

20150323984

BUTTONWOOD PLAZA REPLAT

BEING A REPLAT OF PARCEL B OF BUTTONWOOD PLAZA AS RECORDED IN PLAT BOOK 52, PAGES 29-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2
AUGUST 2015

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BUTTONWOOD PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BUTTONWOOD PLAZA REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B OF THE PLAT OF BUTTONWOOD PLAZA AS RECORDED IN PLAT BOOK 52, PAGES 29-30 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

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

1. THE UTILITY EASEMENTS 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.
2. THE PALM BEACH COUNTY UTILITY EASEMENTS, IDENTIFIED ON THE PLAT HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE SUCCESSORS IN TITLE OF THE UNDERLYING FEE. 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. LOTS "A" AND "B", SHOWN HEREON ARE HEREBY RESERVED TO BUTTONWOOD PLAZA, LTD., FOR FUTURE DEVELOPMENT PURPOSES, AND ARE SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK, 10291, PAGE 447, AND AS AMENDED IN OFFICIAL RECORD BOOK PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. LOT "C" SHOWN HEREON IS HEREBY RESERVED TO BUTTONWOOD PLAZA, LTD., FOR THE PURPOSES OF INGRESS AND EGRESS AND OTHER PROPER PURPOSES AND IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10291, PAGE 447, AND CROSS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 24485, PAGE 962, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. ALL OF LOT "C" IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT CREATED BY THIS PLAT, IN FAVOR OF THE OWNERS AND SUCCESSORS IN TITLE OF LOTS "A", AND "B".
6. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF GREENACRES FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF G.P. BUTTONWOOD, INC. ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF August, 2015

BY: BUTTONWOOD PLAZA, LTD. A FLORIDA LIMITED PARTNERSHIP

BY: G.P. BUTTONWOOD, INC., A FLORIDA CORPORATION
ITS GENERAL PARTNER.

BY: Jay Geiserman
JAY GEISERMAN, VICE PRESIDENT.

WITNESS: Lisa S. Boros
(PRINTED NAME) Lisa S. Boros

WITNESS: Beverley Pungel
(PRINTED NAME) Beverley Pungel

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAY GEISERMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.P. BUTTONWOOD, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF BUTTONWOOD PLAZA, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August, 2015.

MY COMMISSION EXPIRES: 6-20-16

Beverley Pungel
NOTARY PUBLIC

PRINT NAME Beverley Pungel MY COMMISSION NUMBER EE 171424

MORTGAGEE'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 19672, PAGE 927, AS ASSIGNED IN OFFICIAL RECORDS BOOK 20639, PAGE 1613, ALL 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 VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF August, 2015.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR-BY-MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-TOP22

BY: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS MASTER SERVICER

BY: KVAD
NAME: KENNETH V. MURRAY, JR.
TITLE: DIRECTOR

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

BEFORE ME PERSONALLY APPEARED KENNETH V. MURRAY, JR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WELLS FARGO BANK, NATIONAL ASSOCIATION, MASTER SERVICER FOR U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR-BY-MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-TOP22 AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF August, 2015.

