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SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.

BEING A REPLAT OF TRACTS A, B, C, D AND A PORTION OF E, SHERBROOKE CENTER, M.U.P.D. AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 8:49 AM this 9 day of August, 2007
and duly recorded in Plat Book
110, Pages 84, through
86.

SHEET 1 OF 3

DEDICATION

Know all men by these presents that Lyons Retail, Inc., a Florida corporation; Lyons and Lantana Gas, L.L.C., a Florida Limited Liability Company and Commerce Bank, N.A. a National Banking Association, owners of the land shown hereon as SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D., being a replat of Tracts "A", "B", "C", "D" and a portion of "E", SHERBROOKE CENTER, M.U.P.D. as recorded in Plat Book 87, Pages 56 through 58 of the Public Records of Palm Beach County, Florida, being a portion of Sections 31 and 32, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the southwesterly corner of Rosemount Drive, as shown on the plat of LAKES OF SHERBROOKE PHASE 6, according to the plat thereof, as recorded in Plat Book 44, Pages 117 through 119, inclusive, of the Public Records of Palm Beach County, Florida; thence N 85°24'28" W, along the south line of said plat of SHERBROOKE CENTER, P.C.D. and the north right-of-way line of Lantana Road (State Road 812), 159.56 feet; thence along the back of an existing 6 foot concrete sidewalk as described in Official Records Book 20898, Page 1273 of said Public Records for the following two (2) courses and distances: N 78°03'21" W, 17.29 feet; N 88°03'33" W, 47.73 feet; thence N 85°24'28" W, continuing along said south line and north right-of-way line, 22.91 feet; thence N 88°04'24" W, 35.52 feet; thence N 87°57'25" W, 2.91 feet to the east right-of-way line of Lyons Road, thence N 44°17'45" W, 55.23 feet; thence N 00°38'05" W, along said east right-of-way line and the west line of said plat, 409.99 feet; thence N 01°38'24" W, continuing along said east right-of-way line and said west line, 228.01 feet to the south right-of-way line of Rosemount Drive (Tract "D"), as shown on said plat; thence N 44°21'55" E, 35.36 feet; thence N 89°21'55" E, 25.00 feet to a point on the arc of a tangent curve, concave to the northwest; thence northeasterly along the arc of said curve, having a radius of 266.00 feet, a central angle of 19°32'05" and an arc distance of 90.69 feet; thence N 69°49'50" E, 33.71 feet; thence S 68°57'12" E, 32.95 feet (last five (5) courses and distances being coincident with said Rosemount Drive and the north line of said plat) to the east line of said plat and the west right-of-way line of Aquarius Boulevard as shown on the plat of LAKES OF SHERBROOKE PHASE 3, according to the plat thereof, as recorded in Plat Book 65, Pages 146 through 150, inclusive, of said Public Records and the arc of a non-tangent curve, concave to the northeast to radial line to said point bears S 62°15'46" W, thence southeasterly along said east line and said west right-of-way line and the arc of said curve, having a radius of 463.97 feet, a central angle of 44°24'07" and an arc distance of 363.12 feet to a point of reverse curvature of a curve concave to the southwest; thence southeasterly along the arc of said curve, having a radius of 300.00 feet, a central angle of 72°08'21" and an arc distance of 377.72 feet; thence S 00°00'00" W, 212.43 feet; thence S 45°57'48" W, 35.99 feet (last four (4) courses and distances being coincident with the east line of said plat of SHERBROOKE CENTER, P.C.D. and said west right-of-way line) to the POINT OF BEGINNING.

Said lands lying and situate in Palm Beach County, Florida, containing 387,211 square feet, 8.889 acres, more or less. Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. PARCEL "A", as shown hereon, is hereby reserved for Lyons Retail, Inc.; Lyons and Lantana Gas, L.L.C., and Commerce Bank, N.A. their successors and/or assigns, for commercial purposes not inconsistent with this use, and is the perpetual maintenance obligation of said corporation; Limited Liability Company and National Banking Association their successors and/or assigns, without recourse to Palm Beach County.
2. The Mass Transit easements, as shown hereon, is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, its successors and assigns, for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The maintenance obligation for the easement area shall be with Lyons Retail, Inc.; Lyons and Lantana Gas, L.L.C. and Commerce Bank, N.A. their successors and assigns, until such time the county, its successors and/or assigns commences construction or installation of facilities associated with utilization of the easement for its intended purpose, at which time maintenance of the easement area shall become the obligation of the county its successors and assigns. The maintenance obligation shall automatically revert to Lyons Retail, Inc.; Lyons and Lantana Gas, L.L.C. and Commerce Bank N.A., their successors and assigns upon the county's temporary or permanent cessation of use of the easement. The easement granted here under shall be non-exclusive and subordinated to any utility easement dedicated to the public.
3. The Limited Access easements as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
4. The Landscape Buffer easements, as shown hereon, are hereby reserved for Lyons Retail, Inc.; Lyons and Lantana Gas, L.L.C. and Commerce Bank, N.A. their successors and/or assigns, for landscape purposes and is the perpetual maintenance obligation of said corporation, Limited Liability Company and National Banking Association, their successors and/or assigns, without recourse to Palm Beach County.
5. 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.
6. 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 Lyons Retail, Inc., and Lyons and Lantana Gas, L.L.C. their successors and/or assigns, without recourse Palm Beach County.

