

PERIMETER
SURVEYING & MAPPING
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BOYNTON TRAIL CENTRE MUPD REPLAT

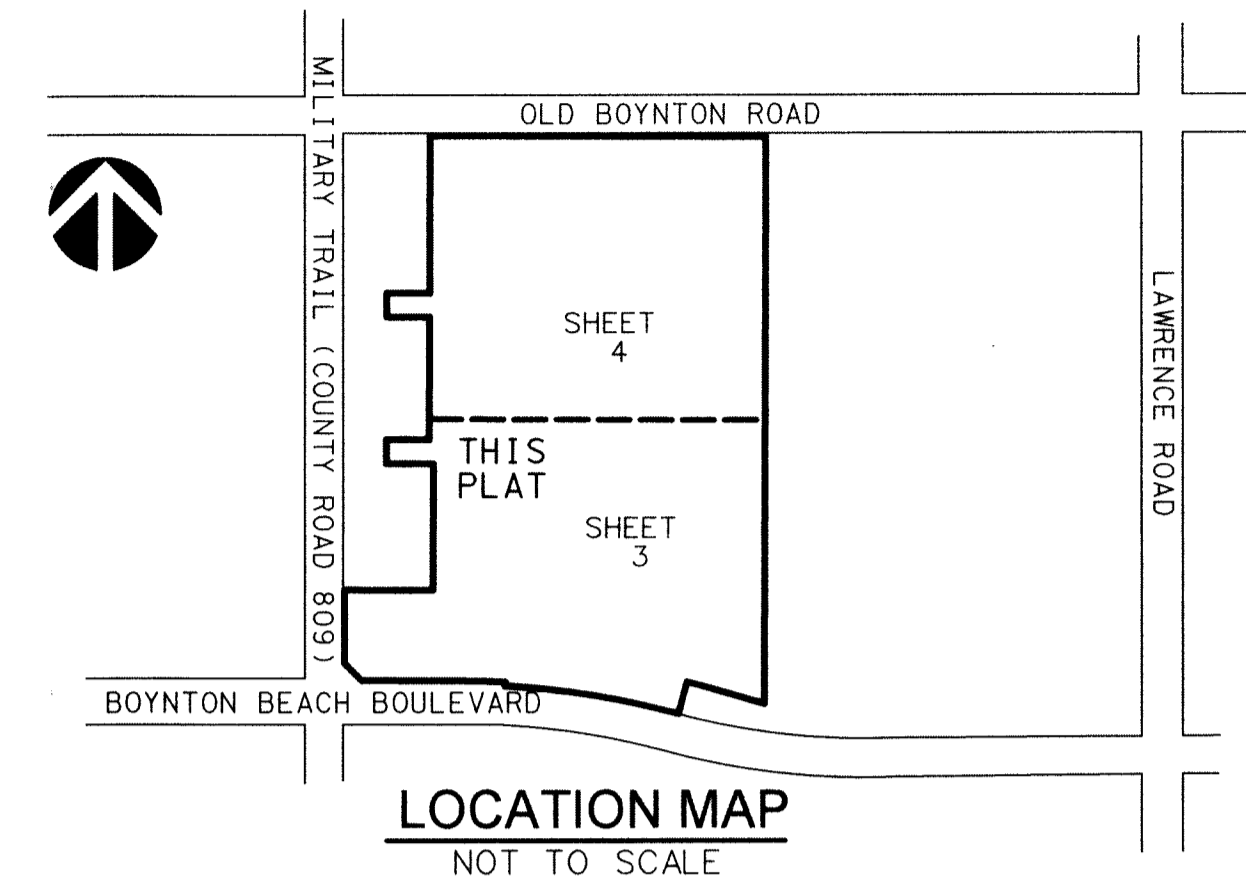
A REPLAT OF ALL OF PARCEL A AND WATER MANAGEMENT TRACT 2, TOGETHER WITH A PORTION OF WATER MANAGEMENT TRACT 1, ALL OF "BOYNTON TRAIL CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48 AT PAGE 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:26 AM THIS 5th DAY OF August, 2021, AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 96 THROUGH 99
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND CONTROLLER
BY: *Joseph M. Lee* DC



