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BOYNTON LAKES PLAZA REPLAT NO. 1

BEING A REPLAT OF A PORTION OF BOYNTON LAKES PLAZA AS RECORDED IN PLAT BOOK 70, PAGES 47 & 48, SITUATE IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF BOYNTON BEACH

OCTOBER, 2005

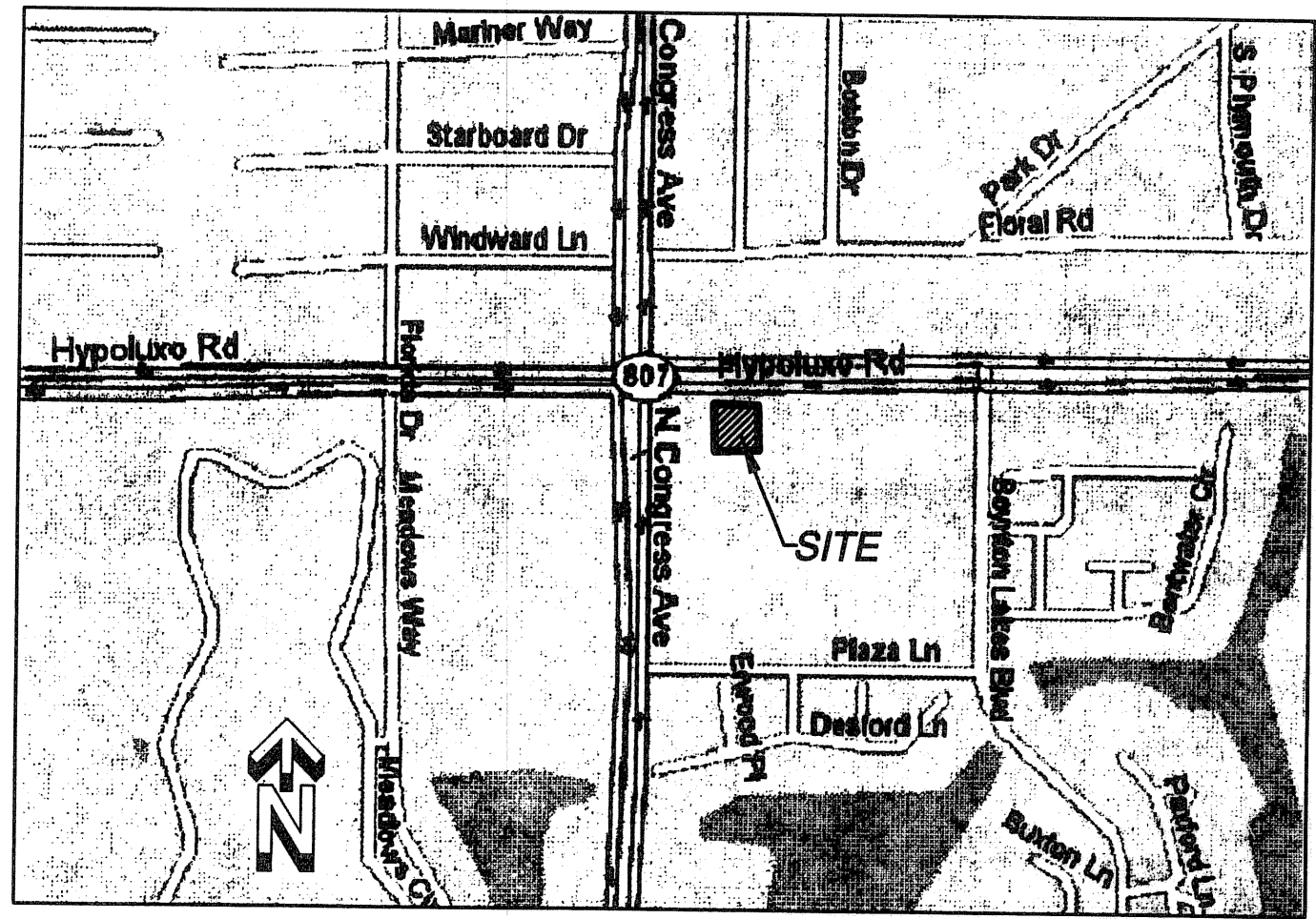
00008-031

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 1:45 P.M. this 27 day of March, 2006, and duly recorded in Plat Book 107, Pages 76 through 77.

