



LOCATION SKETCH
N.T.S.

DEDICATION:

KNOW ALL MEN THESE PRESENTS THAT EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, OWNERS AS THEIR INTERESTS MAY APPEAR OF THE LANDS SHOWN HEREON AS FESTIVAL SHOPPES OF BOCA RATON, AND BEING A PORTION OF LOTS 109, 110, 111, 112 AND 116, AND ALL OF LOTS 113, 114 AND 115 BLOCK 77 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°50'58" WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1125.02 FEET; TO AN INTERSECTION WITH A LINE 92.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTERLINE OF S.R. 808 (GLADES ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 93004-2509; THENCE NORTH 89°38'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1295.00 FEET; THENCE SOUTH 00°50'58" EAST, A DISTANCE OF 1243.35 FEET TO THE SOUTH LINE OF SAID LOT 116; THENCE SOUTH 89°38'00" WEST, ALONG THE SOUTH LINE OF LOTS 116, 115, 114 AND 113, A DISTANCE OF 1294.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 113; THENCE NORTH 00°53'51" WEST, ALONG THE WEST LINE OF SAID LOT 113, A DISTANCE OF 118.06 FEET; THENCE NORTH 00°50'58" WEST, ALONG THE WEST LINE OF SAID LOTS 113 AND 112, A DISTANCE OF 1125.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.962 ACRES MORE OR LESS.

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

- 1) WATER MANAGEMENT TRACTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTION OF THE WATER MANAGEMENT TRACT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 2) LAKE MAINTENANCE EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LAKE MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 3) LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4) TRACTS A, C, D, E AND F AS SHOWN HEREON ARE HEREBY DEDICATED TO EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE DEVELOPMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) LITTORAL ZONES - THE EASEMENTS SHOWN HEREON AS LITTORAL ZONE NO. 1 AND NO. 2 ARE HEREBY DEDICATED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION, ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EZON INVESTMENT COMPANY, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY HEALTH UNIT.
- 6) LANDSCAPE BUFFER EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, THEIR SUCCESSORS OR ASSIGNS, FOR LANDSCAPE AND BUFFER AREAS AS LOCATED ON THEIR RESPECTIVE TRACTS OR PARCELS OF LAND, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EZON INVESTMENT COMPANY, AND HOME DEPOT U.S.A., INC., THEIR SUCCESSORS AND ASSIGNS AS TO EACH PARTY'S RESPECTIVE TRACTS OR PARCELS OF LAND WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) TRACT B - AS SHOWN HEREON IS HEREBY DEDICATED TO HOME DEPOT, U.S.A., INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE DEVELOPMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, Legal AND ATTESTED TO BY ITS Se Vice President, Corp Development AND IT S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY TO August, 1992.

ATTEST: W.E. Harris BY: L.A. Smith
W.E. Harris L.A. Smith

IT S: Se Vice Pres IT S: V.P. Legal

IN WITNESS WHEREOF EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ATTESTED TO BY ITS Vice President AND IT S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT S BOARD OF DIRECTORS THIS 14th DAY TO August, 1992.

ATTEST: Bruce Gomez BY: Jack O. Tackett
Bruce Gomez Jack O. Tackett

IT S: Vice President IT S: Executive Vice President

FESTIVAL SHOPPES OF BOCA RATON

A SUBDIVISION OF A PORTION OF LOTS 109 THROUGH 116, BLOCK 77 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTIONS 18 & 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 FEBRUARY, 1992

ACKNOWLEDGEMENT:

STATE OF GEORGIA S.S.
COUNTY OF COBB

BEFORE ME PERSONALLY APPEARED L.A. Smith AND W.E. Harris TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. Legal AND Se Vice President RESPECTIVELY OF HOME DEPOT U.S.A., INC., A DELAWARE 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 OFFICIAL 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 13th DAY OF August A.D., 1992.

Henry Hinkle, Cobb County, Georgia
Notary Public - State of Georgia
My Commission Expires Sept. 9, 1995

ACKNOWLEDGEMENT:

STATE OF TENNESSEE S.S.
COUNTY OF SHELBY

BEFORE ME PERSONALLY APPEARED Jack C. Tackett AND Bruce Gomez TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. V. President AND Vice President RESPECTIVELY OF EZON INVESTMENT COMPANY, A TENNESSEE 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 OFFICIAL 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 14th DAY OF August A.D., 1992.

2-13-96
MY COMMISSION EXPIRES Linda L. Neal
NOTARY PUBLIC - STATE OF TENNESSEE

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, BERT RICHARD OLIVER, A DULY LICENSED ATTORNEY AT LAW IN THE STATE OF FLORIDA, AND AN AUTHORIZED AGENT FOR CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO TRACTS A, C, D, E, F, WATER MANAGEMENT TRACT NO. 1 AND WATER MANAGEMENT TRACT NO. 2 ARE VESTED IN EZON INVESTMENT COMPANY, A TENNESSEE CORPORATION AND TITLE TO TRACT B IS VESTED IN HOME DEPOT, U.S.A., INC., A DELAWARE CORPORATION, AS THEIR INTERESTS MAY APPEAR, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 9-3-92

- LEGEND:**
- L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - PG. = PAGE
 - S.R. = STATE ROAD
 - P.B. = PLAT BOOK
 - R.O.W. = RIGHT-OF-WAY
 - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 - P.C.D. = PLANNED COMMERCIAL DEVELOPMENT
 - C. = CENTERLINE
 - = PERMANENT REFERENCE MONUMENT #4213

BY: Bert Richard Oliver
BERT RICHARD OLIVER, ESQUIRE
4875 NORTH FEDERAL HIGHWAY
FT. LAUDERDALE, FL 33308

SITE PLAN DATA

TRACT A	14.47 AC
TRACT B	12.38 AC
TRACT C	1.17 AC
TRACT D	103 AC
TRACT E	169 AC
TRACT F	161 AC
WATER MANAGEMENT TRACTS (LITTORAL ZONES)	4.81 AC (INCLUDING LITTORAL ZONES) (1.04 AC)
PETITION NUMBER	36.96 AC
ZONING CLASSIFICATION	90-24 (A) P.C.D.

**BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Dec A.D., 1992

BY: Mary McCarty
MARY MCCARTY
CHAIR

ATTEST: Donald T. Case
DONALD T. CASE, CLERK

BY: Mary Lou Berger
MARY LOU BERGER
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Dec A.D., 1992

BY: George Webb, P.E.
GEORGE WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 00°50'58" W ALONG THE WEST LINE OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST.
- 2) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE P.C.D. REFLECTED BY THIS PLAT.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 4) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE OR UTILITY EASEMENTS. 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.
- 5) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 6) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA S.S.
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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 2114-S, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-23-92
Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
REGISTRATION NO. 4213

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

SUBDIVISION * FESTIVAL SHOPPES OF BOCA RATON, FLORIDA, P.C.D. *
 BOOK 69 PAGE 172
 FLOOD ZONE 402/6 FLOOD MAP # 2308
 QUAD # 53 & 54 ZONING C6
 SE ZIP CODE 33433
 FULL NAME SIGNED
 RECORDED

TAX = 784

172

417-001

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:30 PM
on the 4th day of December
1992 and duly recorded to Plat Book No.
69 on page 172-173
Attest: T. Case, Clerk
By: Mary Lou Berger

HOME DEPOT U.S.A., INC. NOTARY CLERK OF CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS COUNTY ENGINEER SURVEYOR EZON INVESTMENT COMPANY NOTARY

FESTIVAL SHOPPES OF BOCA RATON

SHEET 1 OF 3

PET. 90-24(A)

69/172

0617-001