF 03°06'21"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 74.46 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 86°53'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET, TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,383.64 FEET AND A CENTRAL ANGLE OF 04°27'19"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WEST RIGHT-OF-WAY LINE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2581, PAGE 1025 OF SAID PUBLIC RECORDS, A DISTANCE OF 107.59 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,491.64 FEET AND A CENTRAL ANGLE OF 07°33'40"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 196.85 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 140 OF SAID PUBLIC RECORDS, A DISTANCE OF 34.80 FEET; TO A POINT ON THE NORTH LINE OF THE PLAT OF PINE SPRINGS PLAT NO. 1, AS RECORDED IN PLAT BOOK 45, PAGES 199 AND 200 OF SAID PUBLIC RECORDS; THENCE SOUTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 748.40 FEET TO A POINT OF INTERSECTION OF THE NORTH LINE OF SAID PINE SPRINGS PLAT NO. 1 AND THE EAST LINE OF PINE SPRINGS PLAT NO. 2, AS RECORDED IN PLAT BOOK 46, PAGES 140 AND 141 OF SAID PUBLIC RECORDS; THENCE NORTH 43°45'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 212.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID EAST LINE OF PALM SPRINGS PLAT NO. 2 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 460.00 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 808; THENCE NORTH 90°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 808, A DISTANCE OF 920.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.52 ACRES MORE OR LESS.

DEDICATION (CONTINUED)

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY WEINGARTEN NOSTAT, INC., A TEXAS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WEINGARTEN NOSTAT, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACTS "B" AND "C", AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF February, 2012.

WEINGARTEN NOSTAT, INC.
A TEXAS CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

BY: M. Candace Dufour
M. CANDACE DUFOUR,
SENIOR VICE PRESIDENT OF WEINGARTEN NOSTAT, INC.,
A TEXAS CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Christa Tilley

PRINT NAME: Christa Tilley

WITNESS: Denise Blakesley

PRINT NAME: Denise Blakesley

ACKNOWLEDGMENT

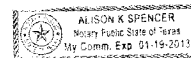
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME PERSONALLY APPEARED M. CANDACE DUFOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WEINGARTEN NOSTAT, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 9th DAY OF February, 2012.

NOTARY PUBLIC: Alison K. Spencer

PRINT NAME: Alison K. Spencer

MY COMMISSION EXPIRES: 1-19-2013



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA, A TITLE INSURANCE COMPANY AS 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 WEINGARTEN NOSTAT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA

BY: Kevin Scott Wellman DATE: 2-14-2012

PRINT NAME: Kevin Scott Wellman

TITLE: Senior Title Officer

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 7th DAY OF May, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George T. Webb, P.E.

GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DATE: 5/7/2012

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 THAT MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

BY: Perry C. White

PERRY C. WHITE,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 2/15/12

SURVEYOR'S NOTES:

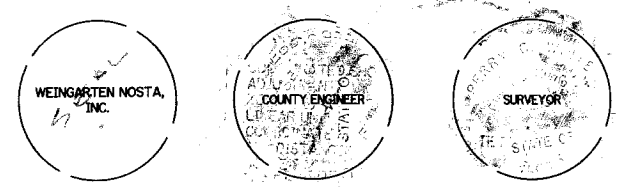
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 808 (GLADES ROAD) HAVING AN ASSUMED BEARING OF NORTH 90°00'00" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000022507
PLAT BEARING (N 90°00'00" E) = GRID BEARING (N 89°37'15" E)
ROTATE 00°22'45" COUNTER CLOCKWISE (PLAT TO GRID)

SITE PLAN DATA:

PALM BEACH COUNTY PROJECT NO. 05000-018
PALM BEACH COUNTY CONTROL NO. 1978-220

BOCA LYONS SHOPPING PLAZA M.U.P.D.

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|--------------------------------|-------------|
| TRACT "A" | 12.47 ACRES |
| TRACT "B" (RIGHT-OF-WAY) | 0.04 ACRES |
| TRACT "C" (RIGHT-OF-WAY) | 0.01 ACRES |
| TOTAL | 12.52 ACRES |



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467
LB-7741

