

# CUMBERLAND FARMS

A REPLAT OF A PORTION OF TRACTS 54 AND 55, LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST IN THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION PLAT NO. 2, AS RECORDED IN PLAT BOOK 1, PAGES 102, 103, 104 AND 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CUMBERLAND FARMS, INC., A DELAWARE CORPORATION AS THE OWNERS OF THE LAND SHOWN HEREON AS CUMBERLAND FARMS, BEING A REPLAT OF A PORTION OF TRACTS 54 AND 55, LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST IN THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION PLAT NO. 2, AS RECORDED IN PLAT BOOK 1, PAGES 102, 103, 104 AND 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS SURVEYED BY THE STATE OF FLORIDA IN MAY AND JUNE, 1912 AND AS SHOWN ON THE RIGHT-OF-WAY MAP OF THE FLORIDA STATE ROAD DEPARTMENT IN THEIR SURVEY OF STATE ROAD NO. 7, IN FEBRUARY 1941, AS PROJECT 5268; RUN (FOR CONVENIENCE THE SOUTH LINE OF SAID SECTION 25, IS ASSUMED TO BEAR NORTH 88 DEGREES 54'16" WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) THENCE NORTH 88 DEGREES 54'16" WEST ALONG THE SOUTH LINE OF SECTION 25, A DISTANCE OF 148.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 43.53 FEET TO AN ANGLE POINT; THENCE NORTH 0 DEGREES 28'33" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 501.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREES 04'09" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SANDALFOOT BOULEVARD WEST A DISTANCE OF 131.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 793.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 13 DEGREES 41'24", A DISTANCE OF 189.70 FEET TO A POINT IN THE EASTERLY BOUNDARY OF LANDS SHOWN AND DESCRIBED IN OFFICIAL RECORDS BOOK 1955, PAGES 1599 AND 1600, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING FROM SANDALFOOT BOULEVARD WEST AND RUNNING ALONG SAID EASTERLY BOUNDARY NORTH 0 DEGREES 28'33" EAST, A DISTANCE OF 222.55 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 04'09" EAST, A DISTANCE OF 319.68 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE SOUTH 00 DEGREES 28'33" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 99 FEET THEREOF.

CONTAINS 45,540 SQUARE FEET OR 1.045 ACRES MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY CUMBERLAND FARMS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CUMBERLAND FARMS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, CUMBERLAND FARMS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LAND PLANNING MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 2013.

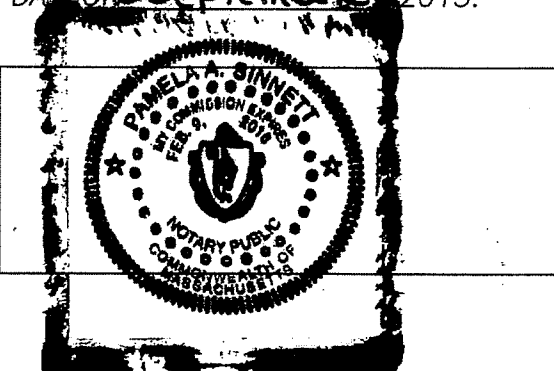
CUMBERLAND FARMS, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: Kathleen A. Sousa  
KATHLEEN A. Sousa, Land Planning Manager  
(PRINTED NAME) - (TITLE)  
WITNESS: Janice Lannan  
PRINTED NAME: Janice Lannan  
WITNESS: Paula M. Foley  
PRINTED NAME: Paula M. Foley

ACKNOWLEDGMENTS  
STATE OF Massachusetts  
COUNTY OF Middlesex

BEFORE ME PERSONALLY APPEARED Kathleen A. Sousa WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED driver's license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Land Planning Mgr OF CUMBERLAND FARMS, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT ON BEHALF 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2013.  
NOTARY PUBLIC: Pamela A. Sinnott  
PRINTED NAME: Pamela A. Sinnott  
MY COMMISSION EXPIRES: 2/9/18  
COMMISSION NO.:



THIS INSTRUMENT WAS PREPARED BY: JAMES D. BRAY, PSM 6507

**ACCURIGHT SURVEYS**  
of Orlando Inc., LB 4475  
2012 E. Robinson St.  
Orlando, Florida 32803  
PHONE (407) 894-6314 FAX (407) 897-3777

