

# ATLANTIC CENTER

A PLAT OF A PORTION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF TRACT "G" OF DELRAY PARK OF COMMERCE AS RECORDED IN PLAT BOOK 54, PAGES 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1998  
SHEET 1 OF 2

### ACKNOWLEDGEMENT AS TO G-2

COMMONWEALTH OF PENNSYLVANIA } ss BEFORE ME PERSONALLY APPEARED ARAM J. PAKRADOONI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO TRUSTEE OF THE ABOVE NAMED THE DEBORAH PAKRADOONI MILLER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 16, 1990, AS AMENDED, F/B/O DEBORAH PAKRADOONI MILLER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF July, 1998.

MY COMMISSION EXPIRES: July 3 2000

MY COMMISSION NUMBER: \_\_\_\_\_

Linda A. Bonte Loosle  
NOTARY PUBLIC, COMMONWEALTH OF PENNSYLVANIA  
LINDA A. BONTE LOOSLE

### MORTGAGEE'S CONSENT AS TO G-1

STATE OF NEW JERSEY } 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 RECORD BOOK 8799 AT PAGE 1109 - 1112 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF August, 1998.

EMPIRE HOLDINGS CORPORATION,  
A FLORIDA CORPORATION

WITNESS: Leslie L. McCauley  
LESLIE L. MCCOULEY

BY: Michael R. Slater  
MICHAEL R. SLATER, PRESIDENT

WITNESS: James D. Pyden  
JAMES D. PYDEN

### ACKNOWLEDGEMENT

STATE OF NEW JERSEY } ss BEFORE ME PERSONALLY APPEARED Michael R. Slater WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EMPIRE HOLDINGS CORPORATION, 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 14<sup>th</sup> DAY OF August, 1998.

MY COMMISSION EXPIRES: December 24, 2000

MY COMMISSION NUMBER: \_\_\_\_\_

Rebecca E. Bussey  
NOTARY PUBLIC, STATE OF NEW JERSEY  
REBECCA E. BUSSEY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec. 24, 2000

### TITLE CERTIFICATE

STATE OF FLORIDA } I, J. JEFFREY THISTLE, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY COUNTY OF PALM BEACH } ss THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO TRACT G-1 IS VESTED IN WECHSLER COFFEE CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; AND THAT I FIND THE TITLE TO TRACT G-2 IS VESTED TO THE DEBORAH PAKRADOONI MILLER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 16, 1990, AS AMENDED, F/B/O DEBORAH PAKRADOONI MILLER; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: June 29, 1998

J. Jeffrey Thistle, Esq.  
J. JEFFREY THISTLE, ESQ.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### 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 FURTHER, THAT THE SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

JUNE 30, 1998

DATE

Frederick M. Lehman  
FREDERICK M. LEHMAN  
PROFESSIONAL LAND SURVEYOR # 4304  
STATE OF FLORIDA

### CITY APPROVAL

THIS PLAT OF ATLANTIC CENTER WAS APPROVED ON THE 2ND DAY OF JUNE, A.D., 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul Dooling  
MAYOR

ATTEST: Alison McHugherty  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

Paul Dooling  
DIRECTOR OF PLANNING AND ZONING

Carolyn J. Young  
CHAIRPERSON, PLANNING AND ZONING BOARD

Ronald H. Kuykendall  
CITY ENGINEER

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WECHSLER COFFEE CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TRACT G-1, AND THAT THE DEBORAH PAKRADOONI MILLER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 16, 1990, AS AMENDED, F/B/O DEBORAH PAKRADOONI MILLER, OWNER OF THE LAND SHOWN HEREON AS TRACT G-2, BEING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ATLANTIC CENTER TOGETHER SAID LANDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT G OF DELRAY PARK OF COMMERCE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 188-190, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

#### 1. INGRESS EGRESS EASEMENT:

THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF TRACT G-1 AND TRACT G-2, THEIR SUCCESSORS AND ASSIGNS, FOR THEIR INGRESS AND EGRESS AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF TRACT G-1 AND G-2, THEIR SUCCESSORS AND OR ASSIGNS.

#### 2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF GENERAL UTILITIES, INCLUDING BUT NOT LIMITED TO POWER, COMMUNICATIONS, WATER, SEWER AND STORM DRAINAGE.

#### 3. TRACTS G-1 AND G-2 SHOWN HEREON ARE SUBJECT TO A CERTAIN DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 5082, PAGE 0144, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WECHSLER COFFEE CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF TRACT G-1, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, MICHAEL R. SLATER, AND ATTESTED BY ITS 14<sup>th</sup> DAY OF August, 1998, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS

WECHSLER COFFEE CORPORATION  
A NEW YORK CORPORATION

WITNESS: Leslie L. McCauley  
LESLIE L. MCCOULEY

BY: Michael R. Slater  
MICHAEL R. SLATER, PRESIDENT

WITNESS: Richard Wohlras  
RICHARD WOHLRAS

WITNESS: John W. Hoffman  
JOHN W. HOFFMAN

WITNESS: Janet E. Lyden  
JANET E. LYDEN

BY: James D. Pyden  
JAMES D. PYDEN  
CHIEF FINANCIAL OFFICER

IN WITNESS WHEREOF, THE DEBORAH PAKRADOONI MILLER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 16, 1990, AS AMENDED, F/B/O DEBORAH PAKRADOONI MILLER, OWNER OF TRACT G-2, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARAM J. PAKRADOONI AND J. MICHAEL PAKRADOONI AS CO-TRUSTEES, THIS 30<sup>th</sup> DAY OF July, 1998.

