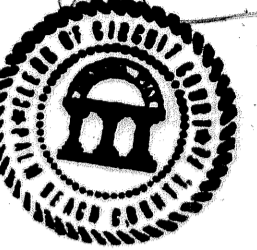


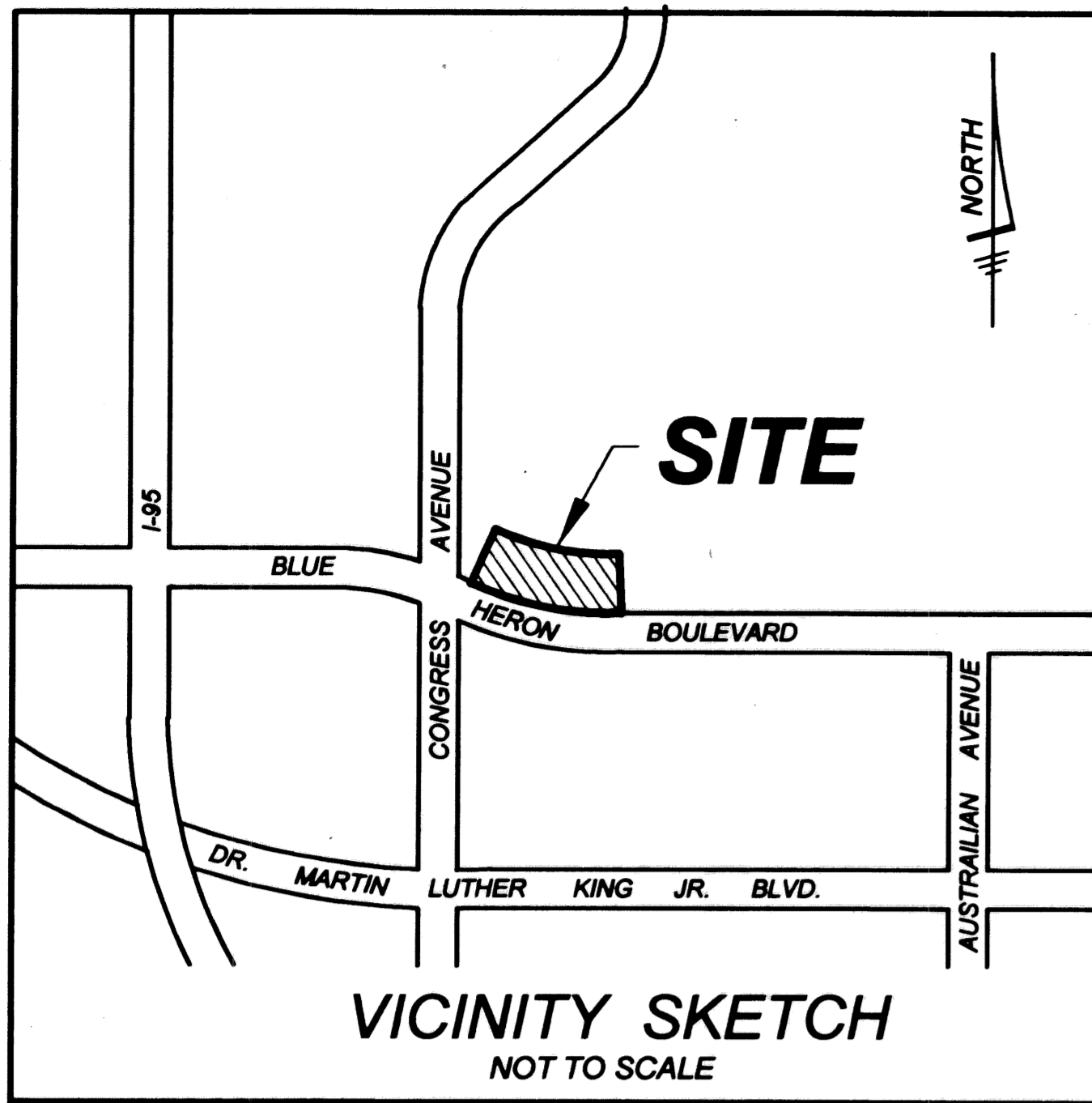
# BLUE HERON SHOPPES

BEING A REPLAT OF A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF WEDGEWOOD CENTRE, AS RECORDED IN PLAT BOOK 60, PAGE 168, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA  
JANUARY, 2003

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 11:20 A.M.  
This 10 day of January, 2003,  
and duly recorded in Plat Book No. 99  
on page 32 of Volume 24  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by [Signature] J.C.