SHARON R. BOCK
Clerk & Comptroller
By: Deborah A. Duff



VICINITY SKETCH
NOT TO SCALE

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS that Regency Centers, L.P., a Delaware limited partnership, licensed to do business in Florida, their successors and/or assigns, owner of the land shown hereon as **BOYNTON LAKES PLAZA REPLAT NO. 1**, being a replat of a portion of Boynton Lakes Plaza as recorded in Plat Book 70, Pages 47 & 48, situate in the Northwest quarter of Section 8, Township 45 South, Range 43 East, Palm Beach County, Florida, City of Boynton Beach being more particularly described as follows:

DESCRIPTION:

COMMENCING at the Southeast corner of **BOYNTON LAKES COMMERCIAL**, as recorded in Plat Book 69 on Page 97 of the Public Records of Palm Beach County, Florida; thence run North 04°49'36" West, along the East line of said **BOYNTON LAKES COMMERCIAL PLAT**, a distance of 37.46 feet to the **POINT OF BEGINNING**; thence, continue North 04°49'36" West along the said East line, a distance of 176.00 feet to a point lying 6.50 feet South, as measured at right angles, of the South right of way line of Hypoluxo Road, as recorded in Official Record Book 4692 on Pages 1742 and 1743 of the Public Records of Palm Beach County, Florida; thence, North 85°10'24" East, parallel to said South right of way line of Hypoluxo Road, a distance of 31.15 feet to a point; thence, North 88°59'15" East, along said South right-of-way line, a distance of 132.29 feet to a point; thence, South 04°49'36" East, a distance of 167.20 feet to a point; thence, South 85°10'24" West, a distance of 163.15 feet to the **POINT OF BEGINNING**.

Containing 0.646 acres more or less.

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

1. **BOYNTON LAKES PLAZA REPLAT NO. 1** as shown hereon is hereby reserved by Regency Centers, L.P., a Delaware limited partnership, their successors and/or assigns, for commercial development and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Regency Centers, L.P., without recourse to the City of Boynton Beach.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner, Regency Centers Corporation, a Florida corporation, this 27th day of March, 2006.

Regency Centers, L.P.,
a Delaware limited partnership

BY: Regency Centers Corporation,
a Florida corporation, as general partner

BY: David McNulty
David McNulty, Vice President

WITNESS: Chris L. Stohmenger
Printed Name

WITNESS: Nancy Pullo
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Duval

BEFORE me personally appeared David McNulty who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Regency Centers Corporation, as the General Partner of Regency Centers, L.P., a Delaware limited partnership, licensed to do business in Florida, and severally acknowledged to and before me that he executed such instrument as such officer of the general partner of said partnership, and said instrument is the free act and deed of said partnership.

WITNESS my hand and official seal this 27th day of March, 2006.

My Commission Expires: Nov 21, 2008

Anne T. Pullo
Signature of Notary Public

My Commission No.: #DD 339590

Anne T. Pullo
Printed Name of Notary Public

SURVEYOR & MAPPER'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, Part I, Florida Statutes, as amended, and the ordinances of the City of Boynton Beach, Florida.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, Florida 33407
Licensed Business No. 4569

TITLE CERTIFICATION

I, John R. Thach, 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 Regency Centers, L.P., a Delaware limited partnership, licensed to do business in Florida; that all taxes have been paid on said land pursuant to Chapter 197.192 Florida Statutes as amended; that there are no mortgages of record and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 3/21/06

By: John R. Thach
Attorney at Law
956597
License Number

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat is hereby approved for record pursuant to the ordinances of the City of Boynton Beach, Florida, and in accordance with Chapter 5, Land Development Regulations, this 27th day of March, 2006, and has been reviewed by a Professional Surveyor and Mapper under employment with the City of Boynton Beach, Florida, in accordance with Chapter 177.081(1), Florida Statutes.

BY: Herbert D. Kelley, Jr.
Herbert D. Kelley, Jr., PE/PSM, City Surveyor and Mapper

Boynton Lakes Plaza Replat No. 1 is hereby approved for record this 27th day of March, 2006.

BY: Herbert D. Kelley, Jr.
Herbert D. Kelley, Jr., PE/PSM, City Engineer

BY: Jerry Taylor
Jerry Taylor, Mayor

ATTEST (as to both): Janet M. Prainito
Janet Prainito, City Clerk

NOTES:

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjusted.
- Zone = Florida East
- Linear Unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.000042673
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the East line of **BOYNTON LAKES COMMERCIAL PLAT** which is assumed to bear North 04°49'36" West, and all other bearings are relative thereto.
- No buildings or structures shall be placed in easements.
- This plat, as recorded in its graphic form, is the official depiction of the subdivided land described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County.
- This instrument prepared by:

Kristi J. Smith
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
561/640-4551

NOTARY PUBLIC:	REGENCY CENTERS, L.P.:	SURVEYOR'S SEAL:	CITY SURVEYOR & MAPPER:	CITY ENGINEER'S SEAL:	CITY OF BOYNTON BEACH:

**BOYNTON LAKES PLAZA
REPLAT NO. 1**

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.: 05-1258	F.S. PG.
OFFICE: K.S.	DATE: OCT. 2005	DWG. NO. 05-1258-2
CHKD: C.W.	REF: 05-1258-2-DWG	SHEET 1 OF 2