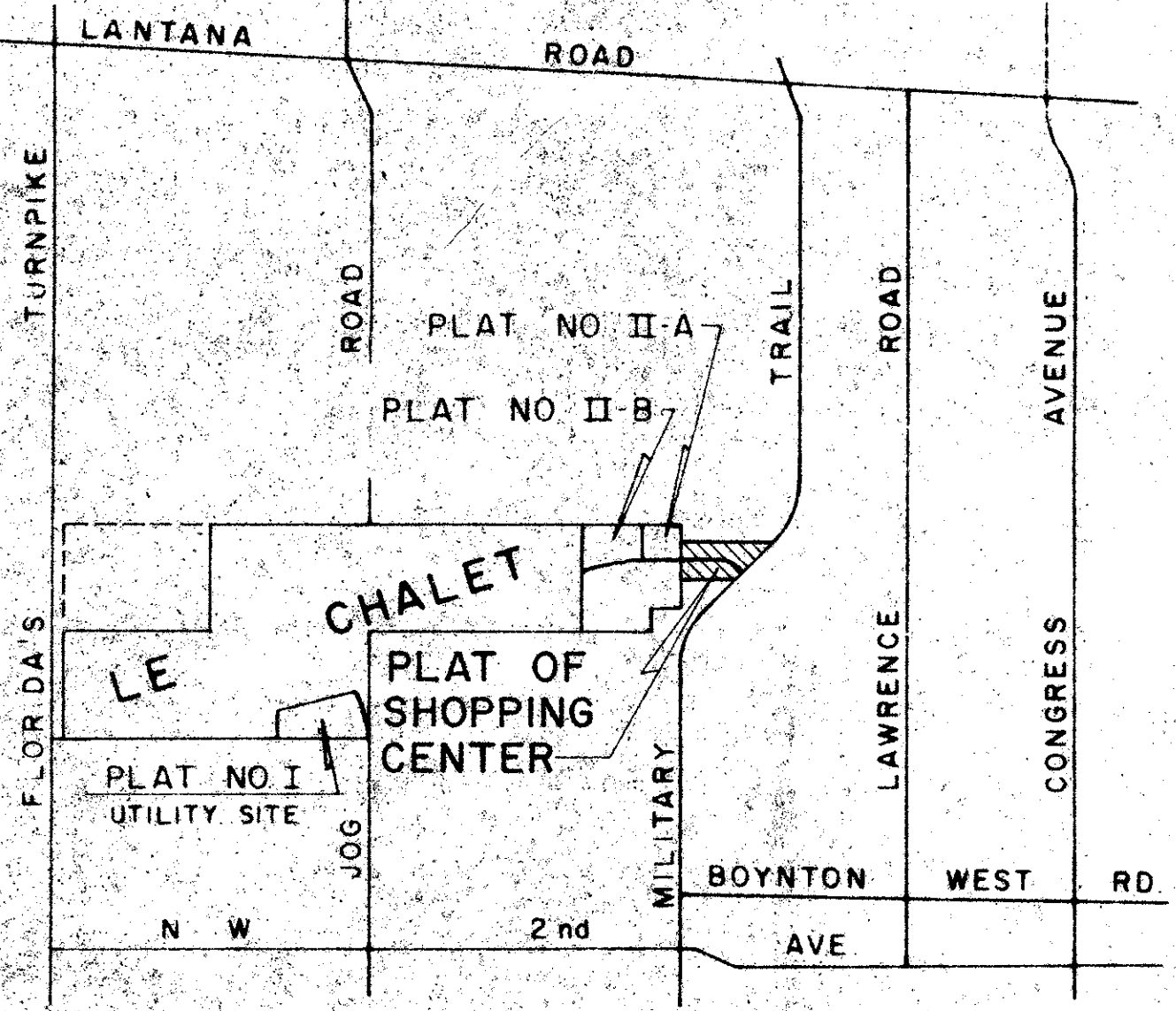


PLAT OF LE CHALET SHOPPING CENTER

IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

23



VICINITY SKETCH

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that LE CHALET, INC., a Florida Corporation, the owner of a Tract of land lying and being in Section 13, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT OF LE CHALET SHOPPING CENTER, and being more particularly described as follows, to wit:

A parcel of land lying in Section 13, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; Thence South 0°-54'-00" West along the West line of said Section 13, a distance of 661.47 feet; Thence South 88°-40'-34" East, a distance of 25.00 feet to the Point of Beginning of the herein described parcel of land;

Thence South 88°-40'-34" East, a distance of 1578.92 feet to a point in the Westerly Right-of-Way Line of Military Trail (S.R. 809); Thence South 46°-31'-00" West along said last mentioned line, a distance of 935.35 feet; Thence North 86°-39'-29" West, a distance of 912.9 feet to a point in the Easterly Right-of-Way Line of the Mill Road; Thence North 0°-54'-00" East along said last mentioned line, a distance of 661.39 feet to the Point of Beginning.

