



GROVE MARKET PLAT

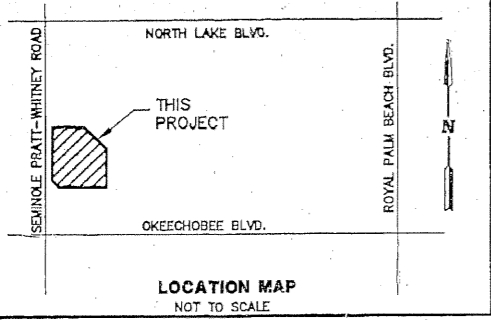
A M.U.P.D.

A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH
RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:41 AM
this 27 day of April 1998
and duly recorded in Plat Book No. 88
on page 67-68
DOROTHY H. WILKIN, Clerk of Circuit Court
by James E. Park D.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GROVE SHOPPING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "GROVE MARKET PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CANAL "M" ROAD (RECORD BOOK 6, PAGE 141) AND THE EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT-WHITNEY ROAD (RECORD BOOK 4, PAGE 40);
THENCE S01°42'54"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 3461.15 FEET;
THENCE S88°17'06"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S88°17'06"E A DISTANCE OF 371.55 FEET;
THENCE S43°17'06"E A DISTANCE OF 374.78 FEET;
THENCE S01°42'54"W A DISTANCE OF 477.92 FEET;
THENCE NORTH 88°17'06"W A DISTANCE OF 558.53 FEET;
THENCE N43°17'20"W A DISTANCE OF 113.13 FEET TO A POINT WHICH IS 10.00 FEET EAST OF THE SEMINOLE PRATT-WHITNEY ROAD RIGHT-OF-WAY;

THENCE N01°42'54"E ALONG A LINE PARALLEL WITH AND 10.00 FEET EAST OF SAID RIGHT-OF-WAY, 663.00 FEET TO THE POINT OF BEGINNING;
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 9.98 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SEMINOLE WATER CONTROL DISTRICT 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 DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, STILES GROVE, INC. THIS 16th DAY OF April, 1998.

GROVE SHOPPING PARTNERS, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: STILES GROVE INC., A FLORIDA CORPORATION
AS GENERAL PARTNER
WITNESS: Patricia Clements BY: Dennis F. O'Shea
PRINTED NAME: Patricia Clements PRINTED NAME: DENNIS F. O'SHEA
VICE PRESIDENT
WITNESS: Cathy Bond
PRINTED NAME: Cathy Bond

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Dennis F. O'Shea WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ASB AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF STILES GROVE INC., A FLORIDA 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 16th DAY OF April, 1998.
MY COMMISSION EXPIRES: _____

OFFICIAL NOTARY SEAL
PATRICIA CLEMENTS
COMMISSION NUMBER
C-212332
MY COMMISSION EXP.
JUNE 14, 1999
Patricia Clements
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE SEMINOLE WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF April, 1998.

SEMINOLE WATER CONTROL DISTRICT
ATTEST: Mary M. Viator BY: James Callery
SECRETARY PRINTED NAME: James Callery
Mary M. Viator PRINTED NAME: James Callery
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED James Callery WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Mary M. Viator AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President and Secretary OF SEMINOLE WATER CONTROL DISTRICT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID DISTRICT 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 DISTRICT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 1998.
MY COMMISSION EXPIRES: 7/9/2001

GAIL C. SCHWARTZ
Notary Public, State of Florida
My Comm. Exp. Mar. 4, 2001
No. 00026142
Gail C. Schwartz
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, BERGER, DAVIS & SINGERMAN, A PROFESSIONAL ASSOCIATION 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 TO GROVE SHOPPING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 5/19/98 BY: Larry Callaway III
LARRY CALLAWAY III, ATTORNEY AT LAW
FOR THE FIRM:
BERGER, DAVIS & SINGERMAN

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF
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 RECORDS BOOK 10113, AT PAGE 1657 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 (VICE) PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 25th DAY OF APRIL, 1998.

GUARANTY FEDERAL BANK, F.S.B.
A FEDERAL SAVINGS BANK
WITNESS: Clayton BY: Timothy P. Williamson
PRINTED NAME: Timothy P. Williamson
TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF
BEFORE ME PERSONALLY APPEARED Timothy P. Williamson WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED GUARANTY FEDERAL BANK AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF GUARANTY FEDERAL BANK, 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 SEAL THIS 3rd DAY OF April, 1998.
MY COMMISSION EXPIRES: 1-7-2001
Michelle L. Shaffer
NOTARY PUBLIC

MICHELLE L. SHAFFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-17-2001

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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

James E. Park
JAMES E. PARK
PROFESSIONAL SURVEYOR AND MAPPER NO. 3915
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED ON THE CENTERLINE OF SEMINOLE PRATT-WHITNEY ROAD HAVING A BEARING OF N01°42'54"E.

COORDINATES SHOWN ARE GRID
DATUM - NAD '83 1990 ADJUSTMENT
ZONE - FLORIDA EAST
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 0.9999986
ALL DISTANCES ARE GROUND. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N01°42'54"E (PLAT BEARING) = ZERO BEARING ROTATION
N01°42'54"E (GRID BEARING) = (PLAT TO GRID)
- D.E. - DENOTES DRAINAGE EASEMENT
P.M. - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
U.E. - DENOTES UTILITY EASEMENT
C. - DENOTES CENTERLINE
R/W - DENOTES RIGHT-OF-WAY
P.O.B. - DENOTES POINT OF BEGINNING
P.O.C. - DENOTES POINT OF COMMENCEMENT
P.C.P. - DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26
L.A.E. - DENOTES LIMITED ACCESS EASEMENT
O.R. - DENOTES OFFICIAL'S RECORDS
- THAT PORTION OF THE EASEMENT "A-9" LYING WITHIN THE PLAT BOUNDARY DESCRIBED HEREON WAS VACATED PER OFFICIAL RECORD BOOK 9908, PAGE 1105.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL DEEDS AND PLAT BOOKS REFERENCED HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 9422, PAGE 63 AND OFFICIAL RECORD BOOK 9484, PAGE 154, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COUNTY ENGINEER'S APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 27th DAY OF April, 1998.
George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

M.U.P.D. TABULAR DATA

PETITION NUMBER	95-106
ACREAGE	9.98 ACRES

