

"WOOLBRIGHT 100" being a Replat of a Portion of Tract "C"; SHOPPES OF WOOLBRIGHT P.C.D. as recorded in Plat Book 65, Pages 137 and 138 of the Public Records of Palm Beach County, Florida Section 29, Township 45 S., Range 43 E. City of Boynton Beach, Florida

COUNTY OF PALM BEACH ) STATE OF FLORIDA ) This Plat was filed for record at 4:03P on this 15th day of July 1997 and duly recorded in Plat Book No. 80 on page 27 DOROTHY W. KEENE, Clerk of Circuit Court by *Deaf A. Standley*



SHEET 1 OF 1

DEDICATION

The undersigned certifies that they are the owners of the tract of land described herein and hereby platted as "WOOLBRIGHT 100"; and that they reserve ownership of those easements designated as private. 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.

BY: FAVORITE FOOD COURT, INC. a Florida Corporation
Witnesses (2)
1) *Michael Morton* Edward Jaffy, as its President (Affix Corporate Seal)
2) *Bradley Morton*

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS
The foregoing instrument was acknowledged before me this 29th day of May, 1997, by Edward Jaffy, President of Favorite Food Court, Inc., a Florida Corporation, who is personally known to me and who is authorized to act on behalf of the corporation.

Witness my hand and official seal at the City of Boca Raton, County of Palm Beach, State of Florida, the Day and Year aforesaid.
*Robert L. Schenck*
Notary Public, State of Florida, at large

DEDICATION

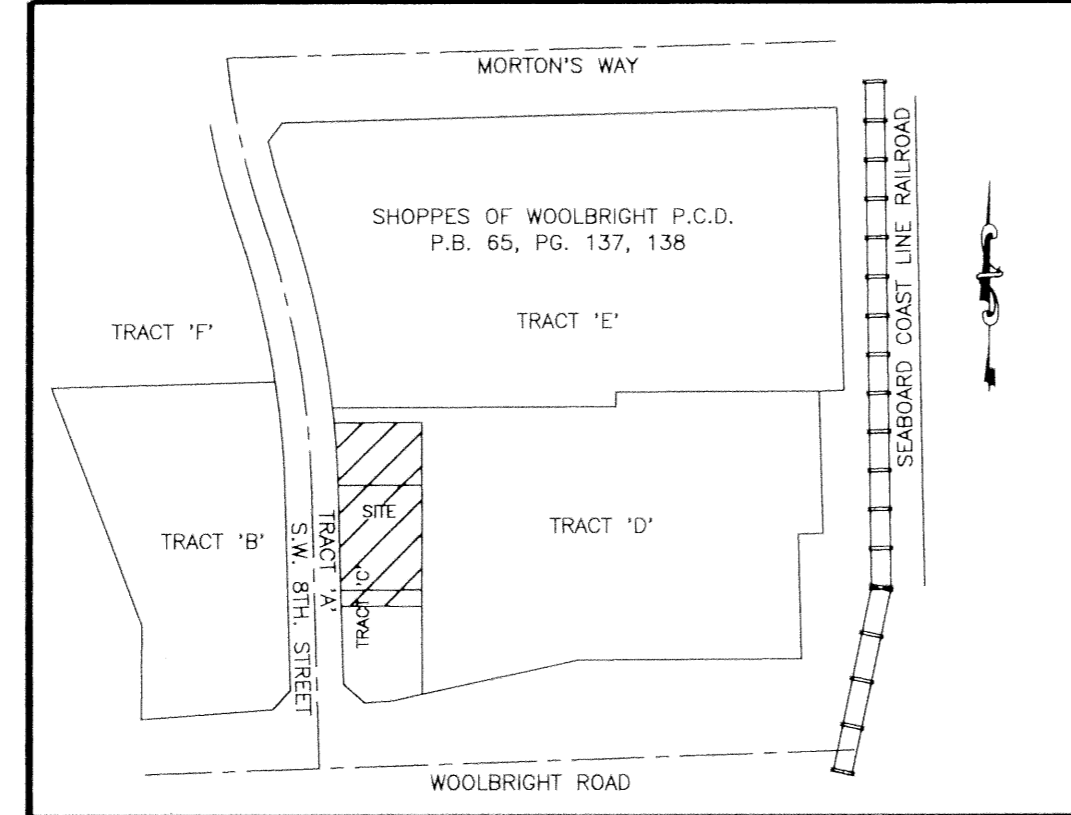
The undersigned certifies that they are the owners of the tract of land described herein and hereby platted as "WOOLBRIGHT 100"; and that they reserve ownership of those easements designated as private. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and 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.

