

JULY 1998

SHOPPES AT WYCLIFFE

5407.000

SHEET 1 of 3

41

LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PETITION NUMBER: PDD 95-57-MUPD

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, PEMBROKE ENTRANCE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "SHOPPES AT WYCLIFFE", SAID LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 88°02'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 180.92 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5642, PAGE 1610, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°53'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 75.00 FEET FOR A POINT OF BEGINNING.

THENCE, CONTINUE SOUTH 01°53'48" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 1204.56 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD 802) AS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 1602, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 45°22'20" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AND DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 51.36 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, THE FOLLOWING THREE COURSES: (1) SOUTH 89°01'58" WEST, A DISTANCE OF 368.38 FEET; (2) SOUTH 88°06'58" WEST, A DISTANCE OF 250.03 FEET; (3) SOUTH 89°01'58" WEST, A DISTANCE OF 179.13 FEET TO THE SOUTHEAST CORNER OF WYCLIFFE PLAT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 31, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°42'43" EAST, ALONG THE EASTERLY LINE OF SAID WYCLIFFE PLAT TWO AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, A DISTANCE OF 1286.51 FEET TO THE NORTHEAST CORNER OF SAID WYCLIFFE PLAT TWO, AND THE INTERSECTION THEREOF WITH SOUTHERLY RIGHT-OF-WAY LINE OF A 75 FOOT ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1081, PAGE 623, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 88°02'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND DEPARTING THE EAST LINE OF SAID WYCLIFFE PLAT TWO, A DISTANCE OF 835.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24.16 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A" IS HEREBY RESERVED FOR PEMBROKE ENTRANCE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PEMBROKE ENTRANCE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS 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 PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, PEMBROKE ENTRANCE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, BY ITS MANAGING JOINT VENTURER, AEP PEMBROKE, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, AMERICAN EQUITY PROPERTIES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY, HENRY BATIEVSKY, AS VICE PRESIDENT AND MARK BATIEVSKY, AS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF June, 1998.

BY: PEMBROKE ENTRANCE JOINT VENTURE
A FLORIDA GENERAL PARTNERSHIP

BY ITS MANAGING JOINT VENTURER

BY: AEP PEMBROKE, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER

BY: AMERICAN EQUITY PROPERTIES, INC.
A FLORIDA CORPORATION

ATTEST: Mark Batievsky
MARK BATIEVSKY, ASSIST. SECRETARY

BY: Henry Batievsky
HENRY BATIEVSKY, VICE PRESIDENT

ACKNOWLEDGMENT:

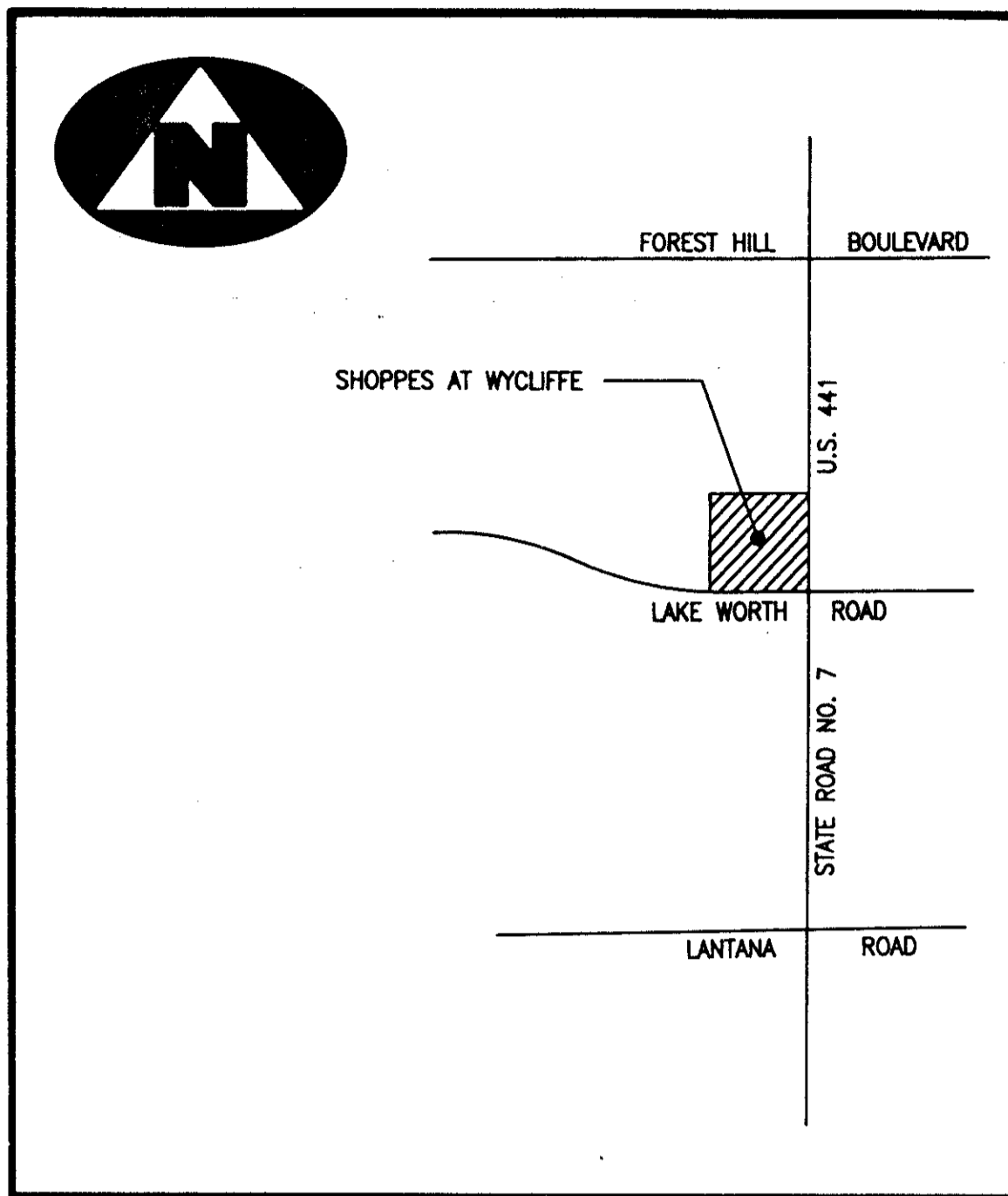
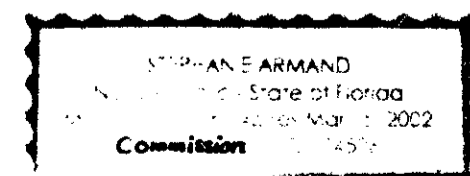
STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED HENRY BATIEVSKY AND MARK BATIEVSKY WHO ARE PERSONALLY KNOWN TO ME AND, WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF AMERICAN EQUITY PROPERTIES, INC., 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.

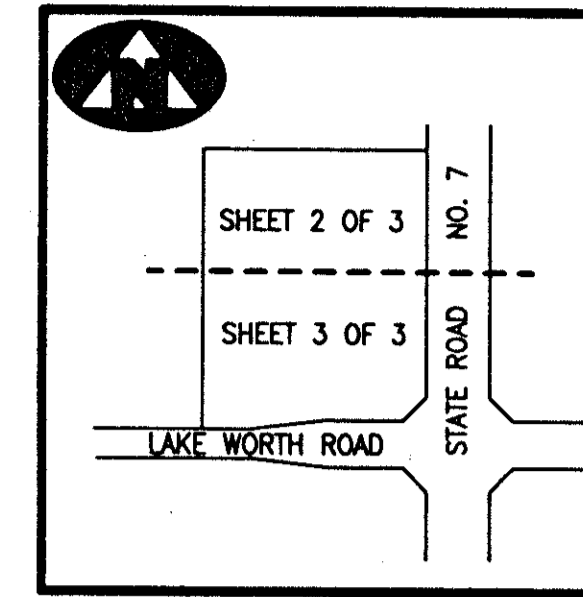
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JUNE, 1998.

