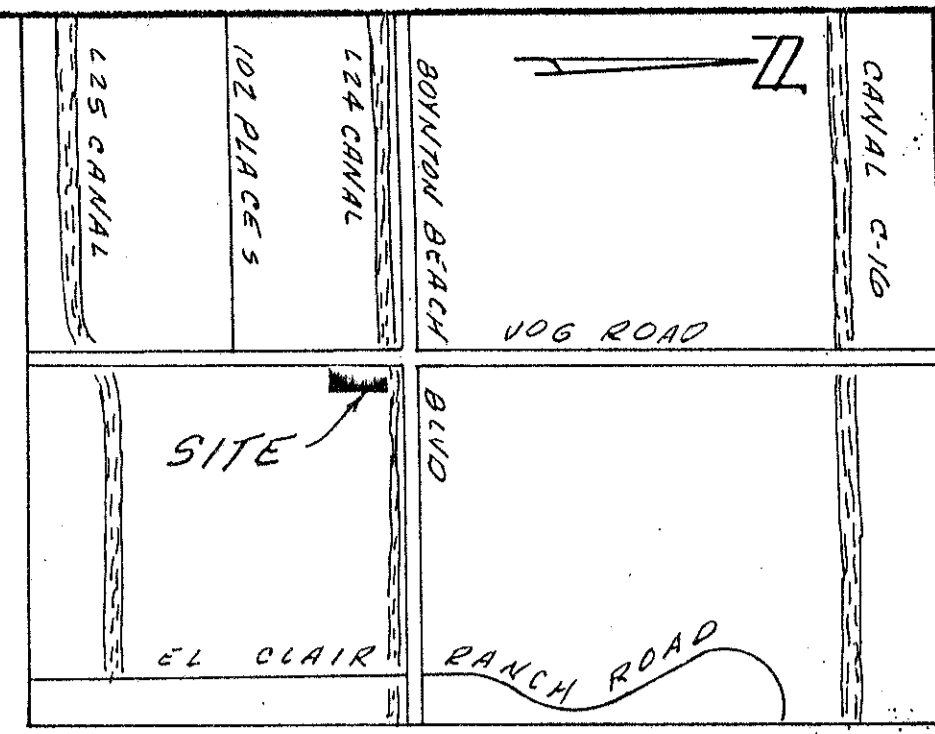


654-001

90

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:30 A.M.
this 19 day of June, 1996
and duly recorded in Plat Book No. 77
on page 92
DOROTHY H. WILKIN, Clerk of Court
by John K. Weigand, D.C.



LOCATION MAP

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR 1.0000303
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N.00°08'04"W. (PLAT BEARING)
N.00°08'04"W. (GRID BEARING)

00°00'00" = BEARING ROTATION (PLAT TO GRID)

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 19 DAY OF JUNE, 1996

Darryl T. Will
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. ALEXANDER 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 BOYNTON BEACH JOG ASSOCIATES, INC. A FLORIDA CORPORATION,
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 WHICH WOULD PRESENT THE SUBDIVISION OF THE PROPERTY
AS DEPICTED BY THIS PLAT.

DATED: FEB. 21, 1996
Jeff Alexander

SURVEYORS 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 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 REQUIREMENTS OF
CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF
PALM BEACH COUNTY, FLORIDA.

John K. Weigand
LAND SURVEYOR NO. 3922

NOTES:
THE WEST LINE OF THE NORTHEAST QUARTER
(NE.1/4) OF SECTION 27, TOWNSHIP 45
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,
FLORIDA, IS ASSUMED TO BEAR N.0°08'04"W.

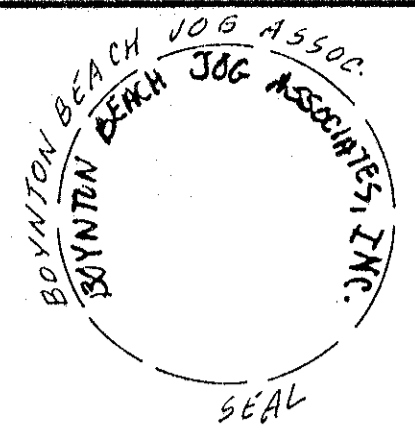
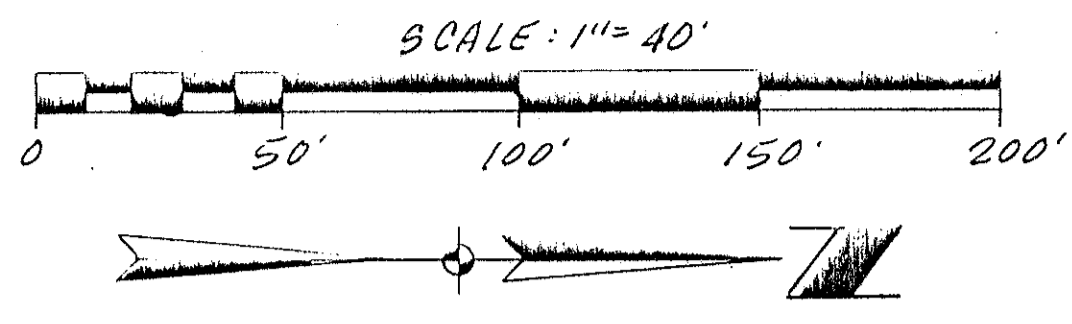
THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN K.
WEIGAND IN THE OFFICE OF O'BRIEN, SUITER
& O'BRIEN, INC., 2601 NORTH FEDERAL
HIGHWAY, DELRAY BEACH, FLORIDA 33483.
(407-732-3279)

