

# THE SHOPPES AT CRESTHAVEN, P.C.D.

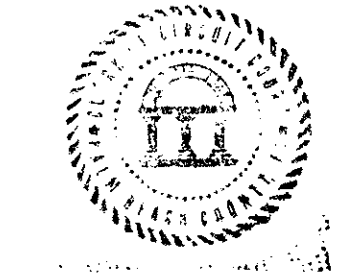
## LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

OCTOBER, 1992

SHEET 1 OF 3

This plat was filed for record at 11:30 AM this 19 day of MARCH 1993, and duly recorded in Plat Book No. 70 on page 88-90

DOROTHY H. WILKEN Clerk of Circuit Court  
By: Dawn A. Martin  
DEPUTY CLERK



CLERK OF THE CIRCUIT COURT

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SHOPPES AT CRESTHAVEN, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE SHOPPES AT CRESTHAVEN, P.C.D." BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 1, PLAT NO. 1, CRESTHAVEN OF PALM BEACH AS RECORDED IN PLAT BOOK 27, PAGES 212 AND 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RUN THENCE SOUTH 87°45'02" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRESTHAVEN BOULEVARD, A DISTANCE OF 45.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 02°05'54" EAST ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1, A DISTANCE OF 994.62 FEET; THENCE SOUTH 87°56'51" EAST ALONG A LINE WHICH IS 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 958.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE SOUTH 02°05'54" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (SAME BEING COMMON WITH A LINE WHICH IS 60.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13), A DISTANCE OF 990.21 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°12'24", AN ARC LENGTH OF 20.16 FEET, AND A CHORD WHICH BEARS SOUTH 69°08'31" WEST, A DISTANCE OF 19.62 FEET; THENCE NORTH 87°45'02" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRESTHAVEN BOULEVARD, A DISTANCE OF 939.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 954,376 SQUARE FEET OR 21.91 ACRES MORE OR LESS.

