

This Instrument Prepared By:  
**Gregory S. Mire**  
 2200 PARK CENTRAL BLVD. NORTH  
 SUITE 100  
 POMPANO BEACH, FLORIDA 33064  
 (954) 974-2200  
**CONSULTANTS**  
 ENGINEERS SURVEYORS PLANNERS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

# WOOLBRIGHT CRACKER BARREL PLAT

A PORTION OF TRACT "B", SHOPPES OF WOOLBRIGHT P.C.D., PLAT BOOK 65, PAGES 137 & 138,  
 PALM BEACH COUNTY RECORDS SITUATE IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
 CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.  
 SEPTEMBER, 1996

COUNTY OF PALM BEACH ) SS  
 STATE OF FLORIDA )  
 This Plat was filed for record at 3:29 P.M.  
 this 1 day of April 1997  
 and duly recorded in Plat Book No. 79  
 on page 85 AND 86  
 DOROTHY H. WILKEN, Clerk of Circuit Court  
 by *[Signature]* O.C.



SHEET 1 OF 2

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that CRACKER BARREL OLD COUNTRY STORE, INC., owner of the land shown hereon as "WOOLBRIGHT CRACKER BARREL", a replat of a portion of Tract "B", Shoppes of Woolbright P.C.D., Plat Book 65, Pages 137 and 138, situated in Section 29, Township 45 South, Range 43 East, Palm Beach County, Florida.

A portion of Tract "B", Shoppes of Woolbright P.C.D., as recorded in Plat Book 65, Pages 137 and 138, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Parcel B, said point being on the arc of a non-tangent curve to the southwest, a radial line to said point bears North 81°12'02" East; thence southerly, along the East boundary of said Parcel B and along the arc of said curve, having a radius of 1743.74 feet, a central angle of 07°14'11", an arc distance of 220.23 feet to a point of tangency; thence South 01°33'47" East, along said East boundary, 242.62 feet; thence South 85°45'32" West, 300.44 feet to the West boundary of said Parcel B; thence North 20°54'51" West, along said West boundary, 504.82 feet to the North boundary of said Parcel B, thence North 88°26'13" East for 453.50 feet to the POINT OF BEGINNING.

Said lands lying in Section 29, Township 45 South, Range 43 East, City of Boynton Beach, Palm Beach County, Florida containing 179,657 square feet, (4.124 acres), more or less.

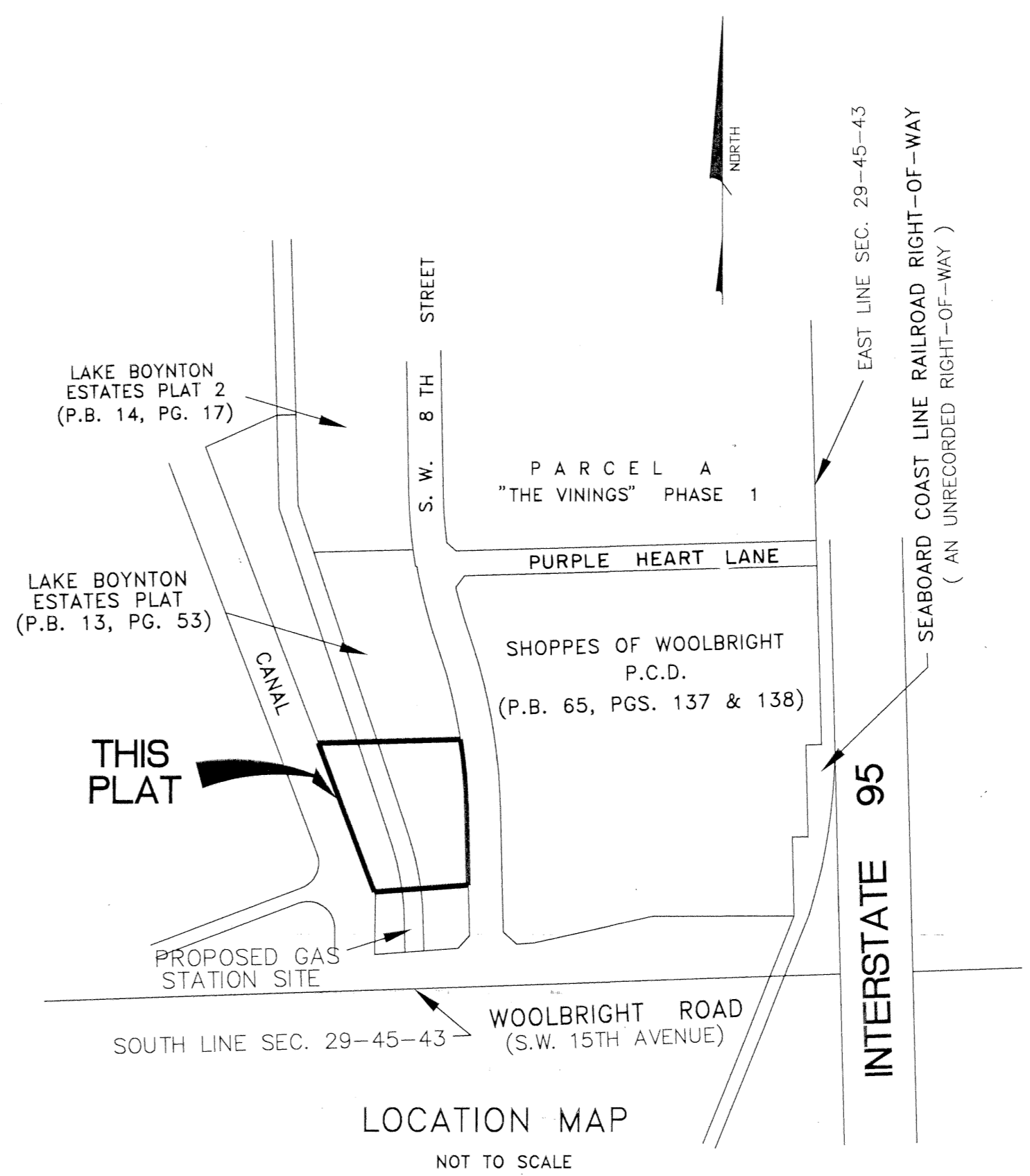
Has caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