Witnesses (2)
1) *Kenia Sanchez* Howard Scharlin, Trustee
2) *Elizabeth Sutta*

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS
The foregoing instrument was acknowledged before me this 28th day of May, 1997, by Howard Scharlin, Trustee who is personally known to me and who is authorized to act on behalf of the trust.

Witness my hand and official seal at the City of Miami, County of Dade, State of Florida, the Day and Year aforesaid.
*Kenia Sanchez*
Notary Public, State of Florida, at large



LEGAL DESCRIPTION:

A portion of TRACT 'C', SHOPPES OF WOOLBRIGHT P.C.D., according to the plat thereof as recorded in Plat Book 65, Pages 137 and 138 in the Public Records of Palm Beach County, Florida, more particularly described as follows:
Commence at the Southeast Corner of The Southeast Quarter of Section 29, Township 45 South, Range 43 East; thence with the South line of said Section 29, S 88°25'44" W, a distance of 1,029.96 feet; thence N. 01°33'47" W., a distance of 382.51 feet to the POINT OF BEGINNING, said point being on the Easterly Right-of-Way line of S. W. 8th. Street; thence with the said Right-of-Way line N 01°33'47" W, a distance of 178.27 feet; thence with a curve to the left, having a radius of 1851.74 feet, a central angle of 04°07'13", and arc distance of 133.16 feet, a chord bearing of N. 03°37'23" W, and a chord distance of 133.13 feet to the Northerly boundary of "Tract C" of the aforementioned "SHOPPES OF WOOLBRIGHT P.C.D."; thence with said Northerly boundary N. 89°50'25" E., a distance of 177.64 feet to the Northeastly corner of said "Tract C"; thence with the Easterly boundary of "Tract C", S. 00°09'35" E., a distance of 311.11 feet; thence parallel with the Northerly boundary of said "Tract C", S. 89°50'25" W., a distance of 165.23 feet to the POINT OF BEGINNING.

Said lands lying and situate in the City of Boynton Beach, Palm Beach County, Florida.

CITY APPROVAL:

This plot is hereby approved for record this 30 day of JUNE A.D., 1997.



BY: *Jerry Taylor* JERRY TAYLOR, Mayor
ATTEST: *Suzanne M. Kruse* SUZANNE M. KRUSE, City Clerk

CITY OF BOYNTON BEACH ENGINEER:

This plot is hereby approved for record this 19 day of JUNE A.D., 1997.

BY: *John S. Yeend* JOHN S. YEEND, P.E. City of Boynton Beach Engineer

TITLE CERTIFICATION:

I, *John A. Lanzetta*, 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 Favorite Food Court, Inc. and Howard Scharlin, Trustee; that the current taxes have been paid; and there are no other encumbrances of record that would affect the subdivision of this property.

Date: 5/22/97
*John A. Lanzetta*
Attorney at Law licensed in Florida

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that on 5/14/97 this property was surveyed under my supervision and this plat is a true representation of the lands described and shown, and that permanent reference monuments have been placed as indicated hereon in accordance with the statutes of the State of Florida there-unto appertaining. I hereby certify that the materials and composition of this plat conforms to the requirements of Chapter 177.091 of the Florida Statutes, and that this survey meets the Minimum Technical Standards set by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 472, Florida Statutes and Chapter 61G17-6 of the Florida Administrative Code.

*Lawrence P. Frank*
Lawrence P. Frank
FRANK & ELLIOTT
PROFESSIONAL LAND SURVEYOR # 4619