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.

PERMANENT REFERENCE MONUMENTS ARE SHOWN
THUS: " □ "

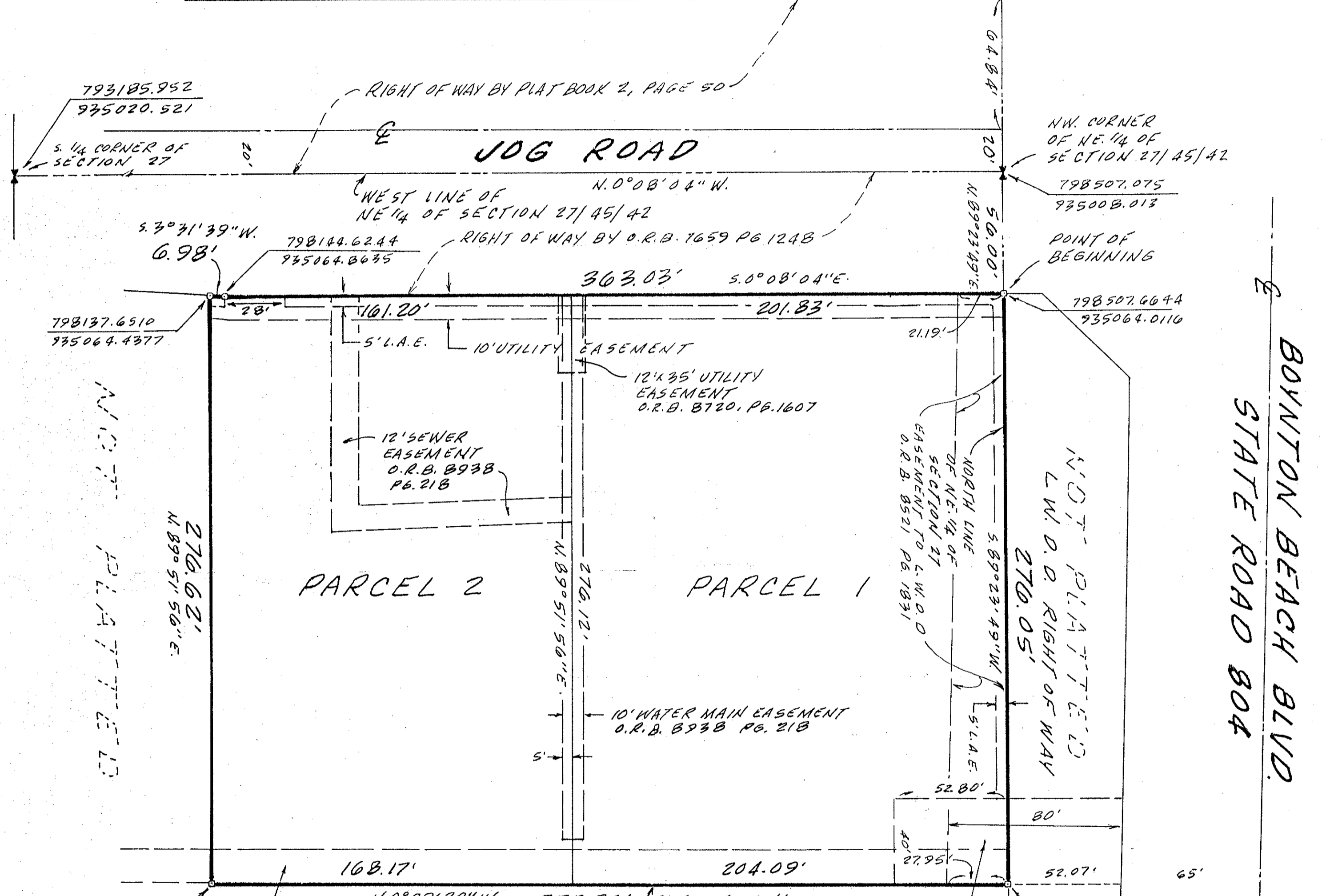
PLAT OF
JOG ROAD SHOPS
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.



