

0018-015

20040630692

93

# BARCLAY SQUARE REPLAT

A REPLAT OF A PORTION OF THE PLAT OF "BARCLAY SQUARE", PLAT BOOK 53, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

NOVEMBER, 2004

AREA SUMMARY  
PARCEL A 8.09 ACRES  
PARCEL B 0.87 ACRES  
TOTAL 8.96 ACRES

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BARCLAY SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE PLAT OF "BARCLAY SQUARE", PLAT BOOK 53, PAGES 135 AND 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

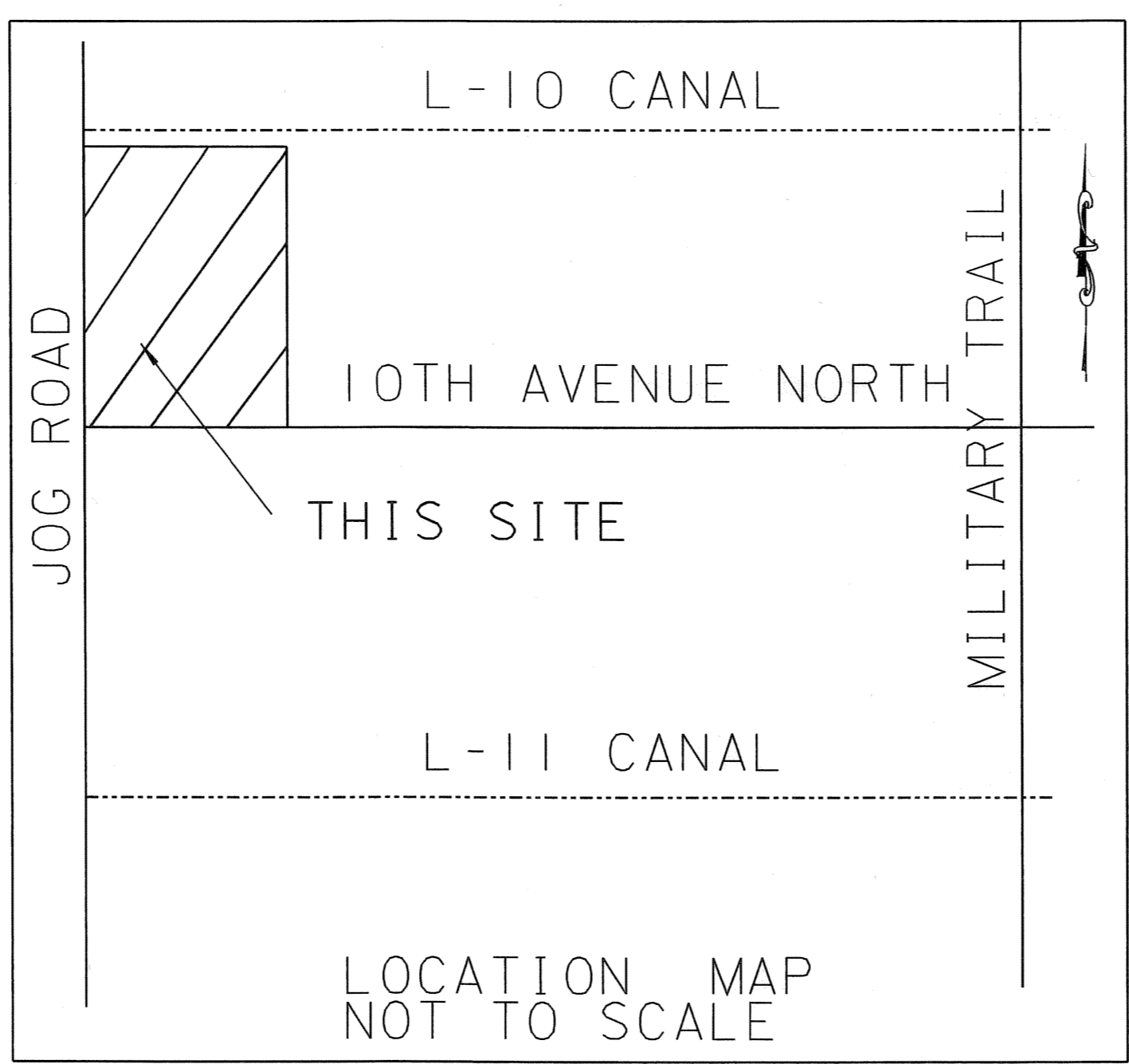
### LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT OF "BARCLAY SQUARE", THENCE: NORTH 89°01'57" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 89°01'57" EAST, ALONG THE NORTHERLY LINE OF SAID PLAT OF "BARCLAY SQUARE", ALSO BEING THE SOUTHERLY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 10", A DISTANCE OF 543.23 FEET;  
THENCE: SOUTH 00°08'45" WEST, ALONG THE EASTERLY LINE OF SAID PLAT OF "BARCLAY SQUARE", A DISTANCE OF 718.81 FEET;  
THENCE: SOUTH 89°01'57" WEST, A DISTANCE OF 517.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°06'48";  
THENCE: NORTHWESTERLY AND NORTHERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 39.76 FEET TO THE POINT OF TANGENCY;  
THENCE: NORTH 00°08'45" EAST, A DISTANCE OF 693.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 390.235.11 SQUARE FEET (8.96 ACRES) MORE OR LESS.

