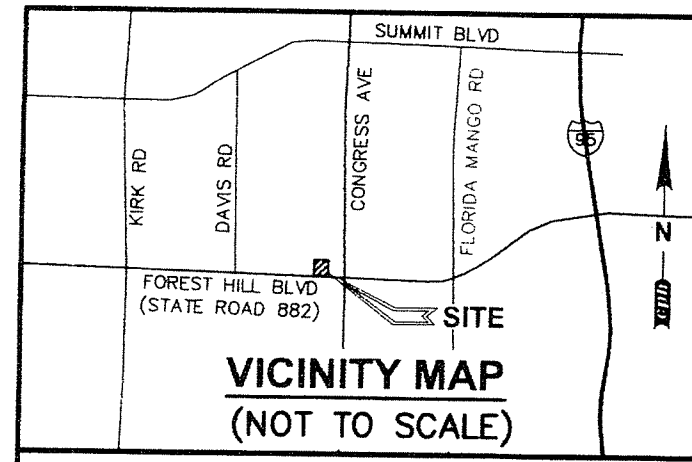


20160445786



PLAZA AT FOREST HILL
BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER,
AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN
SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 - (407)322-6841
LICENSED BUSINESS NO. 7143

168
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 9:21 AM
this 19th day of DECEMBER 2016
and duly recorded in Plat Book
(Plat Pages) 168-169 122
Sharon B. Book, Clerk & Comptroller
DC

DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PLAZA AT FOREST HILL, BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER, AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA LOCATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, BEING ALL OF TRACT 5 AND TRACT 4, OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY MOST CORNER OF SAID TRACT 1, OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (STATE ROAD 882)(RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 01'45'52" EAST ALONG THE EAST LINE OF SAID TRACT 1 A DISTANCE OF 200.00 FEET; THENCE SOUTH 88'14'08" EAST ALONG THE SOUTHERLY LINE OF TRACT 1 AND TRACT 3 OF SAID PLAT, A DISTANCE OF 426.69 FEET; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 01'28'16" EAST A DISTANCE OF 200.32 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE NORTH 88'14'08" WEST, A DISTANCE OF 438.00 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PALM BEACH COUNTY UTILITY EASEMENT:

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS OTHER CORPORATE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF SEPTEMBER 2016.

FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: H J BROWN FLORIDA PROPERTIES MANAGEMENT, INC. A FLORIDA CORPORATION

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS (SIGNATURE) Catherine Nelson Brown, PRESIDENT

ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Los Angeles

BEFORE ME PERSONALLY APPEARED CATHERINE NELSON BROWN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CA Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION, AND THAT SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September 2016 WHEREOF.

My Commission Expires: 04/05/2017



SIGNATURE OF NOTARY PUBLIC
PRINTED NAME: Catherine Nelson Brown
NOTARY PUBLIC, STATE OF California

NOTICE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBPLANTED 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.

TITLE CERTIFICATION:

STATE OF Florida
COUNTY OF Broward

I, WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN FOUR FLORIDA SHOPPING CENTERS PROPERTIES 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: 9/26/2016 BY: Ashley Lowder
PRINT NAME: ASHLEY LOWDER
TITLE: VICE PRESIDENT

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: Kevin M. Beck
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS# 6168, STATE OF FLORIDA

APPROVALS

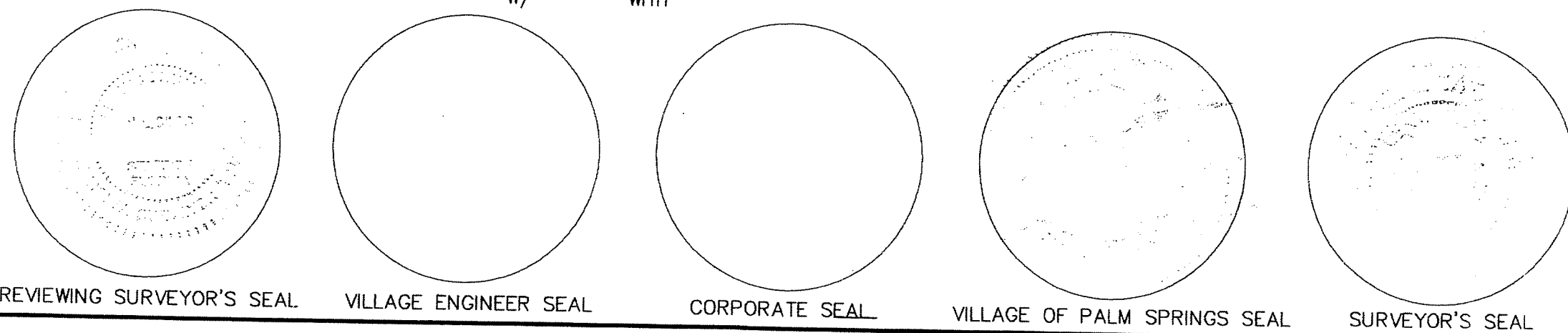
VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA THIS 8th DAY OF December 2016.

BEV SMITH, MAYOR
SUSAN CALJEAN, VILLAGE CLERK

VILLAGE ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 28 DAY OF November 2016.

