

A PLANNED COMMERCIAL DEVELOPMENT SUPER 8 CENTER

LYING IN SECTION 25, TOWNSHIP 42 S., RANGE 42 E.,
PALM BEACH COUNTY, FLORIDA
FEBRUARY, 1984

92

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:51 P.M.
THIS 31st DAY OF
MAY, AD, 1984 AND
DULY RECORDED IN PLAT BOOK
48 ON PAGES 92 AND
93.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Magaret L. Dunbar* DC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PHIL D. O'CONNELL, JR., 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 TO CONRAD W. SCHAEFER, AS TRUSTEE, AND DENNY'S, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES.

DATE: MAR 26 1984
PHIL D. O'CONNELL, JR.
ATTORNEY-AT-LAW, LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1st DAY OF MARCH, A.D. 1984.
BY: *Wm. R. Van Campen*
WM. R. VAN CAMPEN, R.L.S.
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF DRAINAGE.
2. THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON EASEMENTS SPECIFICALLY CALLED OUT FOR THE SOLE PURPOSE OF UTILITIES.
3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" EAST FOR THE NORTH RIGHT OF WAY LINE OF BLUE HERON BOULEVARD. ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
6. WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CONVERGE, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
7. P.R.M.'S (PERMANENT REFERENCE MONUMENTS) ARE INDICATED THUS \ominus

AREA SUMMARY ACRES . . . SQ. FT.

TRACT 1	4.98 . . .	216,877
TRACT 2	3.44 . . .	149,999
TRACT 3	1.00 . . .	43,653
TRACT 4	1.00 . . .	43,600
TRACT 5	1.00 . . .	43,600
TOTALS	11.43 . . .	497,729

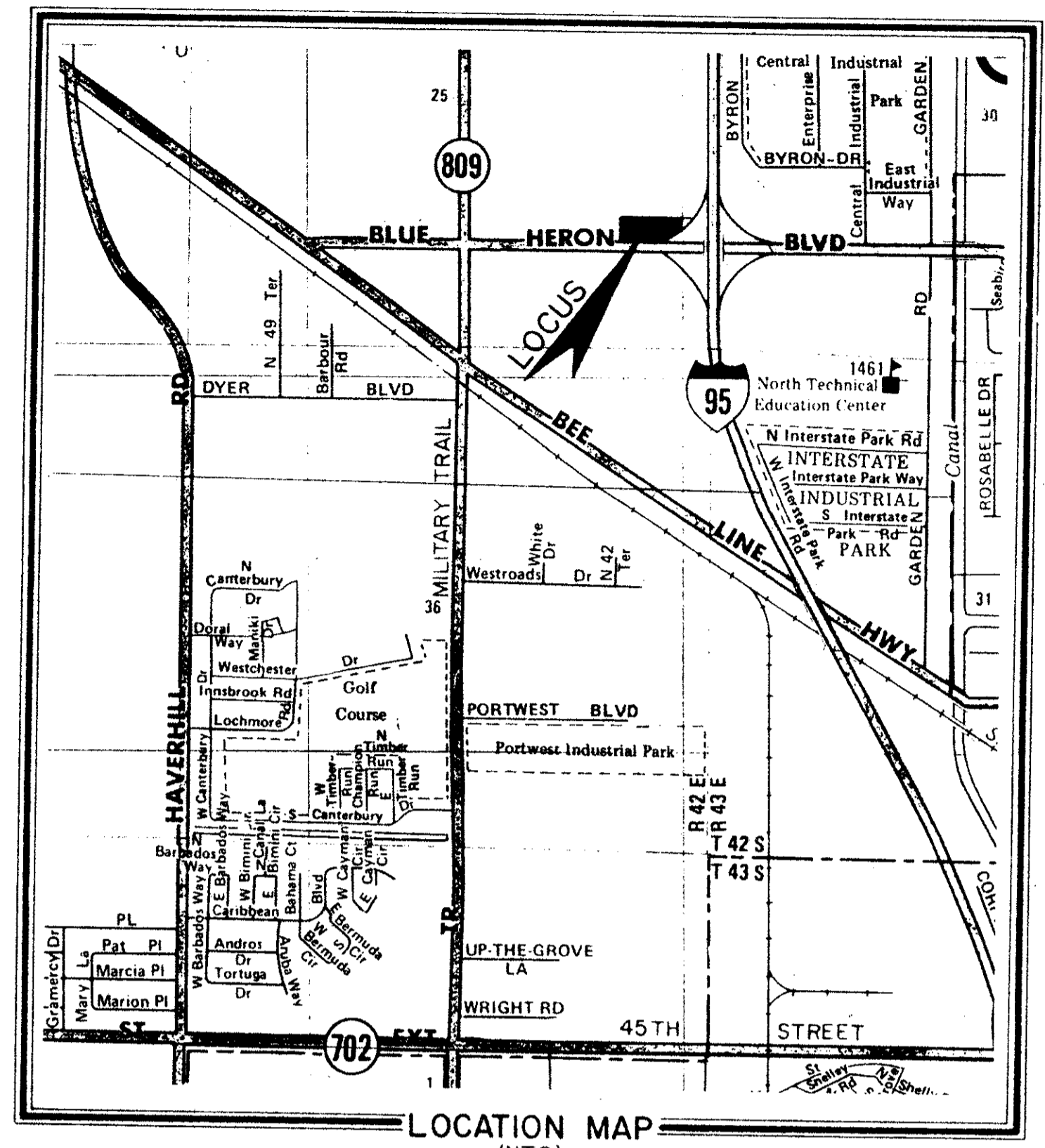
APPROVAL: PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY, A.D. 1984.
Ken Spiliadis
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY, A.D. 1984.
Herbert Kahlert
HERBERT KAHLERT, P.E.
COUNTY ENGINEER

ATTEST:
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Grace L. Yuen* DC



ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CONRAD W. SCHAEFER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF MARCH, 1984.
Betty Louise Finley
NOTARY PUBLIC

MORTGAGEE'S CONSENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 7155 AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, HOME SAVINGS ASSOCIATION OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT

SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF APRIL, 1984.

HOME SAVINGS ASSOCIATION OF FLORIDA
A CORPORATION OF FLORIDA

BY: *William J. Miller*
VICE PRESIDENT

ATTEST: *Barbara J. Miller*
ASSISTANT SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *William J. Miller* AND *Conrad W. Schaefer*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE HOME SAVINGS ASSOCIATION OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF APRIL, 1984.

MY COMMISSION EXPIRES: June 3, 1984
Andy M. Moran
NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CONRAD W. SCHAEFER, AS TRUSTEE, AND DENNY'S INC., A CALIFORNIA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUPER 8 CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BLUE HERON BOULEVARD, AS NOW LAID OUT AND IN USE, WITH THE EAST LINE OF SAID SECTION 25; THENCE, SOUTH 89°59'21" WEST, ALONG SAID CENTERLINE OF BLUE HERON BOULEVARD, A DISTANCE OF 556.28 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 101.26 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID BLUE HERON BOULEVARD, THE WEST RIGHT OF WAY LINE OF INTERSTATE 95, (I-95), AND THE POINT OF BEGINNING (P.O.B.);

THENCE, NORTH 60°15'18" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 201.56 FEET; THENCE, NORTH 11°20'43" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 509.97 FEET TO A POINT ON A LINE 600.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH RIGHT OF WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE, NORTH 90°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 975.32 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 600.00 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE, NORTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 400.00 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET TO A POINT IN A LINE 200.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTH RIGHT OF WAY LINE; THENCE, NORTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 218.00 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE, NORTH 90°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING 11.43 ACRES.

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

1. THE DRAINAGE AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SUPER 8 CENTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PURPOSES OF DRAINAGE AND DRAINAGE RELATED FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND UTILITY RELATED FACILITIES.
3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACTS 1, 2, 4 AND 5, AS SHOWN HEREON, ARE HEREBY RESERVED BY CONRAD W. SCHAEFER, AS TRUSTEE, FOR THE PURPOSES OF COMMERCIAL DEVELOPMENT AND OTHER LAWFUL PURPOSES.
5. TRACT 3, AS SHOWN HEREON, IS HEREBY RESERVED BY DENNY'S INC. FOR THE PURPOSES OF COMMERCIAL DEVELOPMENT AND OTHER LAWFUL PURPOSES.
6. THE INGRESS-EGRESS, EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO SUPER 8 CENTER ASSOCIATION INC., FOR ROADWAY AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, DENNY'S, INC., A CALIFORNIA CORPORATION, CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF MARCH, 1984.

DENNY'S, INC.,
A CORPORATION OF THE STATE OF CALIFORNIA
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

ATTEST: *Paul J. Geiger*
Paul J. Geiger, ASSISTANT SECRETARY
BY: *Roger K. Mercier*
Roger K. Mercier, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

BEFORE ME PERSONALLY APPEARED *Roger K. Mercier* AND *Paul J. Geiger*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF DENNY'S, INC., A 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF MARCH, 1984.

MY COMMISSION EXPIRES: June 8, 1986
Barbara Depond
NOTARY PUBLIC

IN WITNESS WHEREOF, I, CONRAD W. SCHAEFER, AS TRUSTEE, HERETO SET MY HAND AND SEAL THIS 1st DAY OF MARCH, 1984.

WITNESS *Conrad W. Schaefer*
CONRAD W. SCHAEFER, AS TRUSTEE
WITNESS *Therence L. Abrome*

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

RECORD PLAT
SUPER 8 CENTER

DATE	SCALE	APPROVED	FILE NO.	SHEET OF
FEB, 84	N/A			1 2

48/92

DRAWING NUMBER
48/92

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07348