WITNESS: Linda A. Bonte Loosle  
LINDA A. BONTE LOOSLE

BY: Aram J. Pakradooni  
ARAM J. PAKRADOONI, CO TRUSTEE

WITNESS: Mary E. Lyden  
MARY E. LYDEN

WITNESS: J. Jeffrey Thistle  
J. JEFFREY THISTLE

WITNESS: Sherri T. Osborn  
SHERRI T. OSBORN

### ACKNOWLEDGEMENT AS TO G-1

STATE OF NEW JERSEY } ss BEFORE ME PERSONALLY APPEARED MICHAEL R. SLATER, AND James Pyden WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CHIEF FINANCIAL OFFICER RESPECTIVELY, OF THE ABOVE NAMED WECHSLER COFFEE CORPORATION, A NEW YORK CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 14<sup>th</sup> DAY OF August, 1998.

MY COMMISSION EXPIRES: December 24, 2000

MY COMMISSION NUMBER: \_\_\_\_\_

Rebecca E. Bussey  
NOTARY PUBLIC, STATE OF NEW JERSEY  
REBECCA E. BUSSEY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec. 24, 2000

### ACKNOWLEDGEMENT AS TO G-2

STATE OF FLORIDA } ss BEFORE ME PERSONALLY APPEARED J. MICHAEL PAKRADOONI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO TRUSTEE OF THE ABOVE NAMED THE DEBORAH PAKRADOONI MILLER REVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 16, 1990, AS AMENDED, F/B/O DEBORAH PAKRADOONI MILLER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF July, 1998.

