

VILLAGES OF PALM BEACH LAKES - REPLAT OF A PORTION OF TRACT C

BEING A REPLAT OF A PORTION OF TRACT C, VILLAGES OF PALM BEACH LAKES PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A SUBDIVISION OF PARCEL 1, PLAT OF MINOR SUBDIVISION FOR BRANDYWINE CENTRE, AS RECORDED IN OFFICIAL RECORD BOOK 5988 PAGE 1349, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2011 SHEET 1 OF 2

00074-295

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for recording on 11:32 AM
this 23 day of March 2012
and duly recorded in Plat Book 44
on Page(s) 60-61
Sharon R. Beck, Clerk & Controller
By: _____ D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS, VILLAGES OF PALM BEACH LAKES - REPLAT OF A PORTION OF TRACT C, BEING A REPLAT OF A PORTION OF TRACT C, VILLAGES OF PALM BEACH LAKES PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A SUBDIVISION OF PARCEL 1, PLAT OF MINOR SUBDIVISION FOR BRANDYWINE CENTRE, AS RECORDED IN OFFICIAL RECORD BOOK 5988 PAGE 1349, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, DESCRIBED IN PLAT OF MINOR SUBDIVISION OF BRANDYWINE CENTRE, AS RECORDED IN OFFICIAL RECORD BOOK 5988, PAGE 1349, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

CONTAINING A TOTAL OF 5.47 ACRES, MORE OR LESS.

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

- 1.) LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES, SAID PARCELS 1 AND 2 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- 2.) THE 25 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- 3.) THE 12 UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 4.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY WEST PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF January, 2012.

BCI ASSOCIATES, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: BCI MANAGERS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

WITNESS: Stewart F. Denholtz
PRINT NAME: Stewart F. Denholtz
WITNESS: Leonardo Chavez BY: Stewart F. Denholtz
PRINT NAME: Leonardo Chavez MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

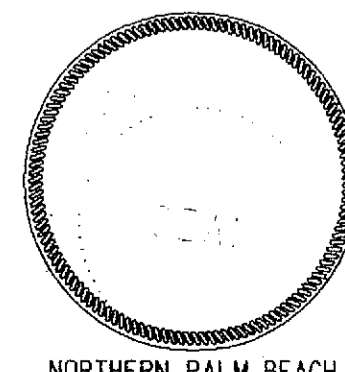
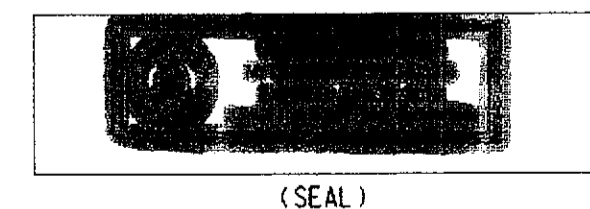
BEFORE ME PERSONALLY APPEARED STEWART F. DENHOLTZ, AS MANAGING MEMBER OF BCI MANAGERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS PLAT IN SUCH CAPACITY ON BEHALF OF SAID COMPANY, PURSUANT TO DUE AUTHORITY AS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF January, 2012.
MY COMMISSION EXPIRES: 6/12/2013

NOTARY PUBLIC STATE OF FLORIDA

Colleen J. McKenna
PRINT NAME: Colleen J. McKenna

COMMISSION NUMBER: DD871336



MORTGAGEE'S CONSENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

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 THE ASSIGNMENT OF A MORTGAGE IS EVIDENCED BY THAT CERTAIN ASSIGNMENT OF MORTGAGE DATED JULY 2, 2004, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN OFFICIAL RECORD BOOK 17908, PAGE 1774 AND UNDER CFN NUMBER 20040716266. SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-TOP14 HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF December, 2011.

WITNESS: Clint A. Tanner BY: Harold K. Dennis
PRINT NAME: Clint A. Tanner PRINT NAME: Harold K. Dennis
WITNESS: Sharon R. Beck TITLE: Asst. Manager
PRINT NAME: Sharon R. Beck

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

ON THIS THE 29 DAY OF December, 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Harold K. Dennis, Asst. Manager OF WELLS FARGO BANK, N.A., WHO PROVED TO ME ON THE BASIS OF THE SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HER/HER AUTHORIZED CAPACITY, AND THAT BY HER/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OR PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.



SIGNATURE OF NOTARY PUBLIC
Wayne Ventrus
PRINTED NAME OF NOTARY PUBLIC
1940090
COMMISSION NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE STATEWIDE LAND TITLE INC., A TITLE INSURANCE COMPANY, AS 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 BCI ASSOCIATES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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.

STATEWIDE LAND TITLE INC.,
A TITLE INSURANCE COMPANY

DATE: 1-24-12 BY: William T. Jackson
WILLIAM T. JACKSON
PRESIDENT

ABBREVIATIONS:

- A = DELTA
- F.K.A. = FORMERLY KNOWN AS
- F.P.L. = FLORIDA POWER & LIGHT CO.
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST
- U.E. = UTILITY EASEMENT

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊕ DENOTES CENTERLINE OF RIGHT OF WAY

ACCEPTANCE: NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 15

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE 25 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EASEMENT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27th DAY OF March, 2012.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Clint A. Tanner BY: Ronald W. Ash
O'NEAL BARDIN, JR. ASSISTANT SECRETARY RONALD W. ASH PRESIDENT BOARD OF SUPERVISORS

APPROVAL - CITY OF WEST PALM BEACH

THIS PLAT, AS SHOWN HEREON, HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 21 DAY OF March, 2012.

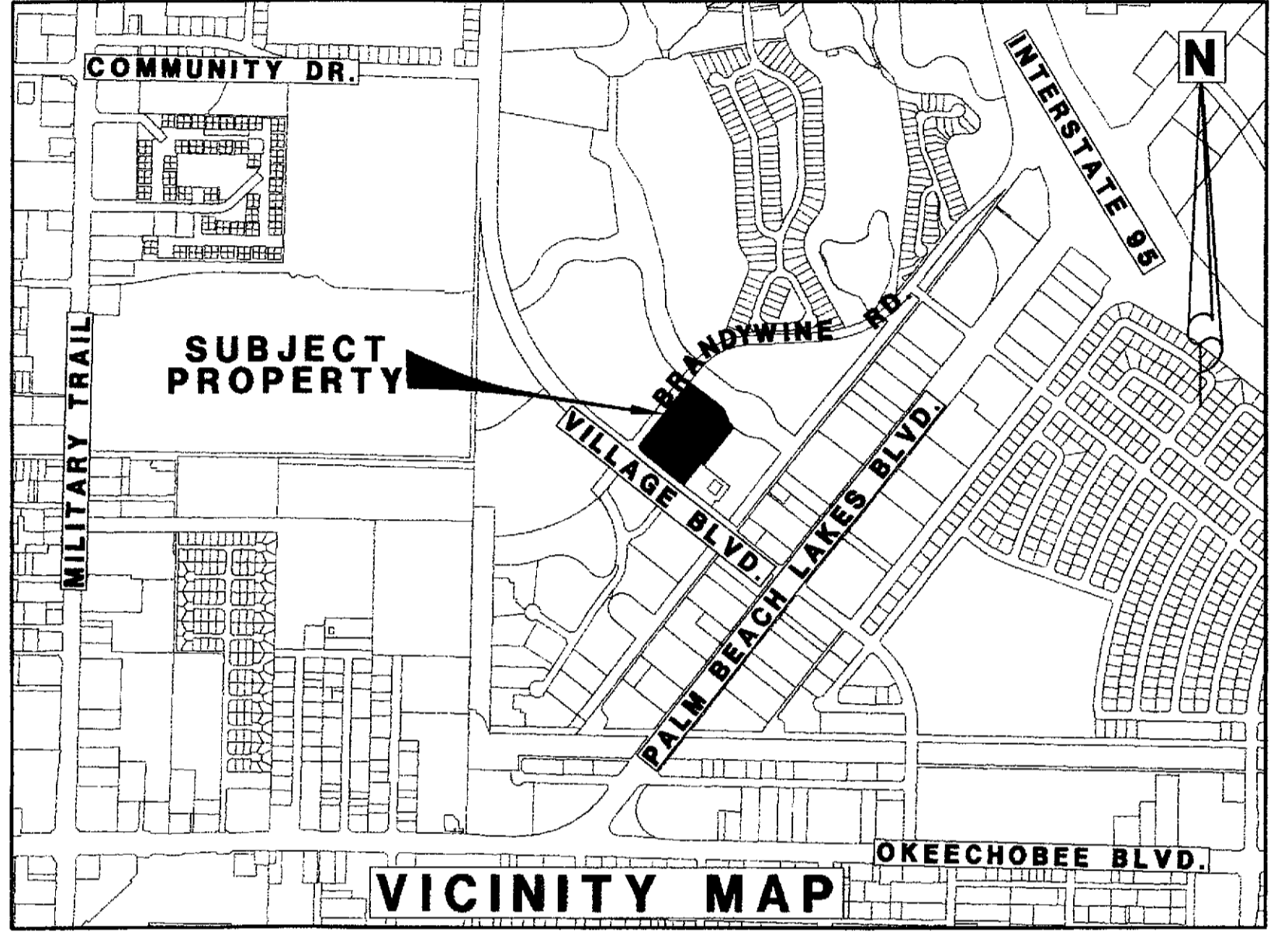
BY: Geraldine Mudio
GERALDINE MUDIO, MAYOR

