

WOODLAKE PLAZA WEST REPLAT

BEING A REPLAT OF A PORTION OF WOODLAKE PLAZA WEST, AS RECORDED IN PLAT BOOK 61 ON PAGES 89 AND 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LANDS SITUATE IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

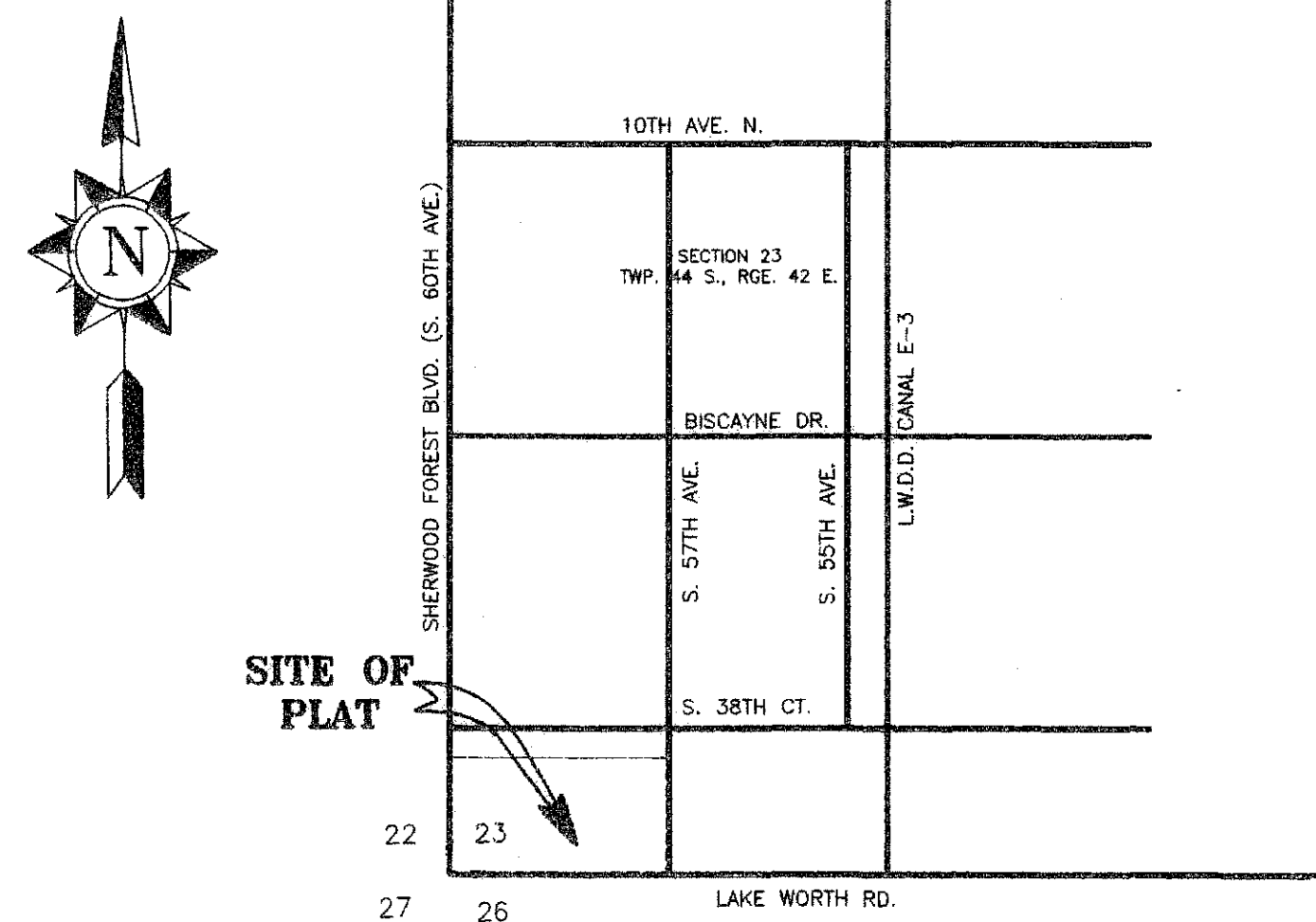
MAY, 2007

00018-032

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:55 AM THIS 23rd DAY OF MAY, 2007 AND DULY RECORDED IN PLAT BOOK NO. 61 ON PAGES 141 AND 142. SHARON BOCK, CLERK & COMPTROLLER

