

179



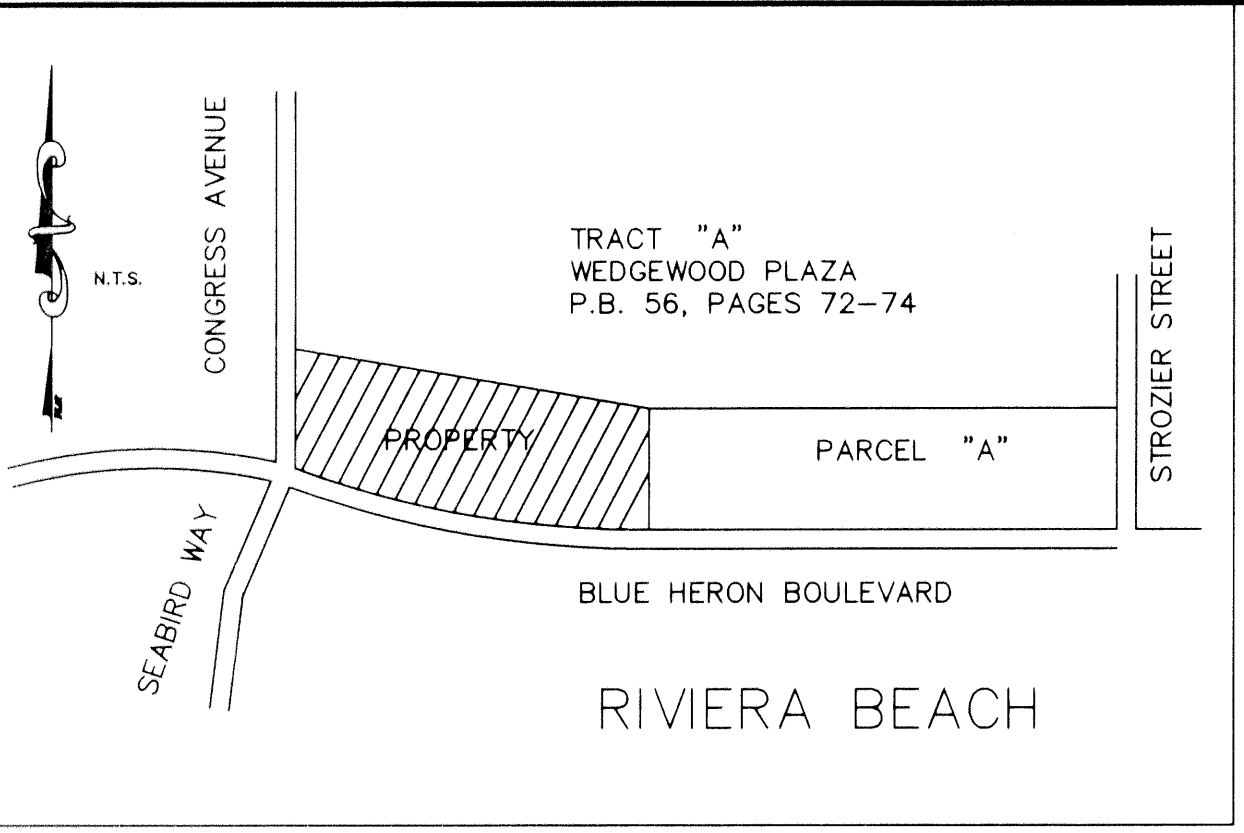
BLUE HERON WALGREENS

BEING A REPLAT OF

A PORTION OF PARCEL "A", WEDGEWOOD CENTRE, SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 60, PAGES 168 THROUGH 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1999

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 11:46 AM
the 15 day of April 1999
and duly recorded in Plat Book No. 60
on page 179
DOROTHY H. WILKINSON, Clerk of Circuit Court
by *Paul G. Hardy* D.C.



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AIRLINER HOTELS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLUE HERON WALGREENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", WEDGEWOOD CENTRE, AS RECORDED IN PLAT BOOK 60, PAGES 168 THROUGH 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A", WEDGEWOOD CENTRE THENCE S 68°21'46" E ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 362.79 FEET; THENCE S 21°38'14" W, A DISTANCE OF 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE N 68°21'46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 62.34 FEET; THENCE N 21°38'14" E, A DISTANCE OF 34.00 FEET; THENCE N 68°21'46" W, A DISTANCE OF 26.00 FEET; THENCE S 21°38'14" W, A DISTANCE OF 34.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE N 68°21'46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 153.70 FEET; THENCE N 32°49'43" W, A DISTANCE OF 29.06 FEET TO THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE N 02°42'20" E ALONG THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 299.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.12 ACRES MORE OR LESS.

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

- TRACTS "2" AND "3", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
Charles R. Walker
CHARLES R. WALKER, P.E. FOR PALM BEACH COUNTY
- THE UTILITY AND ACCESS 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 DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF AIRLINER HOTELS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.
- TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED BY AIRLINER HOTELS, LTD. FOR COMMERCIAL DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER.

THIS 10th DAY OF FEBRUARY, 1999.

