

# BOYNTON FESTIVE CENTER

BEING A REPLAT OF A PORTION OF TRACTS 31, 32 AND 33,  
THE SUBDIVISION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA  
(PLAT BOOK 7, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 4:59 P.M. this 13  
day of January, 1997,  
and duly recorded in Plat Book  
78, Pages 181 through  
182.

DOROTHY H. WILKEN  
Clerk Circuit Court  
By: *Leigh A. Stanley*



### DEDICATION

STATE OF MICHIGAN }  
COUNTY OF OAKLAND }

KNOW ALL MEN BY THESE PRESENTS THAT AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOYNTON FESTIVE CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 31, 32, AND 33 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 00°59'39" WEST, ALONG THE EAST LINE OF SAID SECTION 19, 1262.20 FEET TO A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF OLD BOYNTON ROAD; THENCE NORTH 89°46'34" WEST, ALONG SAID PARALLEL LINE, 60.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'34" WEST, ALONG SAID PARALLEL LINE, 822.51 FEET; THENCE NORTH 44°46'34" WEST, 14.45 FEET; THENCE NORTH 00°59'39" WEST, 102.20 FEET; THENCE NORTH 16°46'44" WEST, 199.61 FEET; THENCE NORTH 00°59'39" WEST, 258.27 FEET; THENCE NORTH 43°32'54" EAST, 57.02 FEET; THENCE NORTH 88°05'26" EAST, 431.68 FEET; THENCE SOUTH 00°59'39" EAST, 188.00 FEET; THENCE SOUTH 66°50'59" EAST, 114.56 FEET; THENCE NORTH 88°05'26" EAST, 310.50 FEET TO A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19; THENCE SOUTH 00°59'39" EAST, ALONG SAID PARALLEL LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 398.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 440,278 SQUARE FEET, (10.11 ACRES, MORE OR LESS.)  
HAS CAUSED THESE LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 26<sup>TH</sup> DAY OF NOVEMBER, 1996.

AGREE LIMITED PARTNERSHIP  
A DELAWARE LIMITED PARTNERSHIP  
BY: AGREE REALTY CORPORATION  
A MARYLAND CORPORATION  
ITS GENERAL PARTNER

BY: *[Signature]*  
RICHARD AGREE  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF MICHIGAN  
COUNTY OF OAKLAND

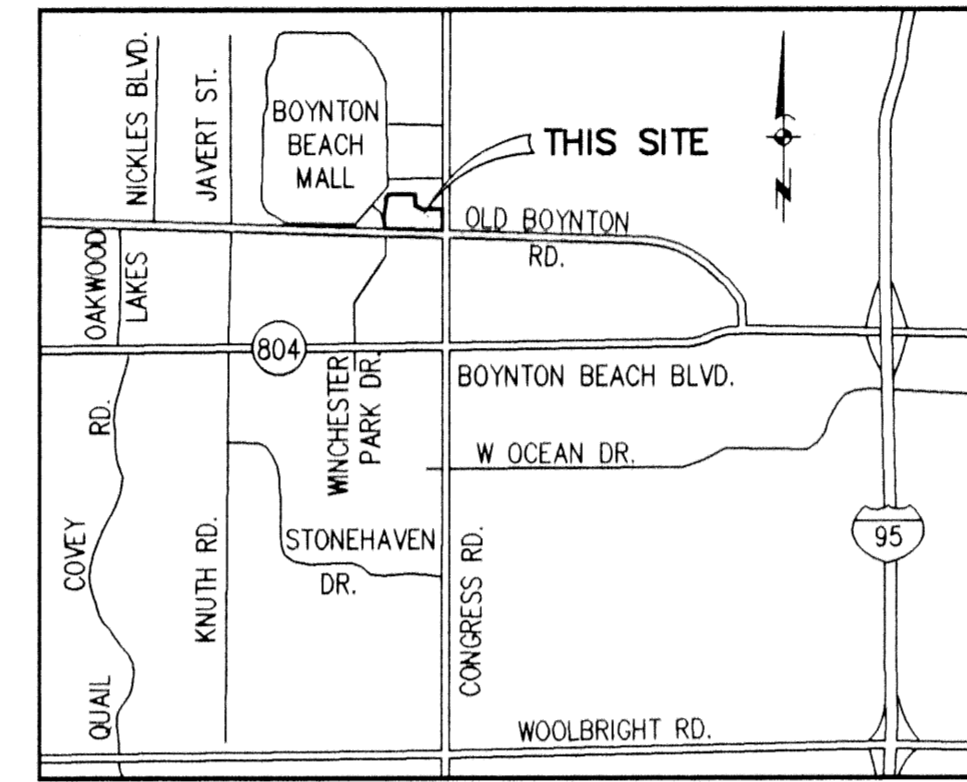
ON THIS 26<sup>TH</sup> DAY OF NOVEMBER, 1996, BEFORE ME PERSONALLY APPEARED RICHARD AGREE, PRESIDENT OF AGREE REALTY CORPORATION, A MARYLAND CORPORATION, AS GENERAL PARTNER OF AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THAT HE HAS EXECUTED THE WITHIN INSTRUMENT AS HIS FREE ACT AND DEED AND AS THE FREE ACT AND DEED OF SAID CORPORATION.