LEGEND:
L.A.E. = LIMITED ACCESS EASEMENT
C = CENTER LINE
O.R.B. = OFFICIAL RECORD BOOK
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT

SITE DATA:
ZONING CLASSIFICATION: CG
PETITION NO. 94-03A
PARCEL NO. 1 = 1.286 ACRES
PARCEL NO. 2 = 1.066 ACRES

TRACT 1 BLOCK 50
PALM BEACH FARMS CO PLAT 3
PLAT BOOK 2 PAGES 45-54



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH JOG ASSOCIATES, INC., A
FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS JOG ROAD SHOPS,
LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY,
FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF (W.1/2) OF THE NORTHWEST QUARTER (NW.1/4) OF
THE NORTHWEST QUARTER (NW.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE.1/4) OF SAID
SECTION 27; THENCE N.89°23'49"E., ALONG THE NORTH LINE OF THE NORTHEAST
QUARTER (NE.1/4) OF SECTION 27, 56.00 FEET TO THE POINT OF BEGINNING;
THENCE S.0°08'04"E., ALONG A LINE 56.00 FEET EAST OF AND PARALLEL WITH THE
WEST LINE OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION 27, 363.03 FEET;
THENCE S.3°31'39"W., 6.98 FEET; THENCE N.89°51'56"E., 276.62 FEET TO THE
EAST LINE OF THE SAID WEST HALF (W.1/2) OF THE NORTHWEST QUARTER (NW.1/4)
OF THE NORTHWEST QUARTER (NW.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF
SECTION 27; THENCE N.0°09'20"W., ALONG SAID EAST LINE, 372.26 FEET TO THE
NORTH LINE OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION 27; THENCE
S.89°23'49"W., ALONG SAID NORTH LINE, 276.05 FEET TO THE SAID POINT OF
BEGINNING.

CONTAINING 2.3525 ACRES, MORE OR LESS.

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

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 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.

PARCEL 1 AND PARCEL 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR BOYNTON
BEACH JOG ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL USE
PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOYNTON
BEACH JOG ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF
February, 1996.

BOYNTON BEACH JOG ASSOCIATES, INC.
A FLORIDA CORPORATION
N. Kent Wilmering
PRESIDENT
Laure K. McNeill
WITNESS
Scott McNeill
WITNESS

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED N. KENT WILMERING WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
PRESIDENT OF BOYNTON BEACH JOG ASSOCIATES, 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 19th DAY OF
February, 1996.
MY COMMISSION EXPIRES:
Laure K. McNeill
NOTARY PUBLIC
My Commission Expires March 16, 1998
Comm. No. CC 350820

MORTGAGEES CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
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
OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN
OFFICIAL RECORD BOOK 8521, PAGE 1855, 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 20
DAY OF Feb, 1996.

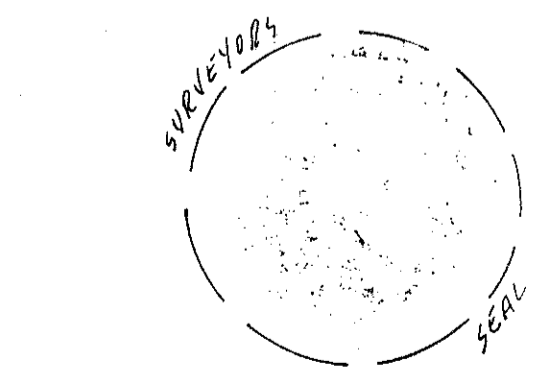
WITNESS:
BankAtlantic
A FEDERAL SAVINGS BANK
BY: Perry P. Alexander
SENA VICE PRESIDENT
Cherie Kumbler
WITNESS
Janet M. Larson
WITNESS
ITS: Assistant Vice President

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Perry P. Alexander WHO IS
PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION,
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF
BANKATLANTIC, 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 28 DAY OF Feb, 1996.
MY COMMISSION EXPIRES:
George J. Forest
NOTARY PUBLIC
ANY FLORIDA
My Commission Expires
Comm. No. CC 350820

SUBDIVISION * Jog Road Shops
BOOK 77 PAGE 90
FLOOD ZONE 8 FLOOD MAP # 185A
QUAD # 35 ZONING CG
SE 93-06 ZIP CODE 33437
JOB NAME Jog Road Shops

654-001



O'BRIEN, SUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: AUG 1995 REVISIONS:
FILED BOOK: 8130 PAGE: 17
SCALE: 1" = 40'
ORDER NO: 97-627