BY: Lisa A Tropepe
LISA A TROPEPE



PLAT NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, ACCORDING TO OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74, AS BEING N 88'14'08" W.
2. DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
3. DENOTES A SET PERMANENT REFERENCE MONUMENT PK NAIL AND DISC STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
4. DENOTES A CHANGE IN DIRECTION.
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE DENOTED AS (R).
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
8. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), USING CONTROL POINTS FROM TABULATION SHEETS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, FINANCIAL PROJECT NO. 229817-1-52-01, DATED NOVEMBER 15, 2004.
a) POINT NAME # "BLC 14" = N 843484.172 FEET, E 951165.663 FEET
b) POINT NAME # "BLC 18" = N 844841.975 FEET, E 959489.453 FEET
9. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

ABBREVIATION LEGEND:

- (BB) - BEARING BASIS
© - COPYRIGHT
CM - CONCRETE MONUMENT
C - CHORD DISTANCE
(C) - CALCULATED
CCR - CERTIFIED CORNER RECORD
CB - CHORD BEARING
Δ - DELTA (CENTRAL ANGLE)
ESMT - EASEMENT
FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY
F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
FND - FOUND
FPC - FLORIDA POWER CORPORATION
HWY - HIGHWAY
ID - IDENTIFICATION
IR&C - IRON REBAR & CAP
L - ARC LENGTH
LB# - LICENSED BUSINESS NUMBER
MB - MAP BOOK
N & D - NAIL AND DISK
NO. - NUMBER
ORB - OFFICIAL RECORDS BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PG - PAGE
PGS - PAGES
PI - POINT OF INTERSECTION
PK - PARKER KALON
POB - POINT OF BEGINNING
POL - POINT ON LINE
PRM - PERMANENT REFERENCE MONUMENT
PRC - POINT OF REVERSE CURVATURE
PT - POINT OF TANGENCY
PUE - PUBLIC UTILITY EASEMENT
R - RADIUS
R/W - RIGHT-OF-WAY
R43E - RANGE 43 EAST
SEC 7 - SECTION 7
T44S - TOWNSHIP 44 SOUTH
US - UNITED STATES
- NUMBER
W/ - WITH

- 10. THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS AS LISTED ON CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 1062-3521162:
A. PUBLIC UTILITY EASEMENT GRANTED TO B. W. SIMPKINS, AS TRUSTEE UNDER THE B. W. SIMPKINS TRUST AGREEMENT DATED OCTOBER 4, 1976 AND F. A. SHERIFF, AS TRUSTEE UNDER THE F. A. SHERIFF TRUST AGREEMENT DATED AUGUST 2, 1986 RECORDED AUGUST 19, 1985 IN OFFICIAL RECORDS BOOK 4628, PAGE 203, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
B. EASEMENT GRANTED TO THE COUNTY OF PALM BEACH RECORDED MARCH 14, 1996 IN OFFICIAL RECORDS BOOK 9164, PAGE 946, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET)
C. PLAT OF OXYGEN-FOREST HILL CENTER, AS RECORDED FEBRUARY 13, 2009 IN PLAT BOOK 112, PAGES 71 THROUGH 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
D. RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC RECORDED APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
E. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 20, 2009 IN OFFICIAL RECORDS BOOK 23343, PAGE 607, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
F. EASEMENT GRANTED TO FLORIDA PUBLIC UTILITIES COMPANY RECORDED MAY 13, 2015 IN OFFICIAL RECORDS BOOK 27532, PAGE 1168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET)
G. RESTRICTIONS, CONDITIONS AND BUILDING SET BACK LINES, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 UNITED STATES CODE 3604(C), SET FORTH IN THOSE DEEDS FROM KENYON RIDDLE AND KATHRYN RIDDLE, HIS WIFE AS FOLLOWS:
I) DEED RECORDED APRIL 1, 1946 IN DEED BOOK 756, PAGE 560 AND CORRECTIVE DEED RECORDED JULY 1, 1954 IN DEED BOOK 1058, PAGE 633, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
II) DEED RECORDED MARCH 7, 1947 IN DEED BOOK 800, PAGE 375, CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 519 AND CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 521, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
III) DEED RECORDED DECEMBER 3, 1947 IN DEED BOOK 829, PAGE 148 AND CORRECTIVE DEED RECORDED JUNE 3, 1955 IN DEED BOOK 1095, PAGE 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
IV) DEED RECORDED DECEMBER 3, 1948 IN DEED BOOK 861, PAGE 412 AND CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 519, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
H. NOTICE OF LIEN PROHIBITION BY FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP RECORDED APRIL 13, 2005 IN OFFICIAL RECORDS BOOK 18403, PAGE 373, AS AMENDED BY NOTICE OF LIEN PROHIBITION (AMENDED TO CHANGE ADDRESS OF LESSOR) RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 22373, PAGE 163, AS AFFECTED BY PARTIAL RELEASE OF NOTICE OF LIEN PROHIBITION RECORDED APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 737, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
I. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND SERVITUDES FOR FOREST HILL SHOPPING CENTER RECORDED APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 993, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
J. WATER MANAGEMENT AGREEMENT BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC RECORDED APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
K. NOTICE OF ENVIRONMENTAL RESOURCE OF SURFACE WATER MANAGEMENT PERMIT RECORDED MAY 21, 2009 IN OFFICIAL RECORDS BOOK 23242, PAGE 421, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, PAUL J. KATREK BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MAY 12, 2016, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AND THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

Dated: 09/13/2016
Signature: Paul J. Katrek
Name: Paul J. Katrek
Reg.No. 6233
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Florida Registration No. 6233

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