MY COMMISSION EXPIRES: MARCH 13, 2019

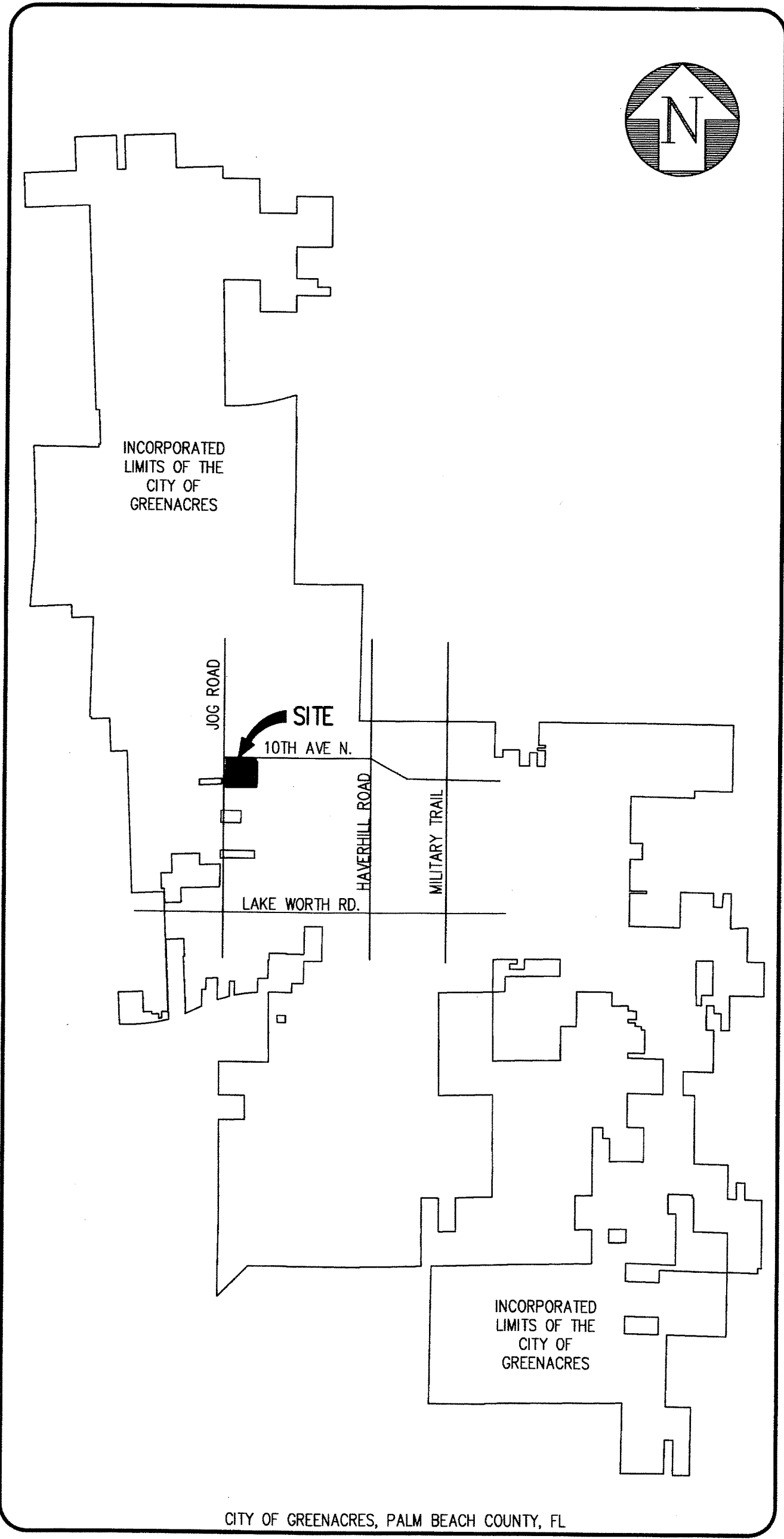
Robert de Vere Hunt
NOTARY PUBLIC

PRINT NAME ROBERT DE VERE HUNT MY COMMISSION NUMBER 2102926

SURVEYORS NOTES

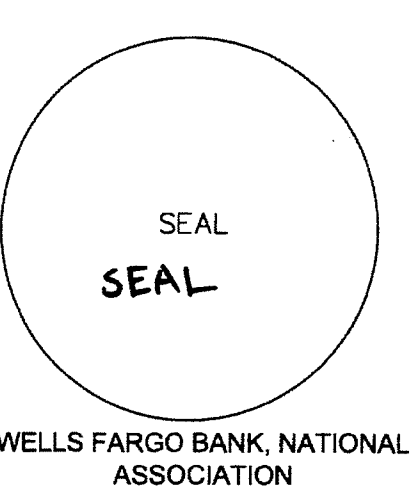
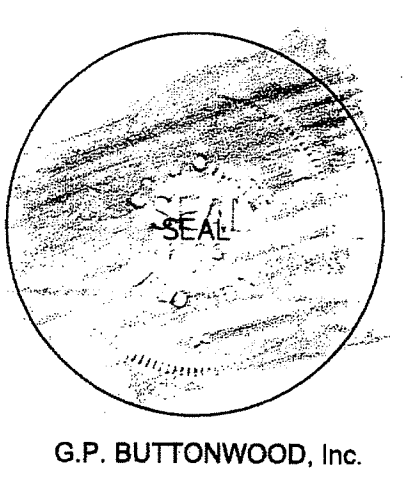
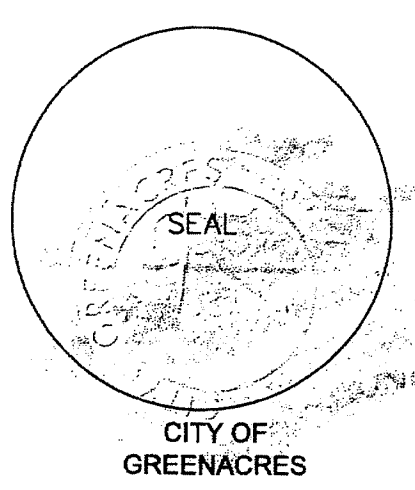
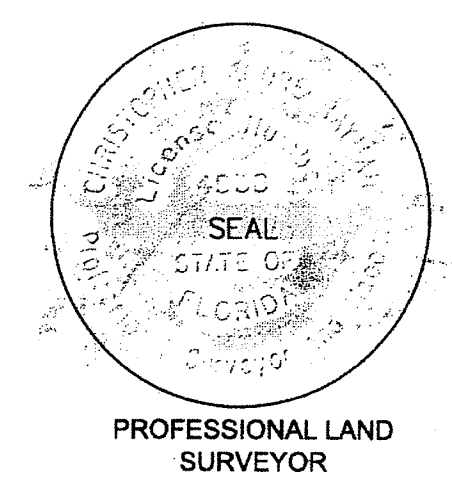
1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB#6603
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BUTTONWOOD PLAZA AS RECORDED IN PLAT BOOK 52, PAGES 29 AND 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING SOUTH 02°07'09" WEST AND ALL OTHER BEARINGS ARE BASED THEREON.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, AND THE INTERESTS CONFLICT, 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.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CITY OF GREENACRES ZONING REGULATIONS.
7. PLAT AREA = 5.752 ACRES.
8. ALL EASEMENTS OVER AND ACROSS PARCEL B CREATED BY THE PLAT OF BUTTONWOOD PLAZA, AS RECORDED IN PLAT BOOK 52, PAGES 29-30, PALM BEACH COUNTY PUBLIC RECORDS THAT SURVIVE ARE DEPICTED HEREON, EXCEPT FOR THAT PORTION OF THE 10 FOOT WIDE DRAINAGE EASEMENT WHICH IS DEPICTED HEREON AS "ABANDONED BY THIS PLAT".
9. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.