CITY PLANNING BOARD
BY: Steven Mayans
STEVEN MAYANS, CHAIRPERSON

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).

DATE: 3/20/12 BY: Vincent Noel
VINCENT NOEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4169



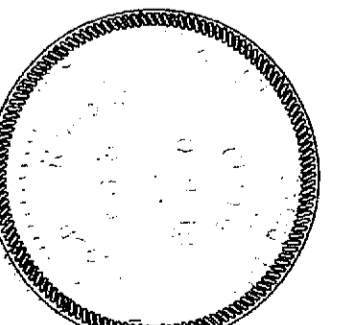
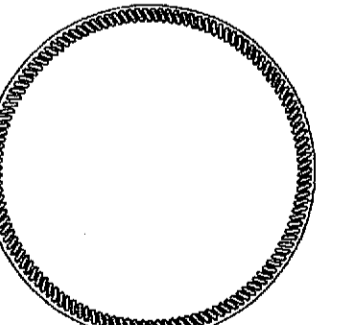
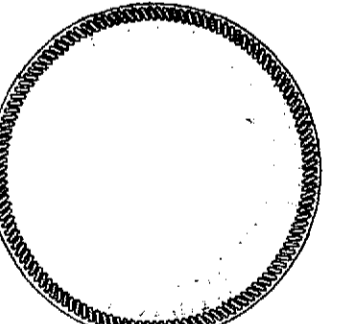
SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EASTERLY RIGHT OF WAY LINE FOR BRANDYWINE ROAD, AS SHOWN HEREON. SAID RIGHT OF WAY LINE BEARS NORTH 38°08'05" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2.) BEARINGS SHOWN HEREON ARE CONSISTANT WITH BEARINGS SHOWN ON: "VILLAGES OF PALM BEACH LAKES, PLAT NO. 1" (PLAT BOOK 41, PAGES 174 THROUGH 180) "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2" (PLAT BOOK 44, PAGES 1 THROUGH 19) AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- 3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- 4.) 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.
- 5.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 6.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMIT AS REQUIRED FOR SUCH ENCROACHMENTS.
- 7.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- 8.) LOTS 1 AND 2, AS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 24929, PAGE 1291, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS 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 WEST PALM BEACH, FLORIDA.

DATE: DECEMBER 22, 2011 BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LOT	SQUARE FEET	ACREAGE
1	177,147	4.07
2	60,979	1.40
TOTAL	238,126	5.47

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD:	K:\JUST \ 194343 \ 06-096-306 \ 06-096-306.DGN		
REF:			
FLD:	FB.	PG.	JOB 06-096-306
OFF:	CASASUS		DATE JUNE 2011
CKD:	D.C.L.	SHEET 1 OF 2	DWG: 006-096P