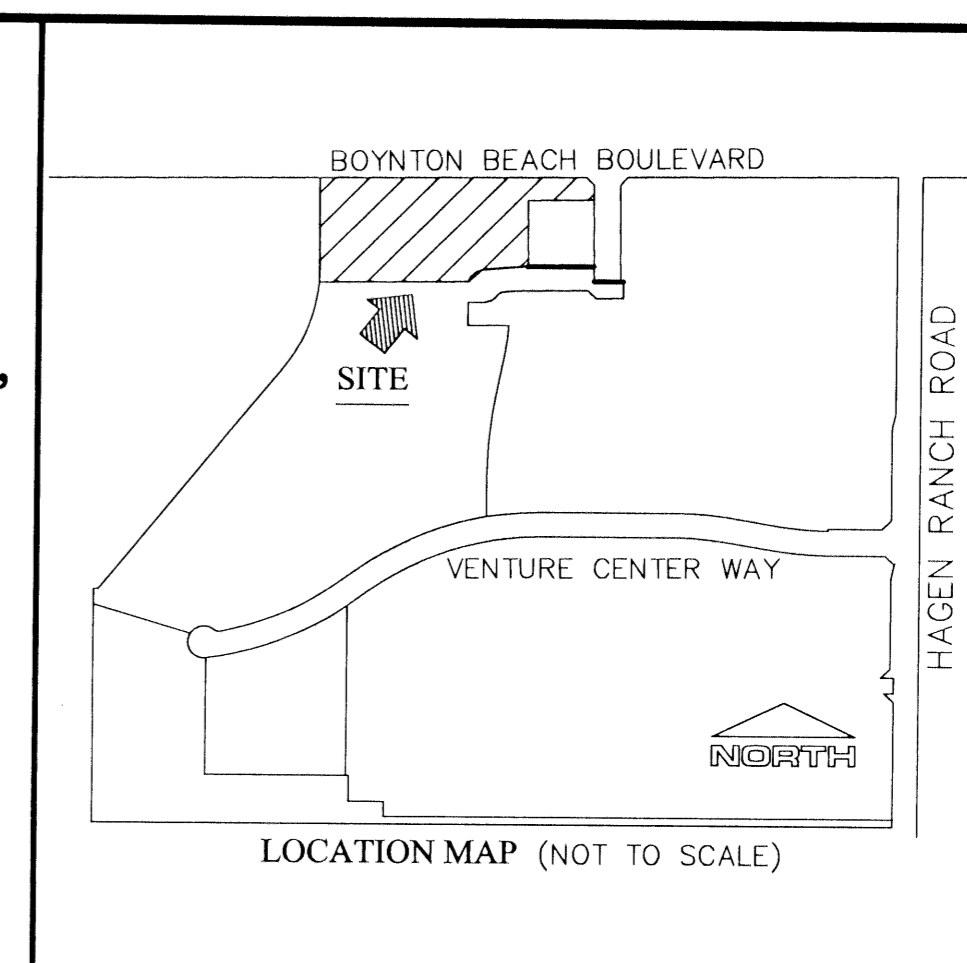


# SHOPPES AT NEW ALBANY M.U.P.D.

BEING A REPLAT OF A PORTION OF PARCEL A-2,  
BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, AS RECORDED IN  
PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2  
APRIL 1999

0748-002



**11**  
COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record on 11/3/99  
this 29 day of September, 1999  
and duly recorded in Plat Book No. 86  
on page 11-12  
GEOFFREY H. WILKEN, Clerk of Circuit Court  
by Leigh J. Stealy D.C.

**LAND USE**  
PARCEL "1" = 5.48 AC.  
TOTAL = 5.48 AC.  
ZONING PETITION No.: PDD 98-073 (1)  
TYPE USE: LSMU

### DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, OWNERS OF THE LAND SHOWN HEREON, AS SHOPPES AT NEW ALBANY M.U.P.D., BEING A REPLAT OF A PORTION OF PARCEL A-2, BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, AS RECORDED IN PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN PARCEL A-2, BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, AS RECORDED IN PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A-2, BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, AS RECORDED IN PLAT BOOK 79, PAGES 152 THROUGH 155 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES, 34 MINUTES, 06 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL A-2, SAID WEST LINE ALSO BEING THE EAST LINE OF A LIMITED ACCESS RIGHT-OF-WAY AS SHOWN ON SAID BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, A DISTANCE OF 289.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 527.50 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND LIMITED ACCESS RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES, 27 MINUTES, 59 SECONDS, A DISTANCE OF 50.33 FEET TO A NON-TANGENT INTERSECTION; THENCE NORTH 89 DEGREES, 25 MINUTES, 54 SECONDS EAST, ALONG A LINE LYING 340.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, A DISTANCE OF 487.11 FEET; TO THE NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND A RADIUS OF 53.00 FEET AND A RADIAL BEARING OF SOUTH 75 DEGREES, 44 MINUTES, 36 SECONDS EAST AT SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66 DEGREES, 47 MINUTES, 09 SECONDS, A DISTANCE OF 61.78 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OR 1040.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES, 23 MINUTES, 21 SECONDS; A DISTANCE OF 152.27 FEET TO THE RADIAL INTERSECTION WITH THE WEST LINE OF BOYNTON BEACH ENTERPRISE CENTER AS RECORDED IN PLAT BOOK 78, PAGES 40 AND 41 OF SAID PUBLIC RECORDS, SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF SAID BOYNTON BEACH ENTERPRISE CENTER; THENCE NORTH 00 DEGREES, 34 MINUTES, 06 SECONDS WEST ALONG SAID WEST LINE OF BOYNTON BEACH ENTERPRISE CENTER, A DISTANCE OF 215.00 FEET; THENCE NORTH 89 DEGREES, 25 MINUTES, 54 SECONDS EAST ALONG THE NORTH LINE OF SAID BOYNTON BEACH ENTERPRISE CENTER, A DISTANCE OF 215.00 FEET; THENCE NORTH 00 DEGREES, 34 MINUTES, 06 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF ENTERPRISE CENTER BOULEVARD AS SHOWN ON SAID BOYNTON BEACH ENTERPRISE CENTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 45 DEGREES, 34 MINUTES, 06 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE OF ENTERPRISE CENTER BOULEVARD, A DISTANCE OF 35.36 FEET; THENCE SOUTH 89 DEGREES, 25 MINUTES, 54 SECONDS WEST ALONG SAID NORTH LINE OF BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS SHOWN ON SAID BOYNTON BEACH ENTERPRISE CENTER PLAT No. 2, A DISTANCE OF 869.95 FEET TO THE POINT OF BEGINNING.

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

PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 9045, PAGE 1062.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 OPEN SPACE CORRIDOR CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, THEIR SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID INDIVIDUALS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

IN WITNESS WHEREOF, HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 15 DAY OF SEPT., 1999.

BY: Herbert F. Kahlert HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT AND AS CO-TRUSTEE  
BY: Karl A. Kahlert KARL A. KAHLERT, AS CO-TRUSTEE

WITNESS: [Signature] WITNESS: [Signature]

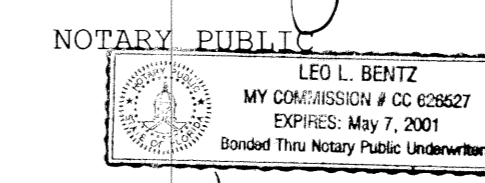
WITNESS: Larisa V. Sviridova WITNESS: [Signature]

### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED HERBERT F. KAHLERT AND KARL A. KAHLERT WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF Sept., 1999.  
MY COMMISSION EXPIRES: Leo L. Bentz



### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF Palm Beach

I, LEO L. BENTZ, 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 HERBERT F. KAHLERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND HERBERT F. KAHLERT AND KARL A. KAHLERT, AS CO-TRUSTEES OF TRUST "A" UNDER THE WILL OF FRITZ M. KAHLERT. 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.

DATED: Sept. 15, 1999  
Leo L. Bentz  
LEO L. BENTZ, ESQUIRE

### PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 28 DAY OF Sept., 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb  
GEORGE T. WEBB, P.E.

### SURVEYOR'S NOTES

- PLAT POSITION AND ORIENTATION  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT  
C. ZONE = FLORIDA EAST  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
F. ALL DISTANCES ARE GROUND  
G. SCALE FACTOR = 1.0000263  
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
I. ROTATION TO GRID NORTH  
S 13°43'10" E (PLAT BEARING) 0°22'40" COUNTER CLOCKWISE  
S 14°05'50" E (GRID BEARING) ROTATION (PLAT TO GRID)  
J. THE STATE PLANE COORDINATES ARE REFERENCED TO THOSE COORDINATES AS SHOWN ON THE PLAT OF BOYNTON BEACH ENTERPRISE CENTER REPLAT No. 3
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  PRM LB 4318
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S 89°25'54"W ALONG THE NORTH LINE OF BOYNTON BEACH ENTERPRISE CENTER PLAT No.2
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING 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 APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- 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, FLORIDA.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

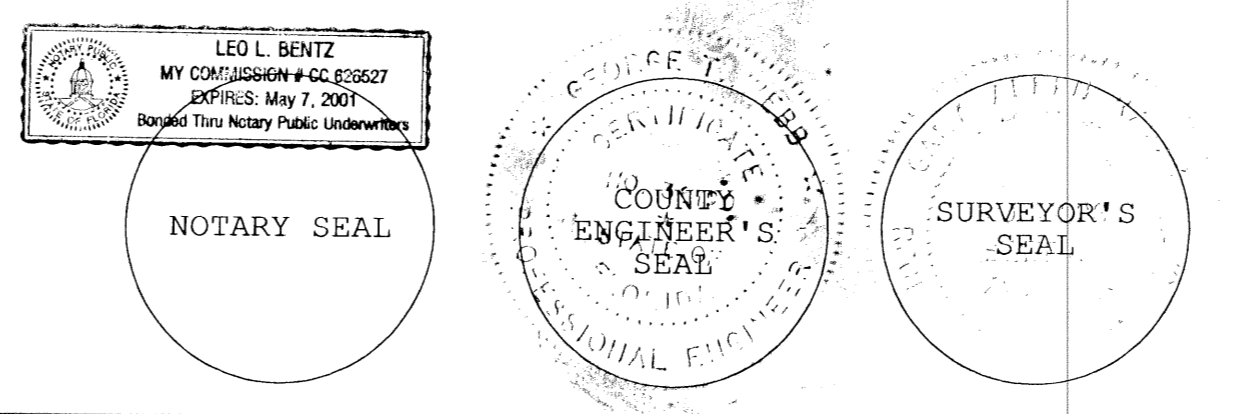
### SURVEYOR'S CERTIFICATE

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 DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9/16/99  
[Signature]  
GARY A. RAGER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. 4806

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M., OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

**SHOPPES AT NEW ALBANY M.U.P.D.**  
**NICK MILLER, INC.**  
Surveying & Mapping Consultants  
SHEET NO. **1 of 2**  
SCALE: DATE: APRIL 1999  
JOB NO. 98055B  
FILE: PAGE\_1.DWG



Subdivision: Shoppes at New Albany  
Plat: 11  
Plat Book: 79  
Page: 152-155  
Zone: G-PUD  
Zip Code: 33437  
P.L.D. Name: Shoppes at New Albany

28-45  
48