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.



LOCATION MAP
N.T.S.

LOT	ACREAGE TABLE	
	SQUARE FEET	ACRES
"A"	11,323	0.260
"B"	10,157	0.233
"C"	229,100	5.259
TOTAL	250,580	5.752



LEGEND

- O.R.B. OFFICIAL RECORD BOOK
- L.A.E. LIMITED ACCESS EASEMENT
- P.B. PLAT BOOK
- P.C. PAGE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- SET 4"x4" CONCRETE MONUMENT WITH DISK
- STAMPED "PRM LB#6603"
- P.B.C.P.R. PALM BEACH COUNTY PUBLIC RECORDS
- △ SET NAIL AND DISC STAMPED
- "PRM LB 6603"
- SET 5/8 INCH IRON ROD AND CAP
- ⊙ "STAMPED LB 6603"
- ⊕ CENTERLINE
- ▨ EASEMENT TO BE ABANDONED

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

THIS INSTRUMENT WAS FILED FOR RECORD AT 11:54 A.M. THIS 1st DAY OF September 2015 AND DULY RECORDED IN PLAT BOOK NO. 120 ON PAGE 116-117

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: [Signature] D.C.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LLOYD GRANET, AS PRESIDENT FOR LLOYD GRANET, P.A., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME, AND APPARENT RECORD-TITLE IS HELD BY THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; AND ALL MORTGAGES ON THE LAND AND THEIR OFFICIAL RECORD BOOK AND PAGE NUMBER.

LLOYD GRANET, P.A.

DATED: 8-19-15 BY: Lloyd Granet, President

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

[Signature]
ANDRE' RAYMAN, PSM
ENGENUITY GROUP, INC.
LICENSE NO. LS 4938
STATE OF FLORIDA

CITY OF GREENACRES

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF August, 2015

BY: [Signature]
SAMUEL WARRER, MAYOR

BY: [Signature]
PATRICK J. GIBNEY, CITY ENGINEER

BY: [Signature]
DENISE MCGREW CITY CLERK

REVIEWING SURVEYOR

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATED: 8-25-15 BY: [Signature]
DOUGLAS M. DAVIE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4343, STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. #LS4938 STATE OF FLORIDA. ENGENUITY GROUP INC., ENGINEERS, SURVEYORS & GIS MAPPERS 1280 NORTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603.

BUTTONWOOD PLAZA REPLAT

A Higher Standard of Excellence

DATE	05/27/2015
SCALE	N.T.S.
CAD FILE	8115_01platmay2015.DWG
SOX PROJECT	6115.01
DRAWN	STAFF
CHECKED	G. RAYMAN

S H E E T	1/2
JOB NO.	6115.01

1280 NORTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM • LB NO. 0006603

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