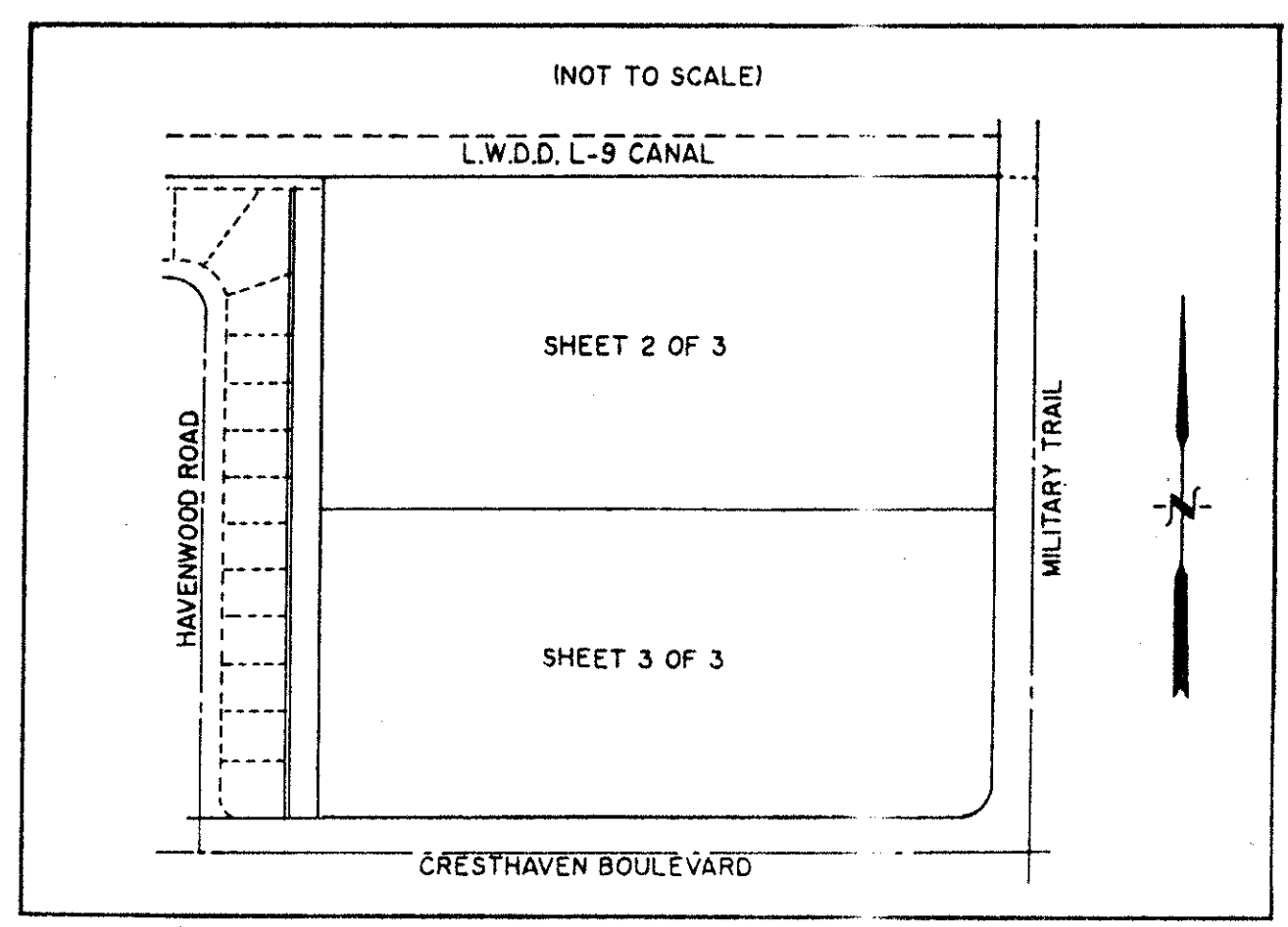
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- EASEMENTS:
1. DRAINAGE EASEMENT: THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF PARCELS "A" AND "B", JOINTLY, AND IS THE RESPONSIBILITY IN COMMON FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH DRAINS A PUBLICLY DEDICATED RIGHT-OF-WAY.
  2. UTILITY EASEMENT: THE UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  3. LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
  4. PARCELS "A" AND "B" AS SHOWN HEREON ARE HEREBY RESERVED TO SHOPPES AT CRESTHAVEN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
  5. PARCEL "L" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTAINING A "SAFE SIGHT CORNER".