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

- THE TWENTY FOOT UTILITY EASEMENT AS SHOWN HEREON IS 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.
- A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSES OF INSTALLING, MAINTAINING AND REPAIRING WATER AND SEWER FACILITIES WITHIN THE AREA DESIGNATED ON THE PLAT AS UTILITY EASEMENT.
- A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO FLORIDA POWER AND LIGHT, INC., SOLELY FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND REPAIRING UNDERGROUND FACILITIES, OTHER THAN TRANSFORMERS, WHICH MAY BE ABOVE GROUND WHERE NECESSARY, WITHIN THE AREA DESIGNATED ON THE PLAT AS UTILITY EASEMENT, TO PROVIDE ELECTRICAL SERVICE TO THE PLATTED PROPERTY, NO RIGHTS IN FAVOR OF THE PUBLIC ARE CREATED BY THIS EASEMENT.
- THE TWELVE FOOT DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BARCLAY SQUARE ASSOCIATES, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES. THE CITY OF GREENACRES 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, AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- A PRIVATE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND REPAIRING PUBLIC TRANSIT FACILITIES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS EASEMENTS TO PALM BEACH TRANSIT.
- THE TWELVE FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PARCELS AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES OR ANY IMPROVEMENTS OTHER THAN ASPHALT, CURBING, GRASS, SHRUBS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, AND ABANDON THOSE EASEMENTS WITHIN PARCEL "B", AS SHOWN HEREON, AND CREATED AND DEDICATED BY THE PLAT OF "BARCLAY SQUARE", AS RECORDED IN PLAT BOOK 53, PAGES 135 AND 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BARCLAY SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, BY G.P. BARCLAY, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF October, 2004.

BY: Marc J. Geiserman  
MARC J. GEISERMAN, PRESIDENT

WITNESS: Angie Pelles

PRINT NAME: Angie Pelles

WITNESS: Jon K.

PRINT NAME: Jon K.

### OWNER

IN WITNESS WHEREOF, BARCLAY SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, BY G.P. BARCLAY, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF October, 2004.

BY: Marc J. Geiserman  
G.P. BARCLAY, INC.  
MARC J. GEISERMAN, PRESIDENT

WITNESS: Angie Pelles

PRINT NAME: Angie Pelles

WITNESS: Jon K.

PRINT NAME: Jon K.

### OWNER ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

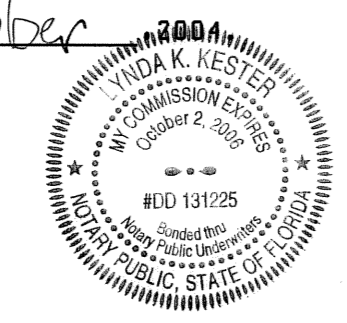
BEFORE ME PERSONALLY APPEARED, MARC J. GEISERMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF G.P. BARCLAY, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF BARCLAY SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERAL ACKNOWLEDGED TO AND BEFORE ME, THAT HE 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 IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF October, 2004.

MY COMMISSION EXPIRES: 10-2-06

NOTARY PUBLIC: Lynda Kester

PRINT NAME: Lynda Kester



SEAL BARCLAY SQUARE ASSOCIATES, LTD.	SEAL SONDRA K. HILL CLERK CITY OF GREENACRES	SEAL CITY SURVEYOR	SURVEYORS SEAL TROY N. TOWNSEND PSM 6425
---	---	-----------------------	---

### CITY APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "BARCLAY SQUARE REPLAT", HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA, THIS 18th DAY OF November, 2004.