In those cases where easements of different types cross or otherwise coincide, Drainage easements shall have first priority, Utility easements shall have second priority, Access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.

Palm Beach County 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, Lake Maintenance, and Lake Maintenance Access easements, and private streets associated with said drainage system.

In witness whereof, the above named corporation has caused these presents to be signed by its President, and its corporate seal to be affixed hereto by and with the authority of its board of directors, this 24th day of July, 2007.

Witness: Maureen E. Susi
Print Name: MAUREEN E. SUSI

Witness: Misty Meloni
Print Name: MISTY MELONI

By: Samuel Susi
Print Name: SAMUEL SUSI
President

In witness whereof, the above named Limited Liability Company has caused these presents to be signed by its Managing Member, and its company seal to be affixed hereto by and with the authority of its members, this 24th day of July, 2007.

Witness: Maureen E. Susi
Print Name: MAUREEN E. SUSI

Witness: Misty Meloni
Print Name: MISTY MELONI

By: Samuel Susi
Print Name: SAMUEL SUSI
Managing Member

In witness whereof, the above named National Banking Association has caused these presents to be signed by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of July, 2007.

Witness: Julie A. Sharp
Print Name: JULIE A. SHARP

Witness: Alicia A. Ceterali
Print Name: ALICIA A. CETERALI

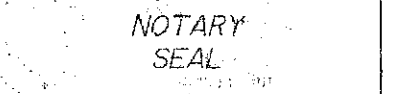
By: Mary E. Frayman
Print Name: MARY E. FRAYMAN
Vice President

ACKNOWLEDGMENT of DEDICATION

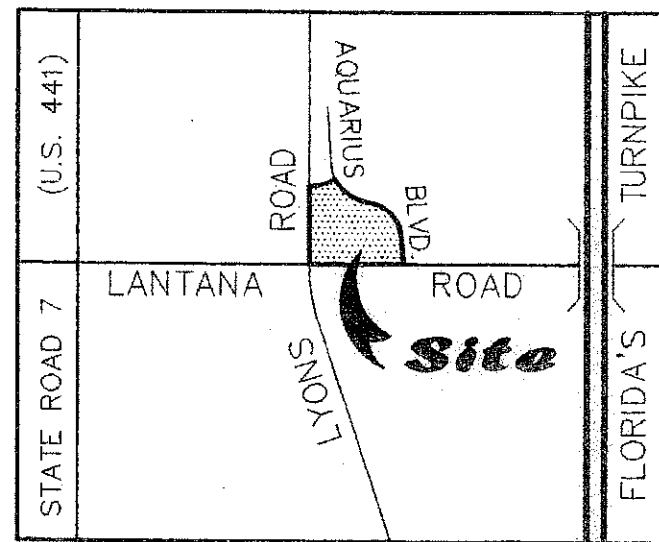
State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi, who is personally known to me, or has produced Florida Driver's License as identification, and who executed the foregoing instrument as President of Lyons Retail, 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 was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

My Commission Expires: _____ Witness my hand and official seal this 24th day of July, 2007.



Misty Meloni
Notary Public



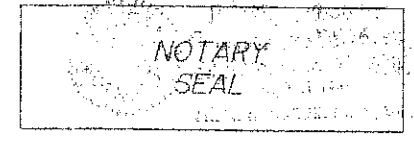
LOCATION SKETCH
NOT TO SCALE

ACKNOWLEDGMENT of DEDICATION

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi, who is personally known to me, or has produced Florida Driver's License as identification, and who executed the foregoing instrument as Managing Member of Lyons and Lantana Gas, L.L.C., a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said company.

My Commission Expires: _____ Witness my hand and official seal this 24th day of July, 2007.



Misty Meloni
Notary Public

ACKNOWLEDGMENT of DEDICATION

State of New Jersey) SS
County of Camden)

Before me personally appeared Mary E. Frayman, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Commerce Bank, N.A., a National Banking Association, and severally acknowledged to and before me that she executed such instrument as such officer of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said association.

My Commission Expires: _____ Witness my hand and official seal this 25th day of July, 2007.