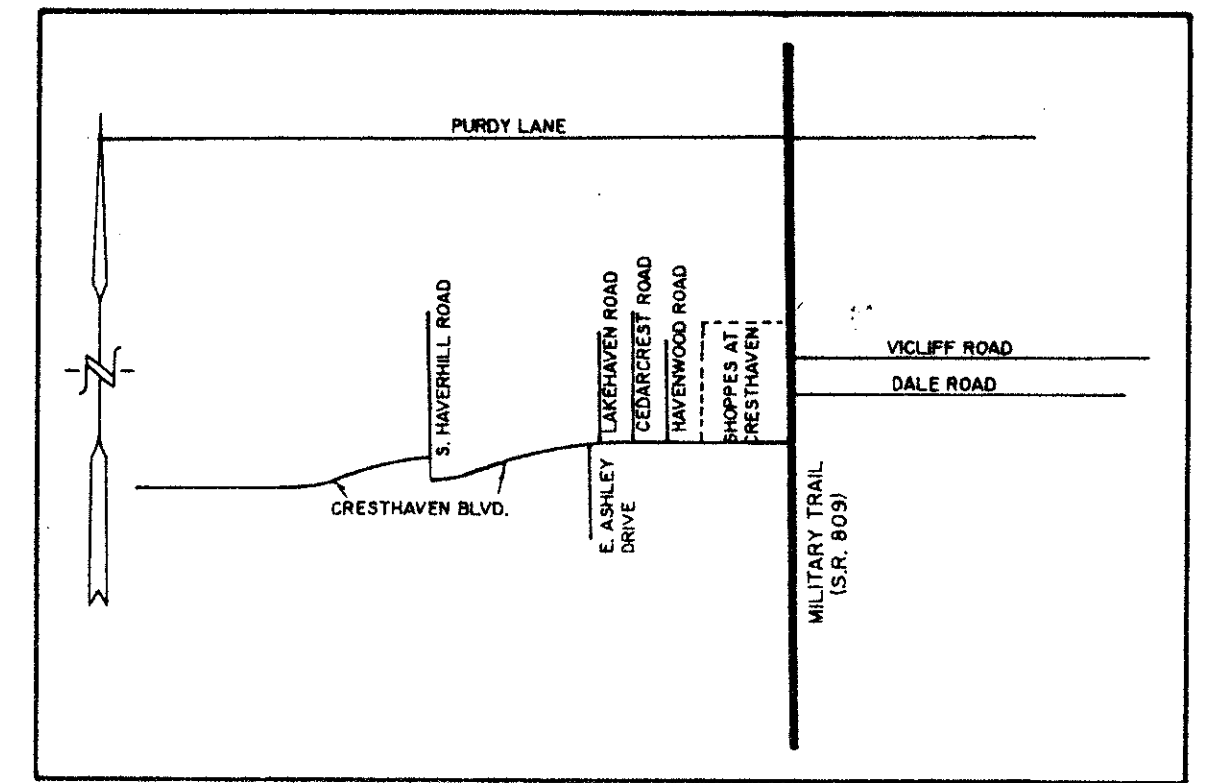
IN WITNESS WHEREOF, SHOPPES AT CRESTHAVEN, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF DECEMBER, 1992.

BY: John P. McDonagh  
JOHN P. McDONAGH, PRESIDENT

ATTEST:  
BY: Robert L. Schwartz  
ROBERT L. SCHWARTZ, VICE-PRESIDENT



KEY MAP



LOCATION MAP (NOT TO SCALE)

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I, MICHAEL T. LYNOTT, 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 SHOPPES AT CRESTHAVEN, INC., A FLORIDA CORPORATION, THAT THE CURRENT REAL PROPERTY TAXES AFFECTING THIS PROPERTY HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AFFECTING THE PROPERTY; AND THAT THERE ARE NO DEED OR OTHER RESERVATIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY.

DATE: March 16, 1993 BY: Michael T. Lynott

### ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AND Robert L. Schwartz, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND John P. McDonagh OF SHOPPES AT CRESTHAVEN, INC., A FLORIDA 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH 1993.

BY: Mary McCarty  
MARY MCCARTY, CHAIR

ATTEST:  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: Dawn A. Martin  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH 1993.

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

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I, MICHAEL T. LYNOTT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. TO-17973 WITH AN EFFECTIVE DATE OF OCTOBER 29, 1992 AT 8:00 A.M. (THE "TITLE EVIDENCE") COVERING THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SHOPPES AT CRESTHAVEN, INC., A FLORIDA CORPORATION, AND THAT THE 1991 REAL PROPERTY TAXES AFFECTING THIS PROPERTY HAVE BEEN PAID; AND THAT EXCEPT AS DESCRIBED IN THE TITLE EVIDENCE, THE PROPERTY IS FREE OF ENCUMBRANCES; AND THAT THERE ARE NO MORTGAGES AFFECTING THE PROPERTY; AND THAT THERE ARE NO DEED OR OTHER RESERVATIONS WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY.

DATE: \_\_\_\_\_ BY: Michael T. Lynott

### SURVEYOR'S NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- MINIMUM BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE COUNTY OF PALM BEACH.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- BEARING DATUM: BEARINGS ARE IN THE MERIDIAN OF PLAT NO. 1, CRESTHAVEN OF PALM BEACH, PLAT BOOK 27, PAGES 212 AND 213 (THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEARS SOUTH 87°56'51" EAST).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- LANDSCAPING AND CONSTRUCTION WITHIN THE SAFE SIGHT EASEMENT SHALL BE RESTRICTED TO 30 INCHES HIGH, BASED ON CROWN ELEVATIONS OF EXISTING ADJACENT ROADWAYS.