BY: Ruel J. Ferreri  
RUEL J. FERRERI, MAYOR

BY: Wadie Atallah  
WADIE ATALLAH, P.E., CITY MANAGER

BY: Sondra K. Hill  
SONDRA K. HILL, CITY CLERK

### CERTIFICATE OF REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF GREENACRES, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, SFRM, INC., 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA, 33403

DATE: 10/25/04 SIGNED: Andre Rayman  
ANDRE RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA, L.S. NO. 4938

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Samuel Suxi, 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 VESTED IN BARCLAY SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; 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 THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD PROHIBITING THE CREATION OF THIS PLAT.

DATE: 10/22/04 NAME: Samuel Suxi  
ATTORNEY AT LAW, MEMBER OF THE FLORIDA BAR

### MORTGAGE HOLDERS CONSENT

MORTGAGE HOLDER OF THE MORTGAGE AND SECURITY AGREEMENT RECORDED ON MARCH 19, 1998, IN D.R. BOOK 10291, PAGE 541, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED PURSUANT TO THAT CERTAIN ASSIGNMENT OF MORTGAGE (AND RELATED SECURITY INSTRUMENTS) RECORDED ON AUGUST 25, 1998, IN D.R. BOOK 10599, PAGE 765, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, JOINS AND CONSENTS TO THE DEDICATIONS SHOWN HEREON AND AGREES THAT THE FOREMENTIONED MORTGAGE IS HEREBY SUBORDINATED TO THE DEDICATION AND RESERVATIONS SHOWN HEREON.

LASALLE BANK NATIONAL ASSOCIATION (F/K/A LASALLE NATIONAL BANK) AS TRUSTEE FOR REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC. COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-C1.

BY: David S. Boswell  
(F/K/A ORIX REAL ESTATE CAPITAL MARKETS, LLC), AS MASTER SERVICER

BY: David S. Boswell

NAME: David S. Boswell

TITLE: Loan Servicing Manager

### MORTGAGE HOLDER ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

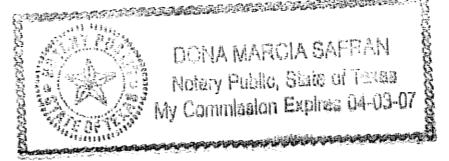
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 2004, BY David S. Boswell AS Loan Servicing Manager OF ORIX CAPITAL MARKETS, LLC (F/K/A ORIX REAL ESTATE CAPITAL MARKETS, LLC), AS MASTER SERVICER ON BEHALF OF LASALLE BANK NATIONAL ASSOCIATION (F/K/A LASALLE NATIONAL BANK) AS TRUSTEE FOR REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC. COMMERCIAL MORTGAGE PASS - THROUGH CERTIFICATES, SERIES 1998-C1, ON BEHALF OF SAID ASSOCIATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED HIS/HER DRIVERS LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: 4-3-07

NOTARY PUBLIC: Debra Marie Sorenson

(STATE AND COUNTY AFORESAID)

PRINT NAME: Debra Marie Sorenson



### 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.

THIS INSTRUMENT WAS PREPARED BY TROY N. TOWNSEND, P.S.M. 6425 IN AND FOR THE OFFICES OF CONSULTECH SURVEYING AND MAPPING, INC., 3141 COMMERCE PARKWAY, MIRAMAR, FLORIDA.

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This plat was filed for record at 11:40 a.m.  
The 4th day of November 2004  
and duly recorded in Plat Book No. 103  
Page 93-94  
Debra Marie Sorenson, Notary Public  
Notary Public, State of Florida  
By: Debra Marie Sorenson D.C.

### EASEMENTS AND RESTRICTIVE COVENANTS:

- ACCESS TO AND BETWEEN THE PARCELS AS SHOWN ON THIS "BARCLAY SQUARE REPLAT", IS GRANTED IN ACCORDANCE WITH THE "DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS", AS RECORDED IN OFFICIAL RECORDS BOOK 10291, PAGE 521, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED BY FIRST AMENDMENT TO THE "DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS", AS RECORDED IN OFFICIAL RECORDS BOOK 17729, PAGE 1761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SURVEYORS CERTIFICATION:

I HEREBY 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENT ACCORDING TO SEC 177.091(9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

BY: Troy N. Townsend 10/21/04  
TROY N. TOWNSEND  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 6425 STATE OF FLORIDA

**ConsulTech** 3141 COMMERCE PARKWAY  
MIRAMAR, FLORIDA 33025  
TELEPHONE: (954) 438-4300  
FAX: (954) 438-1433  
L.B. NO. 7121

CONSUL-TECH SURVEYING & MAPPING, INC.