DEDICATION:

A REPLAT OF ALL OF TRACT A AND WATER MANAGEMENT TRACT NO. 1, OF FESTIVAL SHOPPES OF BOCA RATON, AS RECORDED IN PLAT BOOK 69, PAGES 172 THROUGH 174, INCLUSIVE, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 18 AND 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

## PULICE LAND SURVEYORS, INC.

GLADES ROAD

PALMETTO PARK POAD

**LOCATION MAP** 

NOT TO SCALE

CERTIFICATE OF AUTHORIZATION LB3870 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 (954) 572-1777 FAX (954) 572-1778

ROAD

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SHEET 10F4 SHEETS

THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF THE 20 ST AND DULY RECORDED IN PLAT BOOK AT PAGE TO THE PAGE TO THE

CLERK & COMPTROLLER, PALM BEACH COUNTY

STATE OF FLORIDA COUNTY OF PALM BEACH

SHARON R. BOCK

KNOW ALL MEN BY THESE PRESENTS THAT RREEF AMERICA REIT II CORP. J. A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS FESTIVAL SHOPPES OF BOCA RATON REPLAT ONE. ALL OF TRACT A AND WATER MANAGEMENT TRACT NO. 1, FESTIVAL SHOPPES OF BOCA RATON, AS RECORDED IN PLAT BOOK 69, PAGE 172, OF THE PUBLIC RECORDS OF THE PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 18 AND 19. TOWNSHIP 47 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS

ALL OF TRACT A AND WATER MANAGEMENT TRACT NO. 1, FESTIVAL SHOPPES OF BOCA RATON, AS RECORDED IN PLAT BOOK 69, PAGE 172, OF THE PUBLIC RECORDS OF THE PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 726,960 SQUARE FEET (16.6887 ACRES).

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

TRACT "A-1", AS SHOWN HEREON IS HEREBY RESERVED BY RREEF AMERICA REIT II CORP. J. A MARYLAND CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RREEF AMERICAN REIT II CORP. J, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FALM BEACH COUNTY. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 6937, PAGE 1916, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PALM BEACH COUNTY 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27+0 DAY OF <u>April</u>, 201<u>5</u>.

BEFORE ME PERSONALLY APPEARED D.J. Saunders WHO IS (PERSONALLY KNOWN) TO

FOREGOING INSTRUMENT AS VICE President OF RREEF AMERICA REIT II CORP. J. A

MARYLAND CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT

HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND

SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND

THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF

REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND

Garys Dunay a DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO

HEREBY CERTIFY THAT! I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED

AMERICA REIT II CORP. J, A MARYLAND CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER

PROPERTY: THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED IN RREEF

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF April , 2015

Logan ciess PRINT NAME: Jane S. Holder

ACKNOWLEDGMENT:

STATE OF Georgia SS

COUNTY OF Cherokee

ME OR HAS PRODUCED\_\_

DEED OF SAID CORPORATION.

COMMISSION NUMBER:

COMMISSION EXPIRATION DATE

TITLE CERTIFICATION:

ATTORNEY-AT-LAW LICENSED IN FLORIDA

Gary S. Dunay

STATE OF Florida Beach S.S.

ENCUMBRANCES OF RECORD.

RREEF AMERICA REIT II CORP. J, A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

PRINT NAME: D.J. Saunders TITLE: Vice President

AS IDENTIFICATION, AND WHO EXECUTED THE

May 1, 2015

LEGEND:

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RO,

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SS

P.R.M. 🖸 DENOTES: PERMANENT REFERENCE MONUMENTS (4" X 4" X 24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM

LB3870" UNLESS OTHERWISE NOTED. DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" P.C.P. • BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED).

DENOTES: SECTION CORNER DENOTES: QUARTER SECTION CORNER DENOTES: PALM BEACH COUNTY RECORDS P.B.C.R. DENOTES: OFFICIAL RECORD BOOK 0.R.B.

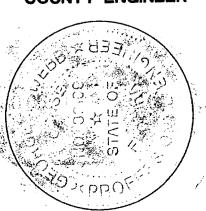
P.B. PG. DENOTES: PLAT BOOK AND PAGE

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., THIS 2200 DAY OF 500 , 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

COUNTY ENGINEER

COUNTY ENGINEER



SURVEYOR

SURVEYOR'S NOTES.

1) COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1990 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00001922GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE WEST LINE OF SECTION 18-47-42 HAVING A BEARING OF NO0°50'58"W.

20150231258

3) PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELFVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) 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.

5) 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.

PREPARING SURVEYOR AND MAPPER'S STATEMENT

MAY 4, 2015

THIS INSTRUMENT WAS PREPARED BY:

BETH BURNS PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136 PULICE LAND SURVEYORS, INC. 5381 NOB HILL RD. SUNRISE, FLORIDA 33351

SURVEYOR AND MAPPER'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') AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

Dith Durana BETH BURNS PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS6136 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 3870

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY