

# HY-CREST CENTER

BEING A REPLAT OF A PORTION OF PLAT A OF PALM BEACH MEMORIAL PARK AS RECORDED IN PLAT BOOK 25, PAGE 226  
 ALSO BEING  
 A REPLAT OF A PORTION OF THE REPLAT OF LINCOLN MEMORIAL GARDENS AS RECORDED IN PLAT BOOK 25, PAGE 225  
 ALL IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2  
 MARCH 1989

573-001

177

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record at 2:37 AM  
 on the 10 day of JAN  
 1989, and duly recorded in Plat Book No.  
 64 on page 177-178  
 JOHN B. DUNKLE, Clerk (Check Check)  
 KAREN T. MARCUS, V.P.

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January 1989

*Karen T. Marcus*  
 KAREN T. MARCUS  
 VICE CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
 DEPUTY CLERK

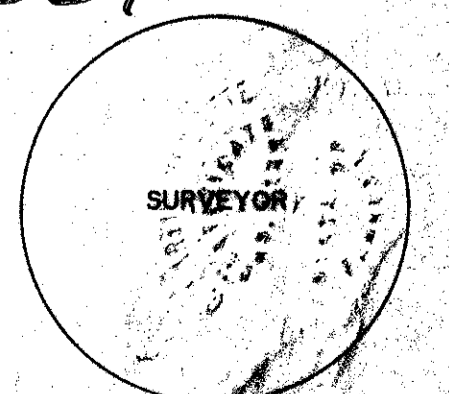
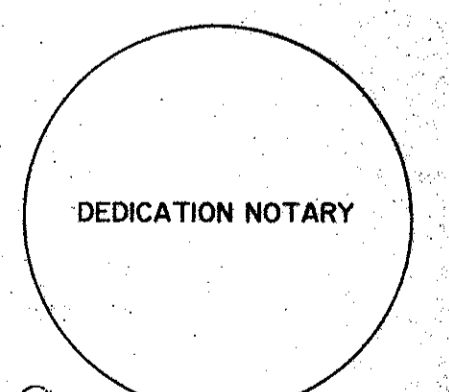
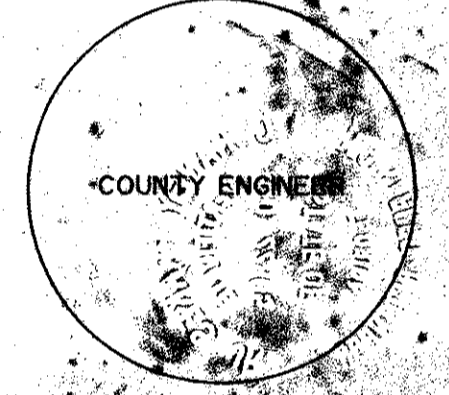
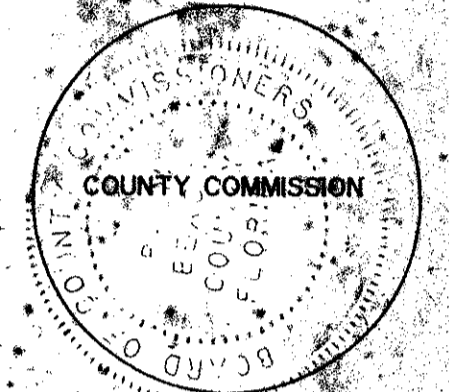
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January 1989

*Herbert F. Kahler, Jr.*  
 HERBERT F. KAHLER, JR.  
 COUNTY ENGINEER

NOTES

- THERE SHALL BE NO BUILDINGS OR ANY OTHER STRUCTURES PLACED ON UTILITY OR DRAINAGE EASEMENTS EXCEPT PAVING AND OTHER ROADWAY IMPROVEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING REFERENCE: BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, BEARS NORTH 88° 53' 16" WEST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LARRY C. FOLSON, FINANCIAL SPECIALIST DIVISION OF FINANCE, OF THE DEPARTMENT OF BANKING AND FINANCE CERTIFIED TO A LETTER WRITTEN BY MR. THOMAS E. DYER DESCRIBING THE RELEASED PORTION OF THE CEMETERY IN OFFICIAL RECORD BOOK 5218 PAGE 967, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THAT PORTION OF PLAT A OF PALM BEACH MEMORIAL PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 PAGE 226, AND THE REPLAT OF PART OF THE PLAT OF LINCOLN MEMORIAL GARDENS ALSO RECORDED IN PLAT BOOK 25 PAGE 225, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS  
**GREENHORNE & O'MARA, INC.**  
 580 VILLAGE BOULEVARD, SUITE 360  
 WEST PALM BEACH, FL 33409  
 (407) 686-7707

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WAL-MART STORES, INC., A DELAWARE CORPORATION, AND LICENSED TO DO BUSINESS IN FLORIDA, AND ANTHONY V. PUGLIESE III, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF HY-CREST CENTER, BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION (CATV) FACILITIES, AND ARE THE PERMANENT MAINTENANCE OBLIGATION OF WAL-MART STORES, INC. AND ANTHONY V. PUGLIESE III, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS PROVIDED IN THE DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5945 PAGES 1437 THROUGH 1451 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (THE "DECLARATION OF RECIPROCAL EASEMENTS"), WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT DRAINS ADJACENT PUBLIC RIGHTS-OF-WAY.
- TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF ROAD RIGHT-OF-WAY.
- THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WAL-MART STORES INC. AND ANTHONY V. PUGLIESE III, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS PROVIDED IN THE DECLARATION OF RECIPROCAL EASEMENTS, AND THE DECLARATION OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5945 PAGES 1452 THROUGH 1459 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, SHALL BE MAINTAINED BY WAL-MART STORES INC. AND ANTHONY V. PUGLIESE III, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS PROVIDED FOR IN THE DECLARATION OF RECIPROCAL EASEMENTS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
- THE TREE PRESERVATION EASEMENTS, AS SHOWN HEREON, SHALL BE MAINTAINED BY THE OWNERS OF THE RESPECTIVE PARCELS UPON WHICH THEY ARE LOCATED, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS 1, 4 AND 5 ARE HEREBY RESERVED FOR PROPER PURPOSES TO WAL-MART STORES INC., AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS 2 AND 3 ARE HEREBY RESERVED FOR PROPER PURPOSES TO ANTHONY V. PUGLIESE III, AND HIS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WAL-MART STORES, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF DECEMBER, 1989.

ATTEST: *Michael R. Nelson*  
 MICHAEL R. NELSON  
 ASSISTANT SECRETARY

BY: *Curtis H. Barlow*  
 CURTIS H. BARLOW  
 VICE PRESIDENT

IN WITNESS WHEREOF, I ANTHONY V. PUGLIESE III DO HEREWTO SET MY HAND AND SEAL THIS 6th DAY OF DECEMBER, 1989.

WITNESS: *James A. Briggs*  
 JAMES A. BRIGGS

BY: *Anthony V. Pugliese III*  
 ANTHONY V. PUGLIESE III, OWNER

WITNESS: *Rebecca R. Roberts*  
 REBECCA R. ROBERTS

ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANTHONY V. PUGLIESE III, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF DECEMBER, 1989.

