

# BOYNTON LAKES PLAZA

SITUATE IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST,

PALM BEACH COUNTY, FLORIDA

CITY OF BOYNTON BEACH

FEBRUARY 1993

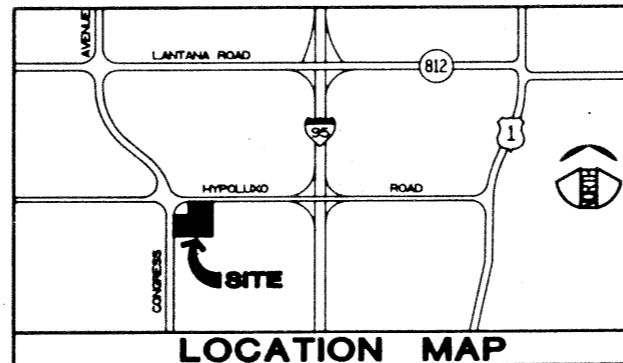
SHEET 1 OF 2

70 47

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 4:21 P.M. THIS 21 DAY OF MARCH A.D. 1993 AND DULY RECORDED IN PLAT BOOK 70 ON PAGES 47 AND 48

DOROTHY WILKEN, CLERK  
CIRCUIT COURT  
By: *Suzanne A. Pratt*, DC



### DEDICATION OF "BOYNTON LAKES PLAZA"

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON LAKES PLAZA PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREIN AS "BOYNTON LAKES PLAZA", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 05°10'24" EAST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 60.01 FEET; THENCE SOUTH 03°40'29" EAST, A DISTANCE OF 28.01 FEET; THENCE NORTH 05°10'24" EAST, A DISTANCE OF 130.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 05°10'24" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HYPOLLADO ROAD, A DISTANCE OF 644.15 FEET; THENCE SOUTH 49°49'36" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF BOYNTON LAKES BOULEVARD, A DISTANCE OF 30.36 FEET; THENCE SOUTH 04°49'36" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 612.00 FEET TO THE NORTHEAST CORNER OF BOYNTON LAKES PLAT NO. 5, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 108 THROUGH 109, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 05°10'24" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID BOYNTON LAKES PLAT NO. 5, A DISTANCE OF 861.87 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE FOR CONGRESS AVENUE; SAID EAST RIGHT-OF-WAY LINE BEING A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5709.50 FEET AND A RADIAL LINE PASSING THROUGH THIS POINT BEARS SOUTH 05°39'02" WEST; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°20'37", A DISTANCE OF 85.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°11'36" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 179.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, AND HAVING A RADIUS OF 11299.16 FEET; THENCE NORTHERLY, ALONG SAID CURVE, AND SAID EAST RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 00°46'08", A DISTANCE OF 152.97 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°10'24" EAST, A DISTANCE OF 130.43 FEET; THENCE NORTH 04°49'36" WEST, A DISTANCE OF 219.96 FEET TO THE POINT OF BEGINNING. CONTAINING 11.63 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- "BOYNTON LAKES PLAZA" AS SHOWN HEREON IS HEREBY RESERVED BY BOYNTON LAKES PLAZA PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS FOR ALL LEGAL AND LAWFUL PURPOSES, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR NON-EXCLUSIVE RIGHTS OF ACCESS, INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.
- THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PARCELS "A" AND "B" SHOWN HEREON ARE FOR STREET RIGHTS OF WAY AND ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROADWAY PURPOSES AND THE COUNTY OF PALM BEACH HEREBY AGREES AND ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAME.
- PARCELS "C" AND "D" SHOWN HEREON ARE FOR STREET RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND THE CITY OF BOYNTON BEACH HEREBY AGREES AND ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAME.

IN WITNESS WHEREOF, I, RICHARD MALOOF, VICE PRESIDENT OF FRU-CON DEVELOPMENT OF FLORIDA, INC., A FLORIDA CORPORATION WHICH IS A GENERAL PARTNER OF BOYNTON LAKES PLAZA PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DO HERELINTO SET MY HAND AND SEAL THIS 19 DAY OF FEBRUARY, 1993.

*Richard Maloof*  
RICHARD MALOOF, VICE PRESIDENT

*Terry R. Harris*  
TERRY R. HARRIS, DIRECTOR  
ACQUISITION / DEVELOPMENT

ATTEST: *James R. Avelino*  
JAMES R. AVELINO, JR., CLERK

### ACKNOWLEDGEMENT:

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } S.S.

BEFORE ME PERSONALLY APPEARED RICHARD MALOOF, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FRU-CON DEVELOPMENT OF FLORIDA, INC., A FLORIDA CORPORATION WHICH IS A GENERAL PARTNER OF BOYNTON LAKES PLAZA PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, AND WHO ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID CORPORATION IN ITS CAPACITY AS A GENERAL PARTNER OF SAID PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE DUE AND REGULAR AUTHORITY OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF FEBRUARY, 1993.

MY COMMISSION EXPIRES 10-10-93  
*C. Amy Komoany*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT:

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } S.S.

FRU-CON DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7519, PAGE 126, 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 TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF FEBRUARY, 1993.

FRU-CON DEVELOPMENT CORPORATION  
CORPORATION OF THE STATE OF MISSOURI

ATTEST: *Leonard Ruzicka*  
LEONARD RUZICKA, SECRETARY

BY: *Richard Maloof*  
RICHARD MALOOF, VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } S.S.

BEFORE ME, PERSONALLY APPEARED RICHARD MALOOF AND LEONARD RUZICKA, 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 FRU-CON DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF FEBRUARY, 1993.

MY COMMISSION EXPIRES: 10-10-93  
*C. Amy Komoany*  
NOTARY PUBLIC

### TITLE CERTIFICATION:

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

I, RICHARD L. FARRELL, 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 BOYNTON LAKES PLAZA PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND SAID MORTGAGE, AS SHOWN, IS TRUE AND CORRECT.

DATE: 2/20/93 BY: *Richard L. Farrell*  
RICHARD L. FARRELL, ESQUIRE

### APPROVALS - CITY OF BOYNTON BEACH

CITY COUNCIL:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF MARCH 1993.

BY: *Richard L. Farrell*  
RICHARD L. FARRELL, MAYOR

CITY ENGINEER:  
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND CITY LAWS AND ORDINANCES.

BY: *W.R. Stauder*  
CITY ENGINEER

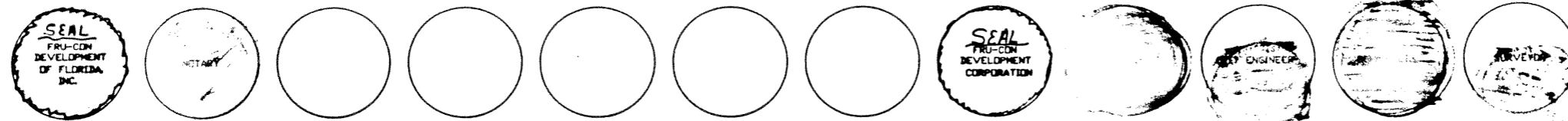
ATTESTED BY: *Suzanne A. Pratt*  
CITY CLERK  
(AS TO BOTH)

### SURVEYOR'S CERTIFICATION:

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

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 COMPLIES WITH CHAPTER 21-HHS OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 2/21/93  
DONALD L. TOLD, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4380



KESHAVARZ & ASSOCIATES, INC.  
THIS INSTRUMENT WAS PREPARED BY ALLEN GREEN  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
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