*Claudia Kayfes*  
NOTARY PUBLIC COUNTY OAKLAND  
STATE OF MICHIGAN  
BY COMMISSION EXPIRES: 7/14/98

### AREA TABULATION

|         |             |
|---------|-------------|
| TRACT A | 7.38 ACRES  |
| TRACT B | 2.73 ACRES  |
| TOTAL   | 10.11 ACRES |

PREPARED BY:  
KATHLEEN L. HALL LAND SURVEYING, INC.  
23257 S.R. 7, SUITE 207  
BOCA RATON, FL. 33428  
TEL.(561)487-2447 FAX.(561)487-3356  
L.B. #6555



LOCATION MAP  
(NOT TO SCALE)

### MORTGAGEE'S CONSENT

STATE OF MICHIGAN  
COUNTY OF OAKLAND

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 9409 AT PAGE 1798 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, CORPORATE SECRETARY AND MEMBER OF EXECUTIVE COMMITTEE AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26<sup>TH</sup> DAY OF NOVEMBER, 1996.

MICHIGAN NATIONAL BANK  
AS AGENT FOR THE BENEFIT OF  
ITSELF, NBD BANK, AND  
LoSALLE NATIONAL BANK

WITNESS:  
*[Signature]*  
*[Signature]*

BY: *Sheila E. Maples*  
PRINTED NAME: Sheila E. Maples  
By: *[Signature]*  
Lawrence L. Gladchun, Corporate Secretary  
By: *[Signature]*  
DOUGLAS E. EBERT  
Member of Executive Committee

### ACKNOWLEDGEMENT

STATE OF MICHIGAN  
COUNTY OF OAKLAND

BEFORE ME PERSONALLY APPEARED SHEILA E. MAPLES, LAWRENCE L. GLADCHUN AND DOUGLAS E. EBERT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT, CORPORATE SECRETARY AND MEMBER OF EXECUTIVE COMMITTEE OF MICHIGAN NATIONAL BANK AND 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 26<sup>TH</sup> DAY OF NOVEMBER, 1996.

*Claudia Kayfes*  
NOTARY PUBLIC COUNTY OAKLAND  
STATE OF MICHIGAN  
MY COMMISSION EXPIRES: 7/14/98

### CITY APPROVALS

CITY OF BOYNTON BEACH, FLORIDA

APPROVED FOR RECORD THIS 10 DAY OF JANUARY, A.D., 1997

BY: *[Signature]*  
JERRY TAYLOR  
CITY MAYOR

ATTEST: SUZANNE KRUSE



BY: *[Signature]*  
SUZANNE KRUSE  
CITY CLERK

### CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF JANUARY, A.D., 1997

BY: *[Signature]*  
WILLIAM V. HUKILL, P.E.  
CITY ENGINEER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO AGREE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

DATED: 11/24/96

CHICAGO TITLE INSURANCE COMPANY  
BY: *[Signature]* Res. V.P.  
PRINTED NAME: Herbert G. SWAN

### 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 THE CITY OF BOYNTON BEACH, FLORIDA.

*Kathleen L. Hall*  
KATHLEEN L. HALL, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 4103  
STATE OF FLORIDA

SUBDIVISION # BOYNTON FESTIVE CENTER  
PAGE 181  
FLOOD MAP #  
ZONING  
SE  
ZIP CODE  
PUD NAME City of Boynton Beach  
TAZ - 481

|                           |        |           |        |
|---------------------------|--------|-----------|--------|
| AGREE LIMITED PARTNERSHIP | NOTARY | MORTGAGEE | NOTARY |
|---------------------------|--------|-----------|--------|

|               |          |
|---------------|----------|
| CITY ENGINEER | SURVEYOR |
|---------------|----------|