### SURVEYOR NOTES:

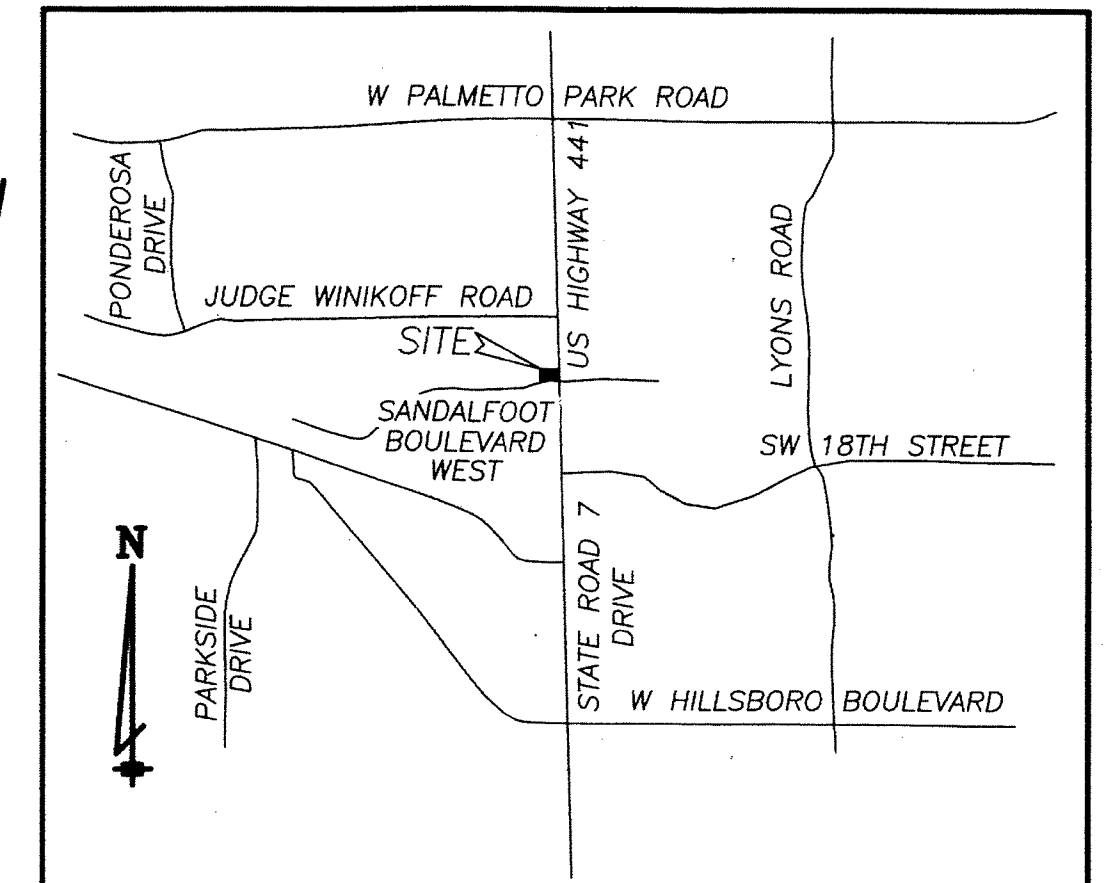
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, BEING S00°28'33"W PER THE RECORDED LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.  
● - DENOTES A PERMANENT REFERENCE MONUMENT, NAIL AND DISK MARKED "PRM LB 4475" UNLESS OTHERWISE NOTED
- COORDINATES SHOWN ARE GRID COORDINATES DATUM, NAD 83 (1998 ADJUSTMENT BY PALM BEACH COUNTY).  
ZONE: FLORIDA EAST  
LINEAR UNIT: U.S. SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.  
ALL DISTANCES SHOWN ARE GROUND  
SCALE FACTOR: 1.000019146  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
PLAT BEARING IS ROTATED 01°22'17" COUNTERCLOCKWISE TO ACHIEVE THE GRID BEARING
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- SECTION/RANGE LINES SHOWN HEREON HAVE BEEN ESTABLISHED PER COORDINATES SHOWN ON PALM BEACH COUNTY'S SECTIONAL DATA SHEETS 72 FREE ADJUSTMENT AND SUBSEQUENT READJUSTMENT TO GRID NAD 83/90 VALUES ON THE CERTIFIED CORNER RECORDS AT THE NORTHWEST & SOUTHWEST CORNERS OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST. THE EAST LINE OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, INDICATES AN APPARENT OVERLAP IN THE RANGE LINES WITH THE WEST LINE OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PER THE PALM BEACH COUNTY SECTIONAL DATA SHEETS AND AS ALSO INDICATED ON THE PLAT OF WATERGATE (PLAT BOOK 29, PAGE 29). HOWEVER, NO MONUMENTATION WAS RECOVERED, NOR DO CERTIFIED CORNER RECORDS EXIST, FOR THE EAST LINE OF SAID SECTION 25.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Hillsborough  
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, 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 CUMBERLAND FARMS, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: 9/12/13  
Lina Athanasiou  
SIGNATURE: Lina Athanasiou, Commercial Counsel  
PRINTED NAME: Lina Athanasiou TITLE: Commercial Counsel

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.



### MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK  
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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24834 AT PAGE 886 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF September, 2013

BANK OF AMERICA, N.A., AS AGENT  
BY: Robert C. Megan, Senior Vice President  
ROBERT C. MEGAN, SENIOR VICE PRESIDENT  
WITNESS: Tonia Casey  
PRINT NAME: Tonia Casey  
WITNESS: Matthew Sands  
PRINT NAME: Matthew Sands

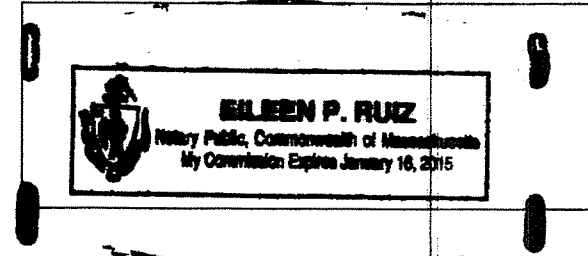
### ACKNOWLEDGMENTS

STATE OF Massachusetts  
COUNTY OF Suffolk

BEFORE ME PERSONALLY APPEARED Robert C. Megan WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED driver's license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF BANK OF AMERICA, N.A., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER ON BEHALF 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF September, 2013.

NOTARY PUBLIC: Eileen P. Ruiz  
PRINTED NAME: Eileen P. Ruiz  
MY COMMISSION EXPIRES: 1-16-2015  
COMMISSION NO.:



### SURVEYOR & MAPPER'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. 177.091(9), 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.

James D. Bray  
JAMES D. BRAY, PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 6507, STATE OF FLORIDA

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 1st DAY OF October, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb  
GEORGE T. WEBB P.E.  
COUNTY ENGINEER