BY: *Michelle Sperr*



PARCEL AREA TABULATION:

PARCEL "A"	= 676,382 SQ. FT.±
PARCEL "B"	= 20,002 SQ. FT.±
PARCEL "C"	= 9,983 SQ. FT.±
PARCEL "D"	= 12,911 SQ. FT.±
PARCEL "E"	= 12,940 SQ. FT.±
TOTAL	= 732,218 SQ. FT.±

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JBH LIMITED COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND ABC LIQUORS, INC., A FLORIDA CORPORATION OWNERS OF THE LANDS SHOWN HEREON AS "WOODLAKE PLAZA WEST REPLAT", A REPLAT, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF WOODLAKE PLAZA WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 ON PAGES 89 AND 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS, HOWEVER, RIGHT OF WAY DEDICATIONS FOR SHERWOOD FOREST BOULEVARD AND SOUTH 57TH AVENUE.

SAID LANDS SITUATE, LYING AND BEING IN CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

CONTAINING 732,218 SQUARE FEET OR 16.809 ACRES, MORE OR LESS.

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

1. A NON-EXCLUSIVE EASEMENT FOR PARKING AND CIRCULATION OF VEHICLES AS WELL AS INGRESS AND EGRESS TO AND FROM PARCELS "A", "B", "C", "D" AND "E" FROM PUBLIC RIGHTS OF WAY BY VEHICLES AND PEDESTRIANS OVER AND ACROSS THOSE AREAS DESIGNATED FOR PARKING AND DRIVEWAYS. THE RECIPROCAL AND MUTUAL EASEMENT, COVENANT AND RESTRICTIONS ARE FURTHER ADDRESSED IN THE "DECLARATION OF UNITY OF CONTROL AND SHARED PARKING RESTRICTIVE COVENANTS" AS RECORDED IN OFFICIAL RECORDS BOOK 21664 ON PAGE 713 AND IN THE "RECIPROCAL EASEMENT AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 21671 ON PAGE 422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, 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.

3. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS (HEREAFTER CITY), FOR THE USE OF A PUBLIC BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER AND TRANSFER STATION FOR PALM TRAN. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER OWNER) SHALL INSTALL AND MAINTAIN A PUBLIC TRANSIT BUS SHELTER IN ACCORD WITH THE CITY'S REQUIREMENTS, INCLUDING PROVISION OF ELECTRICITY FOR SHELTER LIGHTING.

4. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, AND ABANDON THOSE EASEMENTS WITHIN PARCELS "A" AND "C", SHOWN HEREON AS VACATED, WHICH WERE CREATED AND DEDICATED BY THE PLAT OF "WOODLAKE PLAZA WEST" AS RECORDED IN PLAT BOOK 61 ON PAGES 89 AND 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF: JBH LIMITED COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NOBLE PROPERTIES, INC., ITS SOLE GENERAL PARTNER THROUGH ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF MAY, 2007.

JBH LIMITED COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: NOBLE PROPERTIES, INC. ITS SOLE GENERAL PARTNER

WITNESS: *Traci L. Ambrosino*
(PRINT NAME BELOW) Traci L. Ambrosino

BY: *Matthew P. Adams*
MATTHEW P. ADAMS, VICE PRESIDENT

WITNESS: *Mary Margaret Dove*
(PRINT NAME BELOW) Mary Margaret Dove

IN WITNESS WHEREOF: ABC LIQUORS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED 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 MAY, 2007.