SHEET 1 OF 3



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Blue Heron Partners, L.L.P., a Florida limited liability partnership and Blue Heron Citgo, Inc., a Florida corporation, owners of the land shown hereon being a replat of a portion of Parcel "A", according to the Plat of Wedgewood Centre, as recorded in Plat Book 60, Page 168, Palm Beach County Public Records, lying in Section 30, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, shown hereon as BLUE HERON SHOPPES, being more particularly described as follows:

### LEGAL DESCRIPTION:

A parcel of land being a portion of Parcel "A", WEDGEWOOD CENTRE, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 60, Page 168, said parcel of land being more particularly described as follows:

Commence at the Northwest corner of said Parcel "A"; thence South 68° 21' 48" East, along the North line of said Parcel "A" (the North line of said Parcel "A" is assumed to bear South 68° 21' 48" East and all other bearings are relative thereto) a distance of 362.79 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence continue along said North line, South 68° 21' 48" East a distance of 146.33 feet to the beginning of a curve, concave to the Northeast, having a radius of 2511.93 feet and a central angle of 12° 28' 37"; thence Southeasterly, along the said North line and along the arc of said curve, a distance of 547.01 feet to a point; thence departing said curve, radially, South 09° 09' 37" West a distance of 300.00 feet to a point on a line common to said Parcel "A" and the North Right-of-Way line of Blue Heron Boulevard as shown on said plat, said point also being the beginning of a curve, concentric to the previously described curve and having a central angle of 12° 28' 37"; thence Northwesterly, along the arc of said curve and said common line, a distance of 612.34 feet to a Point of Tangency; thence continue along said common line, North 68° 21' 48" West, a distance of 146.33 feet to a point; thence departing said South line, North 21° 38' 14" East a distance of 300.00 feet to the POINT OF BEGINNING.

Containing in all 5.00 Acres, more or less.

have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### CROSS ACCESS EASEMENT

The Cross Access Easement as shown hereon is hereby dedicated to Blue Heron Shoppes Property Owners' Association, Inc., their successors and assigns, for reciprocal access purposes between Lots 1 through 5 and between the owners of adjacent parcels immediately East and West of the proposed plat of Blue Heron Shoppes as shown hereon, and is the perpetual maintenance obligation of said Association, their successors and assigns, without recourse to the City of Riviera Beach.

### UTILITY EASEMENT

The Utility Easement as shown hereon is 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.

### DRAINAGE EASEMENTS

The Drainage Easements as shown hereon are hereby dedicated in perpetuity to the Blue Heron Shoppes Property Owners' Association, Inc., their successors and assigns, subject to Declaration of Easements, Covenants, Conditions and Restrictions recorded in Official Record Book 10118, Page 962, without recourse to the City of Riviera Beach.

### SEWER EASEMENT

The Sewer Easement as shown hereon is hereby dedicated in perpetuity to the Blue Heron Shoppes Property Owners' Association, Inc., their successors and assigns, subject to Declaration of Easements, Covenants, Conditions and Restrictions recorded in Official Record Book 10118, Page 962, without recourse to the City of Riviera Beach.

IN WITNESS WHEREOF, the above-named limited liability partnership has caused these presents to be signed by its Managing Partner, N. Kent Wilmering, this 3 day of January, 2003.

Blue Heron Partners, L.L.P., a Florida limited liability partnership  
WITNESS: Brenda J. Dallivan BY: N. Kent Wilmering  
Brenda J. Gallivan N. Kent Wilmering, Managing Partner  
Printed Name  
WITNESS: Barbara Cole  
Barbara Colavecchi  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared N. Kent Wilmering, who is personally known to me or has produced as identification and who executed the foregoing instrument as Managing Partner of Blue Heron Partners, L.L.P., a Florida limited liability partnership, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 3 day of January, 2003.  
10/15/06  
My Commission Expires: DD158413  
My Commission Number:  
Brenda J. Dallivan  
Signature of Notary Public  
Brenda J. Gallivan  
Printed Name of Notary Public



IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 3 day of January, 2003.