Francis M. Renna
Notary Public

ACCEPTANCE of RESERVATIONS

State of Florida) SS
County of Palm Beach)

Lyons Retail, Inc., hereby accepts the dedications or reservations to said corporation as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24th day of July, 2007.

Witness: Maureen E. Susi
Print Name: MAUREEN E. SUSI

Witness: Misty Meloni
Print Name: MISTY MELONI

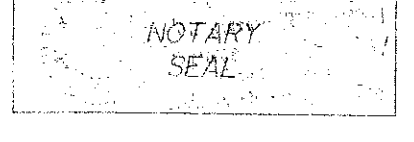
By: Samuel Susi
Print Name: SAMUEL SUSI
President

ACKNOWLEDGMENT of ACCEPTANCE

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi, who is personally known to me, or has produced Florida Driver's License as identification, and who executed the foregoing instrument as President of Lyons Retail, 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 was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

My Commission Expires: _____ Witness my hand and official seal this 24th day of July, 2007.



Misty Meloni
Notary Public

ACCEPTANCE of RESERVATIONS

State of Florida) SS
County of Palm Beach)

Lyons and Lantana Gas, L.L.C., hereby accepts the dedications or reservations to said Limited Liability Company as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 24th day of July, 2007.

Witness: Maureen E. Susi
Print Name: MAUREEN E. SUSI

Witness: Misty Meloni
Print Name: MISTY MELONI

By: Samuel Susi
Print Name: SAMUEL SUSI
Managing Member

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 PALM BEACH COUNTY.

TABULAR DATA:

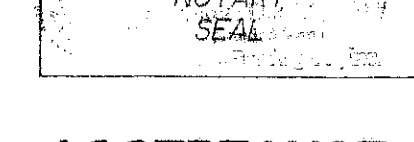
PROJECT NAME: SHERBROOKE CENTER
PETITION NUMBER: 1989-063
TOTAL AREA: PARCEL "A" - 387,211 SQUARE FEET (8.889 ACRES)
EXISTING & PROPOSED USE: COMMERCIAL
LAND USE DESIGNATION: CL-2
ZONING DISTRICT: CG/SE (MUPD)

ACKNOWLEDGMENT of ACCEPTANCE

State of Florida) SS
County of Palm Beach)

Before me personally appeared Samuel Susi, who is personally known to me, or has produced Florida Driver's License as identification, and who executed the foregoing instrument as Managing Member of Lyons and Lantana Gas, L.L.C., a Florida Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said company.

My Commission Expires: _____ Witness my hand and official seal this 24th day of July, 2007.



Misty Meloni
Notary Public

ACCEPTANCE of RESERVATIONS

State of New Jersey) SS
County of Camden)

Commerce Bank, N.A., hereby accepts the dedications or reservations to said corporation as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 25th day of July, 2007.

Witness: Julie A. Sharp
Print Name: JULIE A. SHARP

Witness: Alicia A. Ceterali
Print Name: ALICIA A. CETERALI

By: Mary E. Frayman
Print Name: MARY E. FRAYMAN
Vice President

ACKNOWLEDGMENT of ACCEPTANCE

State of New Jersey) SS
County of Camden)

Before me personally appeared Mary E. Frayman, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Commerce Bank, N.A., a National Banking Association, and severally acknowledged to and before me that she executed such instrument as such officer of said association, and that the seal affixed to the foregoing instrument is the seal of said association and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said association.

My Commission Expires: _____ Witness my hand and official seal this 25th day of July, 2007.



Francis M. Renna
Notary Public

TITLE CERTIFICATION

State of Florida) SS
County of Palm Beach)

I, Samuel Susi, 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 Lyons Retail, Inc.; Lyons and Lantana Gas, L.L.C. and Commerce Bank, N.A.; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: July 24, 2007

Witness: Samuel Susi
Print Name: SAMUEL SUSI
Attorney-At-Law
Florida Bar No. 373869

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.07(2), F.S., this 24th day of August, 2007, and has been reviewed by a professional surveyor & mapper employed by Palm Beach County in accordance with Sec. 177.08(1), F.S.

By: George T. Webb, P.E.
Print Name: GEORGE T. WEBB, P.E.
County Engineer

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") and monuments according to Sec. 177.09(1)(g), F.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 ordinances of Palm Beach County, Florida.

Date: August 3, 2007

Witness: Keith M. Chee-A-Tow, P.L.S.
Print Name: KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
Avrom & Associates, Inc.
L.B. No. 3300



DEDICATION SHERBROOKE CENTER REPLAT No. 3, M.U.P.D.
PAGE 86
PLAT BOOK 87
PAGES 56-58
ZONING CG
ZIP CODE 33467
FILED 10:27
BY: _____