WITNESSES:

Richard J. Horvath
NAME: **RICHARD J. HORVATH**
(TYPE OR PRINT NAME)
AIRLINER HOTELS, LTD., A FLORIDA LIMITED PARTNERSHIP

Tania Terrero
NAME: **TANIA TERRERO**
(TYPE OR PRINT NAME)
BY: *Paul Oxley*
PAUL OXLEY, VICE PRESIDENT

ACKNOWLEDGEMENT

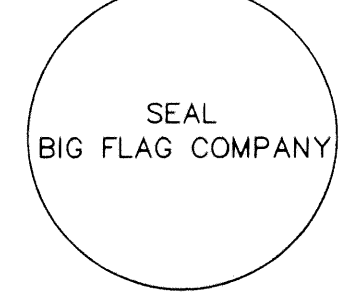
STATE OF **FLORIDA**)
COUNTY OF **DADE**) SS
BEFORE ME PERSONALLY APPEARED **PAUL OXLEY** WHO IS PERSONALLY KNOWN

TO ME, OR HAS PRODUCED **n/a** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF BIG FLAG COMPANY, A NEVADA CORPORATION, THE SOLE GENERAL PARTNER OF AIRLINER HOTELS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 ON BEHALF OF THE PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF FEBRUARY, 1999.



Tania Terrero
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, ATTORNEYS' TITLE INSURANCE FUND, INC., DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN AIRLINER HOTELS, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT IF THERE ARE OTHER ENCUMBRANCES OF RECORD, THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 11th DAY OF FEBRUARY, 1999

ATTORNEYS' TITLE INSURANCE FUND, INC.

Stephen L. Mackey
BY: STEPHEN L. MACKEY, ESQUIRE

NOTES:

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE PLAT OF WEDGEWOOD CENTRE AS RECORDED IN PLAT BOOK 60, PAGES 168 - 170, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE DEED AND SECURITY AGREEMENT DATED NOVEMBER 28, 1997, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 10118 AT PAGE 983, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESSES:

Mary B. Colecock
NAME: **Mary B. Colecock**
(TYPE OR PRINT NAME)
BY: *Bruce Williams*

Jill H. Randall
NAME: **Jill H. Randall**
(TYPE OR PRINT NAME)
TITLE: **Sr. V.P.**

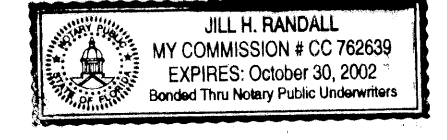
SUNTRUST BANK, TAMPA BAY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

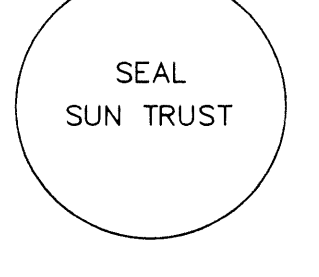
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF FEBRUARY, 1999, BY **Bruce Williams** AS VICE PRESIDENT OF SUNTRUST BANK, TAMPA BAY, ON BEHALF OF THE BANK. HE (SHE) IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF FEBRUARY, 1999.



MY COMMISSION EXPIRES:

Jill H. Randall
NOTARY PUBLIC



CITY OF RIVIERA BEACH APPROVALS

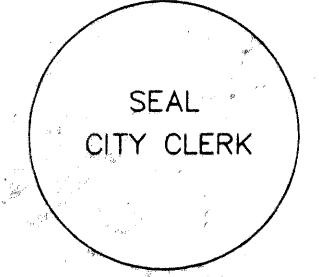
THE PLAT OF BLUE HERON WALGREENS HAS BEEN APPROVED BY THE CITY COUNCIL ON THIS 07 DAY OF April, 1999.

BY: *Michael D. Brown*

CLARA K. WILLIAMS, MAYOR
Michael D. Brown

L. John Samadi
L. JOHN SAMADI, P.E. CITY ENGINEER

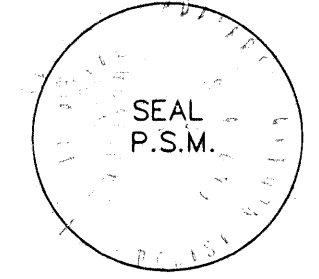
Carrie E. Ward
CARRIE E. WARD, CMC/AAE, CITY CLERK



ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: FEB. 25, 1999

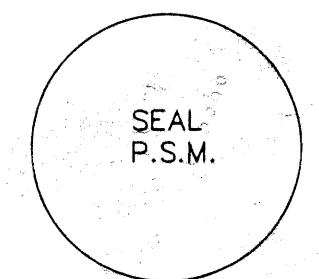
Richard D. Adams, Jr.
FLORIDA REGISTRATION NO. 3888



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 PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE APPLICABLE ORDINANCES OF RIVIERA BEACH, FLORIDA.

Richard D. Adams, Jr.
RICHARD D. ADAMS, JR. DATE 2-12-99
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 3366
ALD II, INC. (LB #6592)



THIS INSTRUMENT WAS PREPARED BY RICHARD D. ADAMS, JR., P.L.S., IN THE OFFICE OF ATLANTIC LAND DESIGN, INC. 207 ATLANTIC AVENUE, FT. PIERCE, FL. 34950

ALD II, INC.
207 ATLANTIC AVENUE
FT. PIERCE, FL. 34950 (561) 595-0850