Containing 18.579 Acres, More or Less (Net Acreage)

Subject to Rights-of-way, easements and/or reservations of record, to wit:

1. Hence caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
2. The street shown hereon as Le Chalet Blvd. and the additional Right-of-Way for Military Trail and Haverhill Road as shown hereon, is hereby dedicated to the Board of County Commissioners for the purposes of the Public Use for the purposes.
3. The utility easements as shown hereon are hereby dedicated in perpetuity for construction and maintenance of utilities.
4. The areas indicated as limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.
5. All bearings shown hereon are referenced to the West Section line of Section 13 (Centerline Haverhill Road) assumed to bear North 0°-54'-00" East.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors, this day of _____, A.D. 1976.

LE CHALET, INC.
By: _____
President

Secretary-Treasurer

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared James Boyd, President, and Rose Marie Boyd, Secretary-Treasurer, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes herein expressed.

WITNESS my hand and official seal, this _____ day of _____, A.D. 1976.

Notary Public

My Commission Expires: _____

MORTGAGEE CONSENT
STATE OF VIRGINIA
CITY OF NORFOLK

The undersigned hereby certifies that it is the holder of a mortgage dated March 30, 1973, upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Record Book 2139, Page 1522 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Witness: John H. Hays
By: _____

VIRGINIA NATIONAL BANK

ACKNOWLEDGEMENT
STATE OF VIRGINIA

Before me personally appeared _____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, A.D. 1976.

Notary Public

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

We, PIONEER NATIONAL TITLE INSURANCE COMPANY, a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to LE CHALET, INC.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Subscribed and sworn to before me this 27th day of MAY, A.D. 1976, at the City of WEST PALM BEACH, County of Palm Beach, State of Florida.

