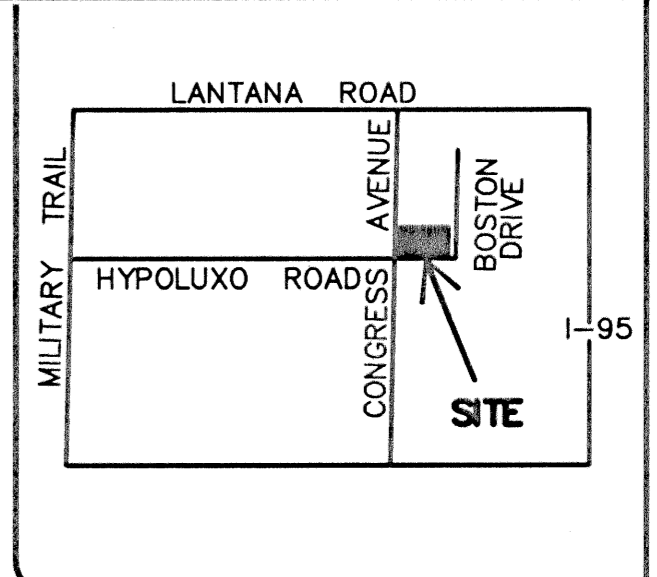


# ECKERD'S - HYPOLUXO

A REPLAT OF A PORTION OF BLOCKS 1 AND 2 AND MASSACHUSETTS DRIVE, "FLORAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA



61  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:28 P.M.  
THIS 23 DAY OF February  
A.D. 2000 AND DULY RECORDED  
IN PLAT BOOK 23 ON  
PAGES 129 AND 130  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: *Debra H. Standley*  
DEPUTY CLERK

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CCD HYPOLUXO, LTD, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS ECKERD'S - HYPOLUXO, A REPLAT OF A PORTION OF BLOCKS 1 AND 2 AND MASSACHUSETTS DRIVE, "FLORAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 129 AND 130 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 2 OF SAID "FLORAL PARK", THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID "FLORAL PARK"; A DISTANCE OF 388.89 FEET; THENCE N44°26'06"W, A DISTANCE OF 35.70 FEET; THENCE N01°07'49"E, A DISTANCE OF 170.03 FEET; THENCE N45°33'54"E, A DISTANCE OF 35.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF BLOCK 1 OF SAID "FLORAL PARK"; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID BLOCKS 1 AND 2, A DISTANCE OF 385.54 FEET; THENCE S00°00'00"E ALONG THE WEST LINE OF LOTS 3 AND 54, OF SAID BLOCK 2, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING 90,063 SQUARE FEET / 2.068 ACRES, MORE OR LESS.

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

#### 1. BUFFER EASEMENTS

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CCD HYPOLUXO, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. UTILITY EASEMENTS:

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.

#### 3. PARCEL "A"

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR CCD HYPOLUXO, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES CONSISTENT WITH CURRENT PALM BEACH COUNTY ZONING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 4. ADDITIONAL RIGHT-OF-WAY

TRACT "RW", 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.

#### 5. LIMITED ACCESS EASEMENTS:

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

#### 6. BUFFER TRACT

TRACT "L" AS SHOWN HEREON IS HEREBY RESERVED FOR CCD HYPOLUXO, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 7. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CONCORDE HYPOLUXO, INC., A FLORIDA CORPORATION, THIS 15<sup>TH</sup> DAY OF NOVEMBER, 1999.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
FEBRUARY - 1999

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

BEFORE ME PERSONALLY APPEARED THOMAS J. MURPHY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CONCORDE HYPOLUXO, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15<sup>TH</sup> DAY OF NOVEMBER, 1999.

MY COMMISSION EXPIRES:  
NOVEMBER 18<sup>TH</sup>, 2001

*Kimmerlyn Markowitz*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27139 AT PAGE 0070 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>TH</sup> DAY OF NOVEMBER, 1999.

WITNESS: *Kas Challa*  
*Kenzo Chandler*  
WITNESS: *Jeffrey Cash*

AMSOUTH BANK  
BY: *Sean Davis*  
SEAN DAVIS  
VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

BEFORE ME PERSONALLY APPEARED SEAN DAVIS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AMSOUTH BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 15<sup>TH</sup> DAY OF NOVEMBER, 1999.

MY COMMISSION EXPIRES:  
October 24, 2002

*Lisa M. Murphy*  
NOTARY PUBLIC

SUBDIVISION: Eckerd's  
BOOK: 23  
FLOOD ZONE: B  
QUAD: 19  
SE: 47-27  
TAX: 407  
PUD NAME: Eckerd's  
PAGE: 61  
FLOOD MAP # 1756  
ZONING: CC-1CZ  
ZIP CODE: 33440

CCD HYPOLUXO, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY  
CONCORDE HYPOLUXO, INC.,  
A FLORIDA CORPORATION  
WITNESS: *Kas Challa*  
PRINT: KENZO CHANDLER  
WITNESS: *Gary Fairbanks*  
PRINT: GARY FAIRBANKS  
BY: *Thomas J. Murphy*  
THOMAS J. MURPHY  
VICE PRESIDENT

OWNER: [Seal] OWNER NOTARY: [Seal] MORTGAGEE: [Seal] MORTGAGEE NOTARY: [Seal] COUNTY ENGINEER: [Seal] SURVEYOR: [Seal]

NOTES  
COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000322  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF LIDBERG LAND SURVEYORS WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983/90  
THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY  
STATION: \_\_\_\_\_  
CITCOVE  
LAW-1  
FOCEAN  
N90°00'00"E (PLAT BEARING) 1'22"50" = BEARING ROTATION (PLAT TO GRID)  
N88°37'10"E (GRID BEARING) COUNTER CLOCKWISE  
NORTH LINE THIS PLAT

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 31 DAY OF JAN 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.  
BY: *George T. Webb, P.E.*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

TITLE CERTIFICATION:  
STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )  
I, PRESTON O. COCKEY, JR., 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 CCD HYPOLUXO, LTD, A FLORIDA LIMITED 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.  
DATED: OCTOBER 31, 1999  
*Preston O. Cockey, Jr.*  
PRESTON O. COCKEY, JR.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

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. 177.09(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.  
DATE: 1-17-99  
*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591