MY COMMISSION EXPIRES: 3/15/02

NOTARY PUBLIC: [Signature]



LOCATION MAP (NOT TO SCALE)



KEY MAP (NOT TO SCALE)

AREA SUMMARY

TRACT "A" 23.94 ACRES
TRACT "R" 0.22 ACRES
TOTAL = 24.16 ACRES



TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, PETER L. DESIDERIO, 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 PEMBROKE ENTRANCE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Peter L. Desiderio
PETER L. DESIDERIO, ATTORNEY-AT-LAW

DATED: THIS 26th DAY OF JUNE, 1998

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY 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 (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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 6-25-98

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.S.M. 2428

LEGEND:

- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS, SHALL BE PLACED ON ANY EASEMENT OR BUFFER WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT OR BUFFER BENEFICIARIES AND ALL APPLICABLE COUNTY OR GOVERNMENT AGENCY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COORDINATE, DISTANCE, AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 88°02'48" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000015524 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

COUNTY APPROVAL:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., AS OF 30th JUNE 1998. THIS 10 DAY OF Aug, 1998.

BY: George T. Webb
GEORGE T. WEBB P.E., COUNTY ENGINEER

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

MELLON UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES 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 THE OFFICIAL RECORDS BOOK 10197 AT PAGE 479 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MELLON UNITED NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. SUCHER, AND ATTESTED TO BY DWIGHT L. HILL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF June, 1998.

BY: Mellon United National Bank
A NATIONAL BANKING ASSOCIATION

ATTEST: Dwight L. Hill
DWIGHT L. HILL, SENIOR VICE PRESIDENT

BY: Robert J. Sucher
ROBERT J. SUCHER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

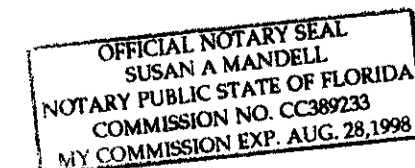
STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED ROBERT J. SUCHER AND DWIGHT L. HILL WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING AS EXECUTIVE VICE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY, OF MELLON UNITED NATIONAL BANK 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 30 DAY OF JUNE, 1998.

MY COMMISSION EXPIRES: 8/28/98

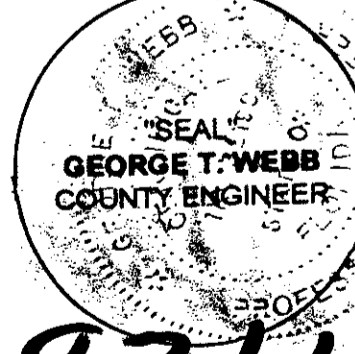
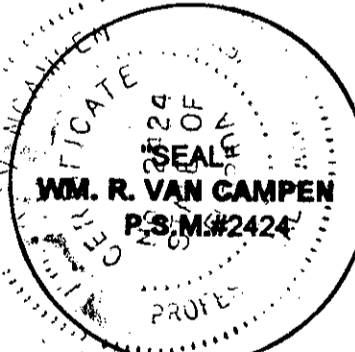
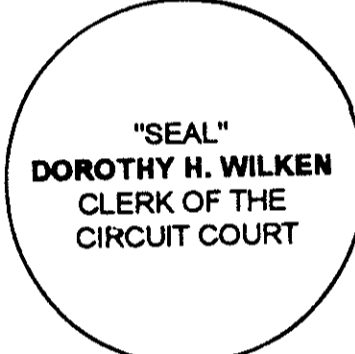
NOTARY PUBLIC: Susan A. Mandell



5407-000

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT
2:56pm THIS 10 DAY OF
August, 1998, AND DULY
RECORDED IN PLAT BOOK 83, ON
PAGES 41 THROUGH 43
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn Amartin
DEPUTY CLERK

PET. 95-57
5/2/2/G



83/41

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Tel: (561) 844-9650 Fax: (561) 844-9650

OWN G. DETORE	FB	DATE 08/01/97	WO.# P181.2
CKD	FILE P181-TBLDG	SCALE N.T.S.	SHEET 1 OF 3

TAZ 737
83
41
PDD 95-57
MUPD
30/6/98
SHOPPES AT WYCLIFFE