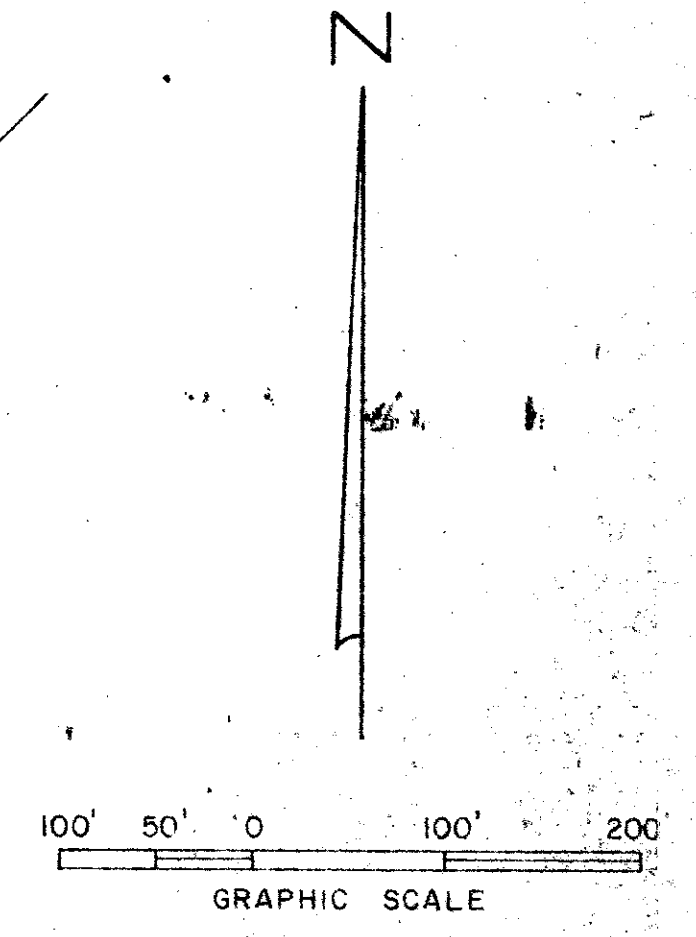
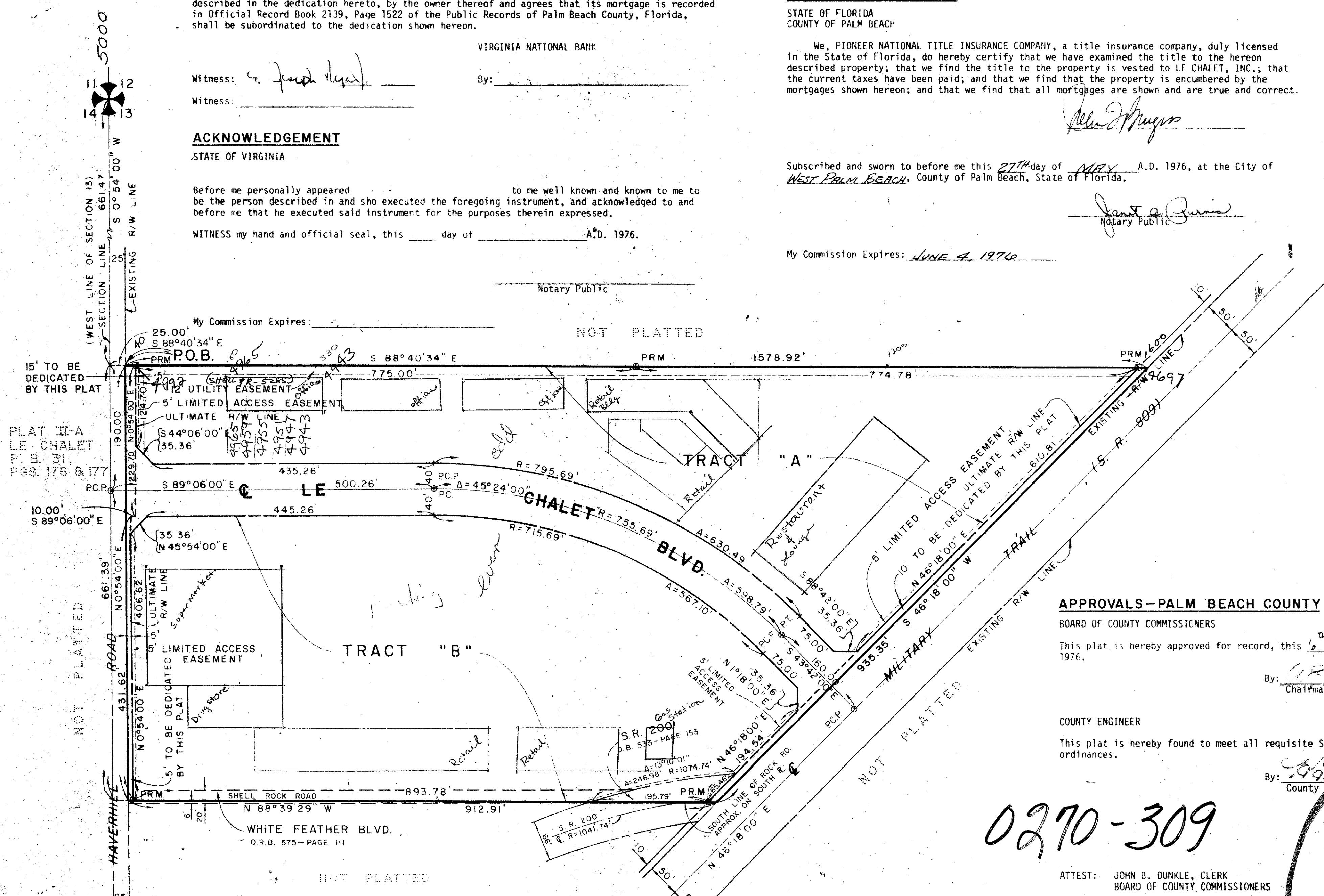
Notary Public

My Commission Expires: JUNE 4, 1976

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at the this 9th day of May, 1976, and duly recorded in Plat Book 32 on page 23.

JOHN B. DUNKLE, Clerk Circuit Court
by Rita Caniggia



APPROVALS - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this 2nd day of July, A.D. 1976.
By: John B. Dunkle
Chairman

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.
By: John B. Dunkle
County Engineer

0270-309

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: Marionne Blum
Deputy Clerk



LE CHALET SHOPPING CENTER

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 71-339, Sections 177.011 through 177.151, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Registered Land Surveyor, No. 2474
State of Florida

Subscribed and sworn to before me this 25th day of MAY, A.D. 1976, at the City of West Palm Beach, County of Palm Beach, State of Florida.

Notary Public

My Commission Expires: JUNE 4, 1976

13/45S/42E

32/23

THIS INSTRUMENT WAS PREPARED BY R. SHEPARD IN THE OFFICE OF

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		PLAT OF LE CHALET SHOPPING CENTER	
Date: APRIL, 1976	Designed: S. MALAVASI	Scale: 1" = 100'	Sheet: _____