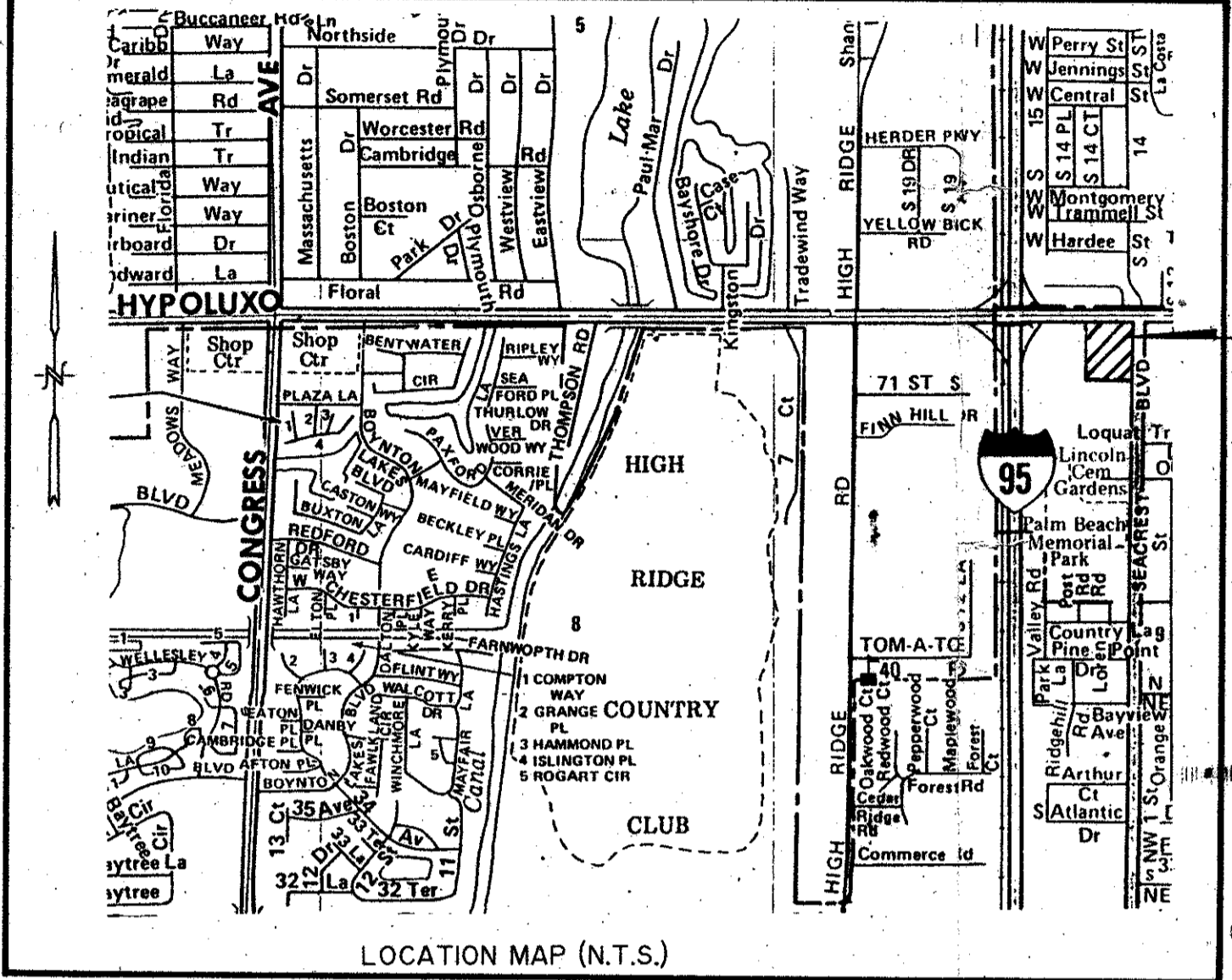
MY COMMISSION EXPIRES: 7-13-93 *James C. Olt*  
 JAMES C. OLT  
 NOTARY PUBLIC

STATE OF ARKANSAS  
 COUNTY OF BENTON

BEFORE ME PERSONALLY APPEARED CURTIS H. BARLOW AND MICHAEL R. NELSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF WAL-MART STORES INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9th DAY OF DECEMBER, 1989.

MY COMMISSION EXPIRES: 10/6/89 *Shelly Hutto*  
 SHELLY HUTTO  
 NOTARY PUBLIC



LOCATION MAP (N.T.S.)

SUBJECT PROPERTY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 9; BEAR NORTH 88° 53' 16" WEST, A DISTANCE OF 160.14 FEET; THENCE NORTH 88° 53' 16" WEST, A DISTANCE OF 160.14 FEET; THENCE NORTH 07° 25' 24" EAST, A DISTANCE OF 7.25 FEET; THENCE NORTH 07° 25' 24" EAST, A DISTANCE OF 297.95 FEET; THENCE NORTH 61° 09' 47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.44 FEET; THENCE NORTH 78° 28' 40" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 265.19 FEET; THENCE NORTH 51° 28' 34" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.45 FEET TO A POINT; SAID POINT BEING 53 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF HYPOLUXO ROAD; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD SOUTH 88° 53' 16" EAST, A DISTANCE OF 167.20 FEET; THENCE S 02° 29' 14" WEST A DISTANCE OF 137.00 FEET; THENCE S 88° 53' 16" EAST, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.609 ACRES.

AREA TABULATION

PARCEL 1	14.796 ACRES
PARCEL 2	2.755 ACRES
PARCEL 3	1.245 ACRES
PARCEL 4	0.683 ACRES
PARCEL 5	0.991 ACRES
COMMERCIAL TOTAL	20.470 ACRES
TRACT 'A'	0.139 ACRES
TOTAL	20.609 ACRES

ZONING PETITION NO. 75-69D

TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, WILLIAM A. COBB JR., A TITLE OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN THE NAME OF WAL-MART STORES, INC., A DELAWARE CORPORATION, AND ANTHONY V. PUGLIESE III, 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 THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE TO AND DO NOT EFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 12/6/89 *William A. Cobb*  
 WILLIAM A. COBB JR., TITLE OFFICER  
 FIRST AMERICAN TITLE INSURANCE COMPANY

SECTION 9 HY-CREST CENTER  
 PLAT 177  
 FLOOD MAP #1458  
 ZONING C4  
 QUAD # 19  
 SE 75-69  
 ZIP CODE 33442  
 PUD NAME  
 T82 598

64/177  
 HY-CREST CENTER

Pet. 75-69  
 CG  
 0573-001