

GROVE PLAZA REPLAT

REPLAT OF PARCELS "A"-"F", GROVE PLAZA, AS RECORDED IN PLAT BOOK 82, PAGE 26 & 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA



81

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 10:59 AM THIS 21 DAY OF OCTOBER, 1999, AND DULY RECORDED IN PLAT BOOK 81 ON PAGES 21 AND 22.
 DOROTHY H. WILKEN, CLERK
 BY: *[Signature]*

SHEET 1 OF 2 SHEETS

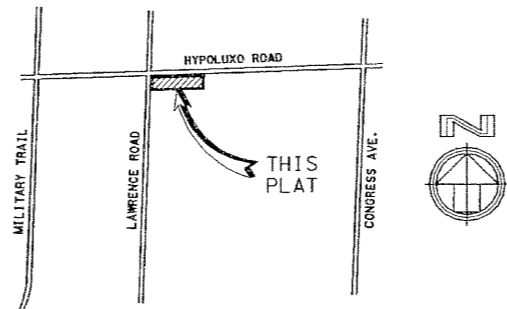
DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT WALTER H. JANKE AND ALICE FAY, OWNERS OF THE LANDS SHOWN HEREON AS "GROVE PLAZA REPLAT", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS "A" THROUGH "F", GROVE PLAZA AS RECORDED IN PLAT BOOK 82, PAGE 26 & 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8.089 ACRES, MORE OR LESS.

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

- 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "G" IS HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH OR ANY OTHER PUBLIC AGENCY.



LOCATION MAP
 NOT TO SCALE

MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT 1ST UNITED BANK, A FLORIDA BANKING CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS REPLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: 1ST UNITED BANK, A FLORIDA BANKING 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 22 DAY OF July, 1999.

WITNESS *[Signature]*
 PRINT NAME: BRETT GERBER
 WITNESS *[Signature]*
 PRINT NAME: CHRISTINE DUGRAIN

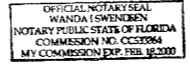
1ST UNITED BANK, A FLORIDA BANKING CORPORATION
 BY: *[Signature]*
 VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF July, 1999, BY ROBERT F. MCGARR, AS VICE-PRESIDENT OF 1ST UNITED BANK, A FLORIDA BANKING CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____
 COMMISSION NO.: _____

BY: *[Signature]*
 NAME: _____
 NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS
 I, GERALD L. KNIGHT, 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 WALTER H. JANKE AND ALICE FAY; THAT ALL TAXES HAVE BEEN PAID AS REQUIRED BY SECT. 197.192, FLA. STATUTES, AS AMENDED; THAT THERE IS A MORTGAGE ON THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8743, PAGE 280 AND MODIFIED IN OFFICIAL RECORDS BOOK 9864, PAGE 529, PALM BEACH COUNTY RECORDS; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/9/99

BY: *[Signature]*
 GERALD L. KNIGHT
 ATTORNEY AT LAW

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1999, BY WALTER H. JANKE AND ALICE FAY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PROVIDED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
 COMMISSION NO.: _____

BY: *[Signature]*
 NAME: Fern Parks
 NOTARY PUBLIC - STATE OF FLORIDA



BOYNTON BEACH CITY COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF OCTOBER, 1999.

BY: *[Signature]*
 GERALD BROENING
 MAYOR

ATTEST: *[Signature]*
 SUZANNE KRUSE
 CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND CITY LAWS AND ORDINANCES.

BY: *[Signature]*
 JACK H. CASLER, PE, PLS
 ACTING CITY ENGINEER

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

[Signature] 7-23-99
 DONNA C. WEST DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 4290
 CARNAHAN, PROCTOR, AND CROSS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB2936
 6101 W. ATLANTIC BLVD.
 MARGATE, FL. 33063

NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 7-45-43 HAVING A BEARING OF NORTH 88°25'11" EAST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY (NAD 83 1990 ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER USES SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
- THE NORTH 34 FEET OF THIS PLAT IS SUBJECT TO THAT LICENSE AGREEMENT ENTERED INTO BETWEEN LAKE WORTH DRAINAGE DISTRICT AND GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 11406, PAGE 17/2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORDS BOOK 11406, PAGE 1708, OF SAID PUBLIC RECORDS.

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 THIS COUNTY.

1ST UNITED BANK	SURVEYOR	CITY ENGINEER	CITY COMMISSION
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>

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