### SURVEYOR'S CERTIFICATION

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 SET; THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND FURTHER THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6, F.A.C.C.

DATE: 1-15-93

PETER T. KRICK  
PROFESSIONAL LAND SURVEYOR  
REGISTERED SURVEYOR NO. 3748  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY PETER T. KRICK, P.L.S., IN THE OFFICE OF K & N SURVEYORS, INC.

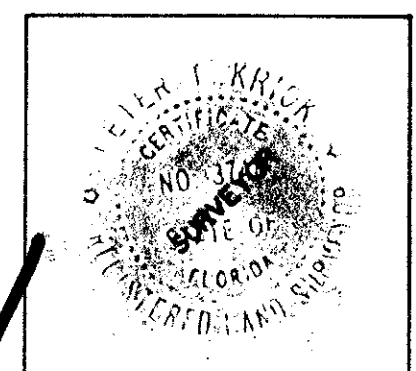
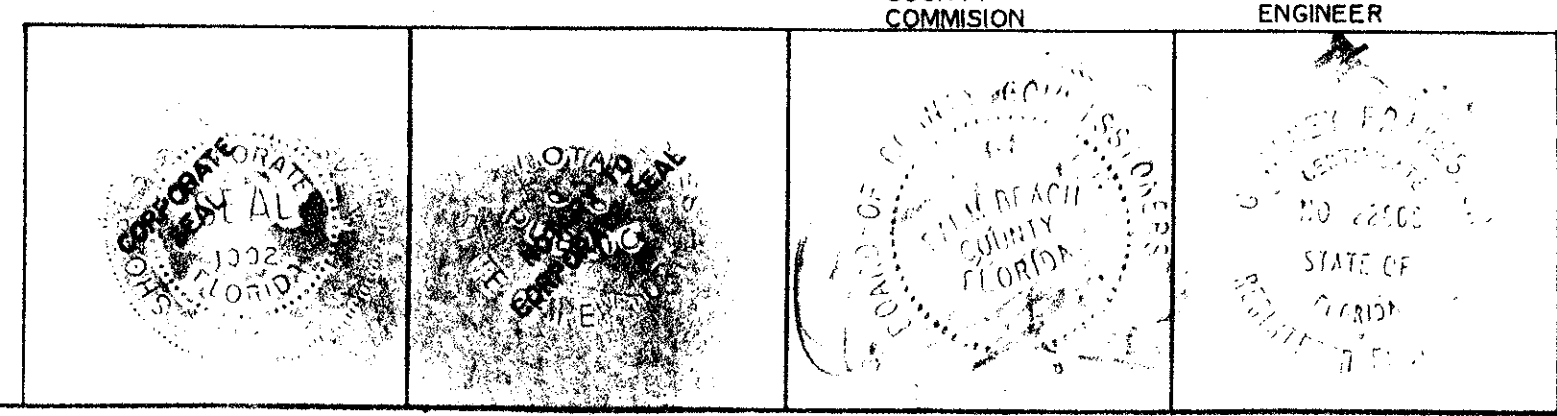
70/88  
K & N SURVEYORS, INC.  
9040 BELVEDERE ROAD #100  
WEST PALM BEACH, FL.  
33411 (407) 798-5066

THE SHOPPES AT CRESTHAVEN, P.C.D.

DATE: MARCH, 1992 DRAWN BY: B. BREWER FIELD BOOK: 176-64 DRAWING NO. 0-140

SUBDIVISION \* The Shoppes @ Cresthaven  
BOOK 70 PAGES  
FLOOD ZONE B FLOOD MAP # 1053  
QUAD # 52 ZONING RM  
SE ZIP CODE 33415  
PUD NAME  
13/04/92

TAZ = 292



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