MY COMMISSION EXPIRES: 12/18/2001

MY COMMISSION NUMBER: CC 694467

J. Jeffrey Thistle  
NOTARY PUBLIC, STATE OF FLORIDA  
J. JEFFREY THISTLE

### INDEX OF SHEETS

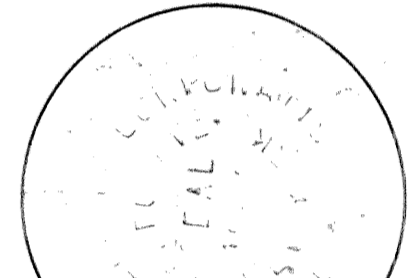
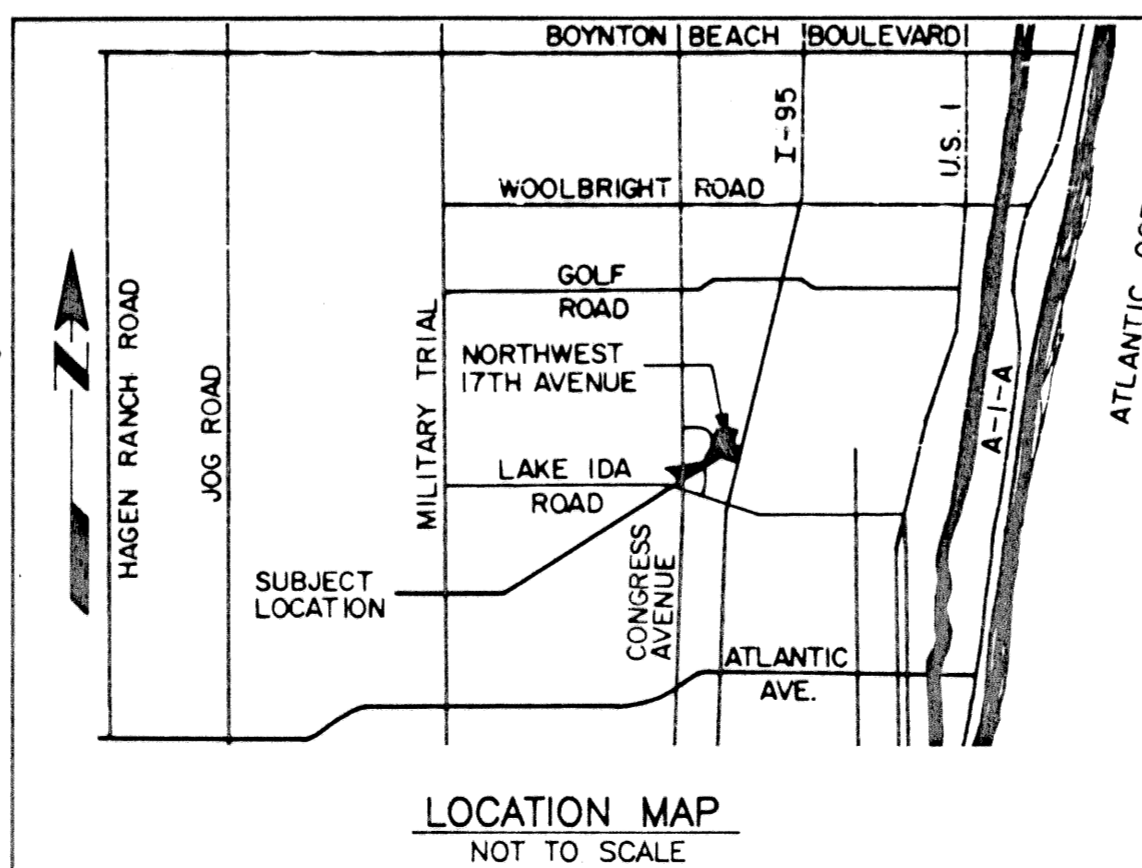
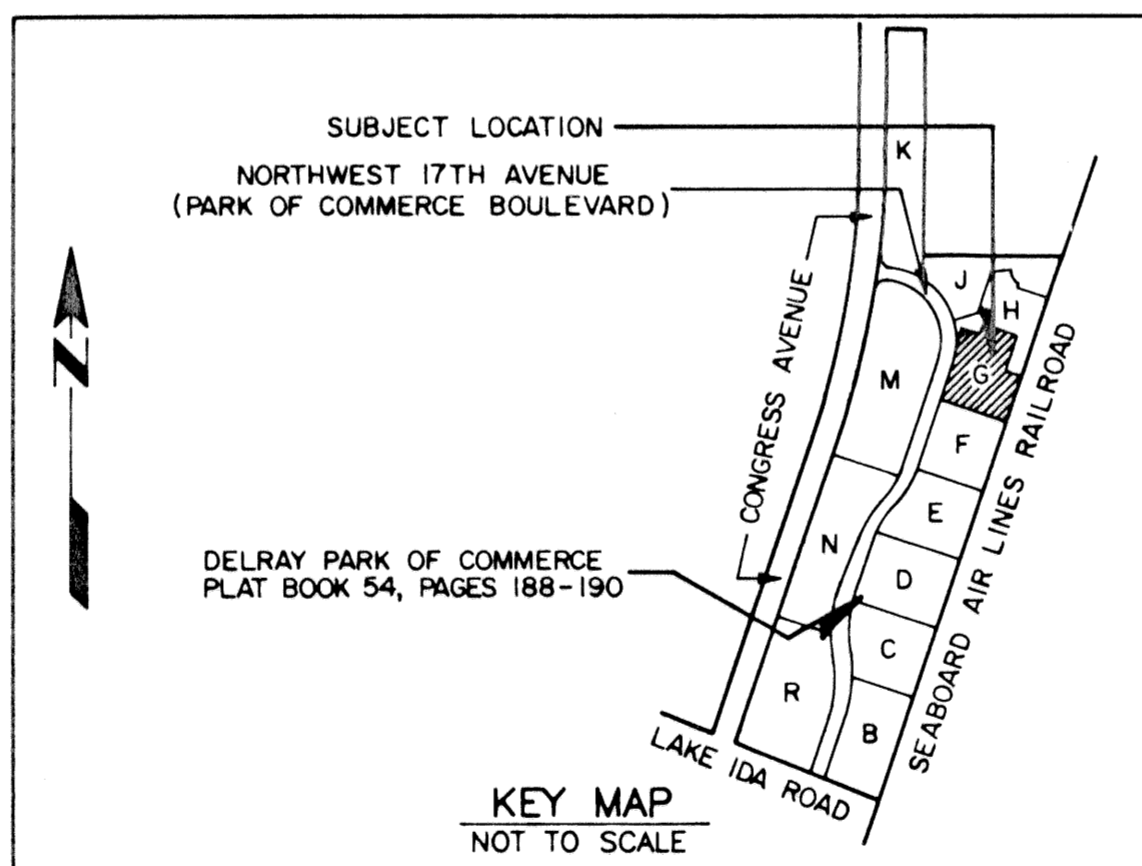
SHEET NO. 1 TITLE SHEET AND CERTIFICATES  
SHEET NO. 2 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:  
FREDERICK M. LEHMAN  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (561) 395-3333

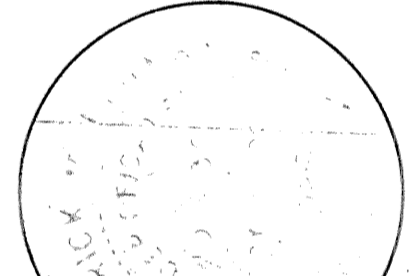
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### STATISTICAL DATA

TOTAL AREA THIS PLAT	2.791 AC.
AREA OF TRACT "G-1"	1.500 AC.
AREA OF TRACT "G-2"	1.291 AC.
LAND USE : COMMERCIAL	



WECHSLER COFFEE CORPORATION DEDICATION



SURVEYOR'S CERTIFICATE



CITY APPROVAL

SUBDIVISION # Atlantic Center  
BOOK 83 PAGE 88  
FLOOD ZONE - FLOOD MAP # -  
QUAD # -  
SE - ZIP CODE -  
PUD NAME City of Delray Beach