Blue Heron Citgo, Inc., a Florida corporation  
WITNESS: Brenda J. Dallivan BY: Amale G. Saloum  
Brenda J. Gallivan Amale G. Saloum, President  
Printed Name  
WITNESS: Barbara Cole  
Barbara Colavecchi  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared Amale G. Saloum, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Blue Heron Citgo, Inc., a Florida corporation, and severally acknowledged before me that she executed said 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 3 day of January, 2003.  
10/15/06  
My Commission Expires: DD158413  
My Commission Number:  
Brenda J. Dallivan  
Signature of Notary Public  
Brenda J. Gallivan  
Printed Name of Notary Public

### ACKNOWLEDGEMENT OF DEDICATIONS AND RESERVATIONS

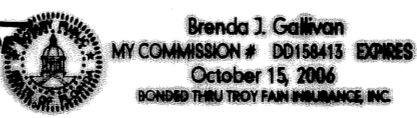
State of Florida  
County of Palm Beach  
The Blue Heron Shoppes Property Owners' Association, Inc., a Florida not-for-profit corporation, hereby accepts the dedications and reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 3 day of January, 2003.

Blue Heron Shoppes Property Owners' Association, Inc., a Florida not-for-profit corporation  
WITNESS: Brenda J. Dallivan BY: N. Kent Wilmering  
Brenda J. Gallivan N. Kent Wilmering, President  
Printed Name  
WITNESS: Barbara Cole  
Barbara Colavecchi  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared N. Kent Wilmering, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Blue Heron Shoppes Property Owners' Association, Inc., a Florida not-for-profit corporation, and severally acknowledged 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 3 day of January, 2003.  
10/15/06  
My Commission Expires: DD158413  
My Commission Number:  
Brenda J. Dallivan  
Signature of Notary Public  
Brenda J. Gallivan  
Printed Name of Notary Public



### MORTGAGEE'S CONSENT

State of FLORIDA  
County of MIAMI-DADE  
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 Record Book 11773 at Page 1930 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

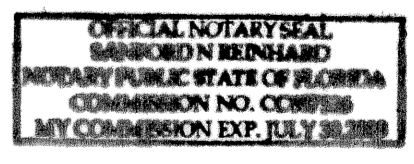
IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10 day of JANUARY, 2003.

Simkins Industries, Inc., a Delaware corporation, d/b/a Westfield Financial Corporation  
WITNESS: Sanford Reinhard BY: Michael Ambrasio  
Printed Name Michael Ambrasio, President  
WITNESS: Vincent A. Rosolano  
Printed Name

### ACKNOWLEDGEMENT

State of FLORIDA  
County of MIAMI-DADE  
Before me personally appeared Michael Ambrasio who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Simkins Industries, Inc., a Delaware corporation, d/b/a Westfield Corporation, and severally acknowledged 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 10 day of JANUARY, 2003.  
7/30/03  
My Commission Expires: CC857536  
My Commission Number:  
Sanford M. Reinhard  
Signature of Notary Public  
Sanford M. Reinhard  
Printed name of Notary Public



BLUE HERON PARTNERS, L.L.P.	NOTARY	BLUE HERON CITGO	NOTARY	BLUE HERON SHOPPES P.O.A.	NOTARY	SIMKINS	NOTARY

**BLUE HERON SHOPPES**

**DALLACE SAVYNE**  
CORP. LICENSED SURVEYOR # 4889

891 NORTHPOINT PARKWAY, SUITE 111, WEST PALM BEACH, FLORIDA 33411 (561) 840-8891

FIELD: \_\_\_\_\_ JOB No.: 99-1118 "H" F.B.: PG.: \_\_\_\_\_  
OFFICE: R.C. DATE: JAN., 2003 DWG. No.: 99-1118-B  
C'KD: REF: 99-1118P.ZAK SHEET 1 OF 3