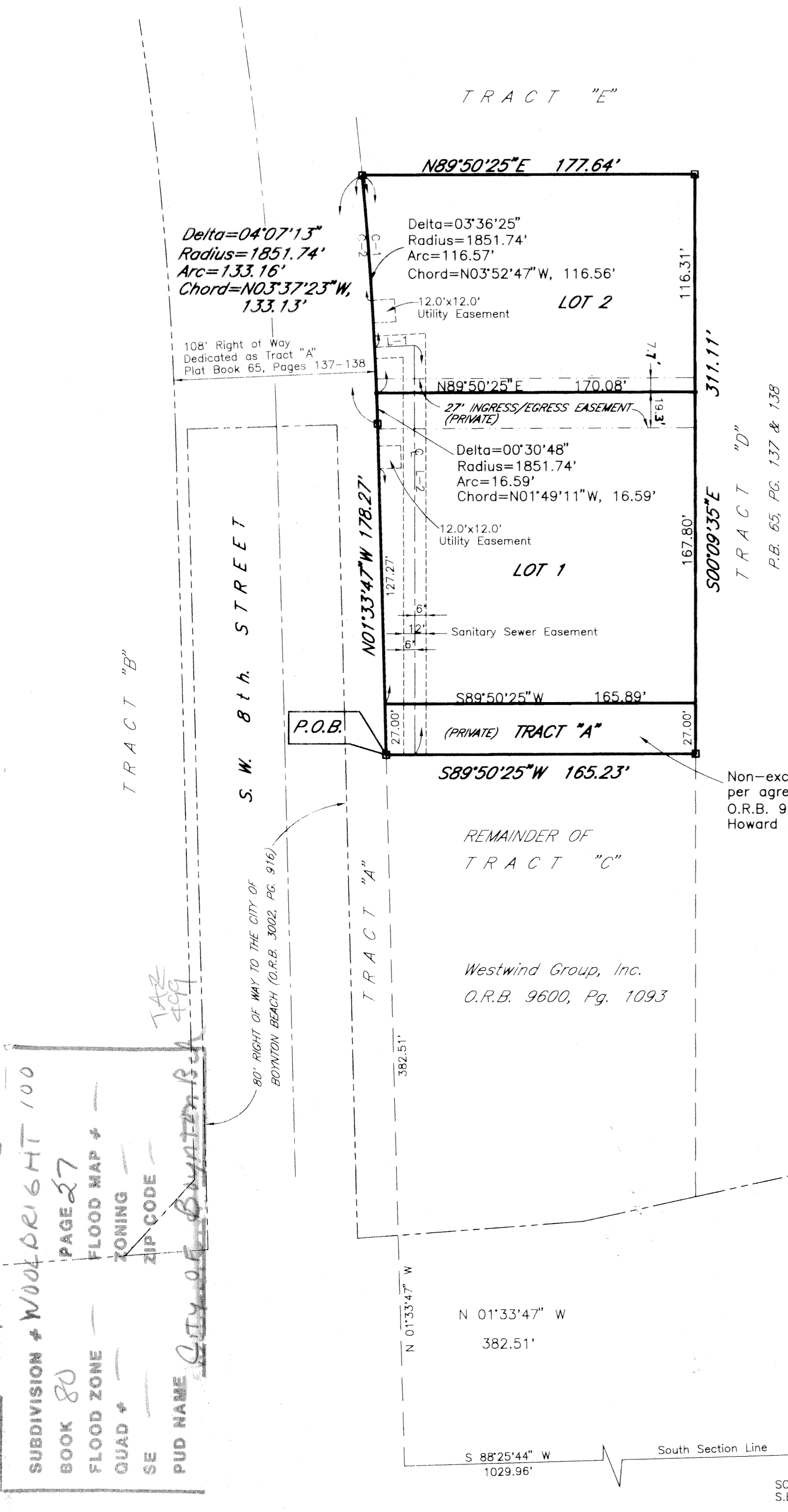


Table with 5 columns: Curve#, Radius, Delta, Arc, Chord. Data for curves C-1 and C-2.

Table with 3 columns: Line#, Bearing, Distance. Data for lines L-1 and L-2.

Table with 3 columns: Lot#, Area (Sq. Ft.), Area (Acres). Data for Lot 1, Lot 2, and Tract 'A'.

SURVEYOR'S NOTES:

- 1. Basis of bearings is the South Section Line of Section 29 being S88°02'37" W.
2. NOTICE: there may be additional restrictions that are not recorded on this plat which may be found in the Public Records of this County.
3. a Denotes Permanent Reference Monument (P.R.M.) set, 4" x 4" Concrete Monument with Disc L.B. # 5408.
4. There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits required for such encroachment.
5. 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.
6. The building setbacks and site regulations shall be consistent with the City of Boynton Beach Code of Ordinances.
7. The City of Boynton Beach shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

Notary and Professional Seals for Favorite Food Court, Inc., Notary Kenia Sanchez, Notary Howard Scharlin, City Engineer John S. Yeend, and Surveyor Lawrence P. Frank.

FRANK & ELLIOTT SURVEYORS • ENGINEERS • LAND PLANNERS
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