CLERK OF THE CIRCUIT COURT AND CONTROLLER

SHEET 1 OF 4



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS BOYNTON TRAIL CENTRE MUPD REPLAT, BEING A REPLAT OF ALL OF PARCEL A AND WATER MANAGEMENT TRACT 2, TOGETHER WITH A PORTION OF WATER MANAGEMENT TRACT 1, ALL OF "BOYNTON TRAIL CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48 AT PAGE 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°11'00" WEST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 1326.20 FEET; THENCE NORTH 73°44'30" WEST, A DISTANCE OF 117.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2048.08 FEET AND A CENTRAL ANGLE OF 01°59'14", A DISTANCE OF 71.03 FEET; THENCE SOUTH 14°41'21" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 77.72 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 15°19'10" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1922.22 FEET AND A CENTRAL ANGLE OF 12°21'22", A DISTANCE OF 414.53 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERN BOUNDARY OF SAID PARCEL A); THENCE NORTH 00°11'00" EAST, ALONG A NON-RADIAL LINE, SAID LINE BEING THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 9.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 02°57'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), ACCORDING TO OFFICIAL RECORDS BOOK 17862 AT PAGE 822 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 1931.38 FEET AND A CENTRAL ANGLE OF 02°41'31", A DISTANCE OF 90.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°44'30" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 245.30 FEET; THENCE NORTH 44°46'45" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.61 FEET; THENCE NORTH 00°11'00" EAST, ALONG THE EASTERLY LINE OF MILITARY TRAIL (COUNTY ROAD 809), ACCORDING TO OFFICIAL RECORDS BOOK 17862 AT PAGE 822 OF SAID PUBLIC RECORDS, A DISTANCE OF 171.13 FEET; THENCE SOUTH 89°49'00" EAST, ALONG THE NORTH LINE OF SAID WATER MANAGEMENT TRACT 1, A DISTANCE OF 206.00 FEET; THENCE NORTH 00°11'00" EAST, A DISTANCE OF 296.00 FEET; THENCE NORTH 89°49'00" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°11'00" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTH 89°49'00" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°11'00" EAST, A DISTANCE OF 281.00 FEET; THENCE NORTH 89°49'00" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°11'00" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTH 89°49'00" EAST, A DISTANCE OF 367.97 FEET (THE LAST NINE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL A); THENCE SOUTH 89°49'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 790.00 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF June, 2021.

BOYNTON TRAIL SHOPPING CENTRE LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: BOYNTON TRAIL MANAGEMENT LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MEMBER
BY: *F. Davis Camalter*
F. DAVIS CAMALTER, MANAGER

WITNESS: *Lauren G. Odum*
PRINT NAME: Lauren G. Odum
WITNESS: *Michael Ross*
PRINT NAME: Michael Ross

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach }SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5th DAY OF June, 2021, BY *F. Davis Camalter* AS Manager FOR BOYNTON TRAIL MANAGEMENT LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

MY COMMISSION EXPIRES: 9/13/2023
Ruth McGlym
Ruth McGlym, NOTARY PUBLIC
COMMISSION #66335366

SITE DATA

ZONING CONTROL NUMBER 1981-00152

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 2nd DAY OF August, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER

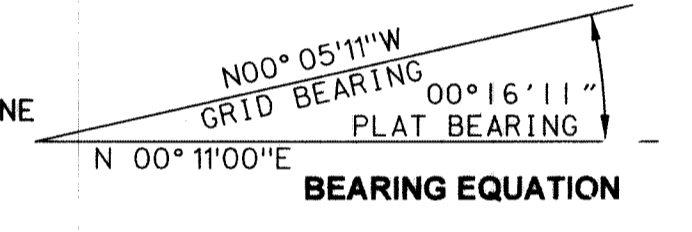
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS
Richard B. Warren
RICHARD B. WARREN, 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 IN BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; 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 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: *Richard B. Warren* DATE: 6/9/21
RICHARD B. WARREN, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
FLORIDA BAR NUMBER 326089
LICENSED IN FLORIDA

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID DATUM - NAD 83 1990 ADJUSTMENT ZONE - FLORIDA EAST LINEAR UNIT - US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR - PROJECTION ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED SCALE FACTOR - 1.0000355 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE ALL BEARINGS AS SHOWN HEREON ARE PLAT, BASED ON AN ASSUMED BEARING OF N00°11'00" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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 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 PALM BEACH COUNTY, FLORIDA.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- IT IS THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH ALL EASEMENTS AND TRACTS IN FAVOR OF PRIVATE ENTITIES THAT WERE PREVIOUSLY PLATTED, UNLESS OTHERWISE NOTED. IT IS ALSO THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH THE LIMITED ACCESS EASEMENTS PREVIOUSLY PLATTED.



SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 24.700 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOYNTON TRAIL SHOPPING CENTRE LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT A-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS L-1 AND L-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BOYNTON TRAIL SHOPPING CENTRE LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT L-2 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 32622 AT PAGE 1666 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN, HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN, HEREON ARE HEREBY RESERVED FOR BOYNTON TRAIL SHOPPING CENTRE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF BOYNTON TRAIL SHOPPING CENTRE LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.
- 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING. SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS WITHIN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND THE COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, WPI FLORIDA, INC., A FLORIDA CORPORATION, THIS 9th DAY OF June, 2021.

SUNSET CENTRES OUTPARCELS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP
BY: WPI FLORIDA, INC., A FLORIDA CORPORATION,
AS GENERAL PARTNER

WITNESS: *Lauren G. Odum* BY: *F. Davis Camalter*
PRINT NAME: Lauren G. Odum F. DAVIS CAMALTER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach }SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF June, 2021, BY *F. Davis Camalter* AS Manager FOR WPI FLORIDA, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION.

MY COMMISSION EXPIRES: 9/13/2023
Ruth McGlym
Ruth McGlym, NOTARY PUBLIC
COMMISSION #66335366

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 THAT 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.
Jeff S. Hodapp DATE: 6-25-2021
JEFF S. HODAPP, P.S.M.
LICENSE NO. LS5111
STATE OF FLORIDA
PERIMETER SURVEYING & MAPPING, INC.
947 CLINT MOORE ROAD
BOCA RATON, FL 33487
CERTIFICATION OF AUTHORIZATION NO. LB7264

WPI FLORIDA, INC. A FLORIDA CORPORATION	BOYNTON TRAIL MANAGEMENT LLC,	PALM BEACH COUNTY COUNTY ENGINEER	SURVEYOR