ABC LIQUORS, INC., A FLORIDA CORPORATION

WITNESS: *Chris Quarles*
(PRINT NAME BELOW) Chris Quarles

BY: *John C. Escher*

WITNESS: *Angela Oster*
(PRINT NAME BELOW) Angela Oster

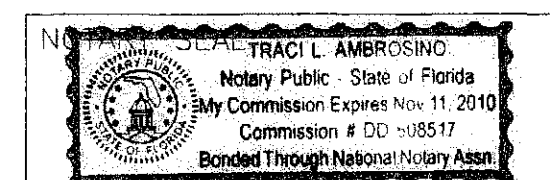
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED, MATTHEW P. ADAMS, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NOBLE PROPERTIES, INC., SOLE GENERAL PARTNER OF JBH LIMITED COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY 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 IT 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 11th DAY OF MAY, 2007.

MY COMMISSION EXPIRES:
BY: *Traci L. Ambrosino*
NOTARY PUBLIC-STATE OF FLORIDA



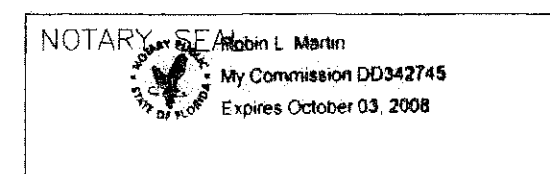
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED, John C. Escher, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VP & CEO OF ABC LIQUORS, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 IT 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 ___ DAY OF MAY, 2007.

MY COMMISSION EXPIRES:
BY: *Robin L. Martin*
NOTARY PUBLIC-STATE OF FLORIDA



MORTGAGE HOLDER'S CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 17905 PAGE 1161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: BANKATLANTIC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MAY, 2007.

WITNESS: *Sylvia Carrero* BY: *William Horton SR.*
(PRINT NAME BELOW) Sylvia Carrero WILLIAM HORTON SR., VICE PRESIDENT

WITNESS: *Julie Ryan*
(PRINT NAME BELOW) Julie Ryan

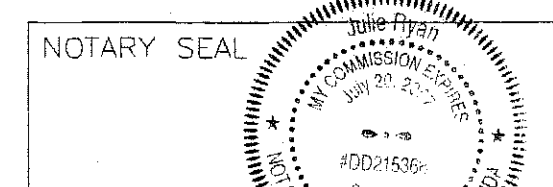
MORTGAGE HOLDER'S ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED, William Horton, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKATLANTIC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID FEDERAL SAVINGS BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID FEDERAL SAVINGS BANK AND THAT IT 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 15th DAY OF MAY, 2007.

MY COMMISSION EXPIRES:
BY: *William Horton*
NOTARY PUBLIC-STATE OF FLORIDA



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THE UNDERSIGNED, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JBH LIMITED COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP AND ABC LIQUORS, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS DESCRIBED HEREON; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: *Peter S. Sidel* DATE: May 11, 2007
PETER S. SIDEL, AGENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

BY: *Michael F. Sperr* DATE: 05/16/07
MICHAEL F. SPERR

PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3260
FOR: PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE ROAD, SUITE 142
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION NO. LB-3353

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "WOODLAKE PLAZA WEST REPLAT" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA. THIS 21st DAY OF MAY, 2007.

BY: *Samuel J. Ferreri*
SAMUEL J. FERRERI, MAYOR

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

BY: *Sandra K. Hill*
SONDRA K. HILL, CITY CLERK

BY: *Terrence N. Bailey*
TERRENCE N. BAILEY, CITY ENGINEER

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. SFRN, INC., 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA, 33403

DATE: 05-15-07 SIGNED: *Andre Rayman*
ANDRE RAYMAN, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA, LS NO. 4938

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.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING S89°35'48"E ASSUMED FOR THE SOUTH LINE OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

This instrument was prepared by Michael F. Sperr for Paramount Engineering Group, Inc.

PARAMOUNT ENGINEERING GROUP
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
902 Clint Moore Rd., Suite 142, Boca Raton, FL 33487
TELEPHONE: (561) 989-2280 - FAX: (561) 989-2284

DRAWN:	DATE:	CHECKED BY:	SHEET:
M.S.	09-08-06	M.F.S.	1 OF 2

City of Greenacres