The City of Boynton Beach shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage easements associated with said drainage system.

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The limited access easements as shown hereon are hereby dedicated to the City of Boynton Beach, for the purpose of control and jurisdiction over access rights.

The buffer as shown hereon is hereby dedicated to the Owner and/or its successors and assigns for buffer and other purposes and is the perpetual maintenance obligation of the Owner and/or its successors and assigns without recourse to the City of Boynton Beach.



## TITLE CERTIFICATION:

John A. Lanzetta  
 I, John A. Lanzetta, 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 to Cracker Barrel Old Country Store, Inc., that the current taxes have been paid and there are no other encumbrances of record that would affect this property.

Date: 9/13/96

*[Signature]*  
 Attorney at Law licensed in Florida  
John A. Lanzetta

Michael D. Adkins  
 IN WITNESS WHEREOF, I, Michael D. Adkins, Sr. Vice President, do hereunto set my hand and seal this 12<sup>th</sup> day of SEPTEMBER, 1996.

CRACKER BARREL OLD COUNTRY STORE, INC.,

Witness [Signature]  
 Print Kenneth Sweeney  
 Witness [Signature]  
 Print Denise Martin

By [Signature]  
Michael D. Adkins, Sr. Vice President

## ACKNOWLEDGEMENT:

State of Florida } SS  
 County of Dade }  
 BEFORE ME personally appeared Michael D. Adkins, Sr. Vice President 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 purpose expressed therein.

WITNESS my hand and official seal this 12 day of September, 1996.

My Commission expires: 5-23-98  
[Signature]  
 Notary Public

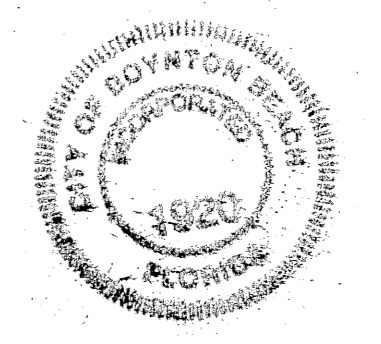
## SURVEYOR'S CERTIFICATE:

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 that all Permanent Control Points (P.C.P.'s) will be set under my direction and supervision within one year from the date the Plat is recorded and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Boynton Beach, Florida.

9-5-96  
 DATE  
[Signature]  
 GREGORY S. MIRE, P.L.S.  
 License No. 4437  
 State of Florida

## CITY APPROVAL:

This plat is hereby approved for record this 14 day of FEBRUARY, 1997



By: [Signature]  
 JERRY TAYLOR, MAYOR  
 Attest: [Signature]  
 SUZANNE M. KRUSE, CITY CLERK

## CITY OF BOYNTON BEACH ENGINEER:

This plat is hereby approved for record this 22 day of JANUARY, 1997

By: [Signature]  
 William Hukill, City of Boynton Beach Engineer

WOOLBRIGHT CRACKER BARREL  
 SUBDIVISION \* CRACKER BARREL  
 BOOK 79 PAGE 85  
 FLOOD ZONE FLOOD MAP \*  
 QUAD # ZONING  
 SE ZIP CODE  
 PUD NAME CITY OF BOYNTON BEACH

