

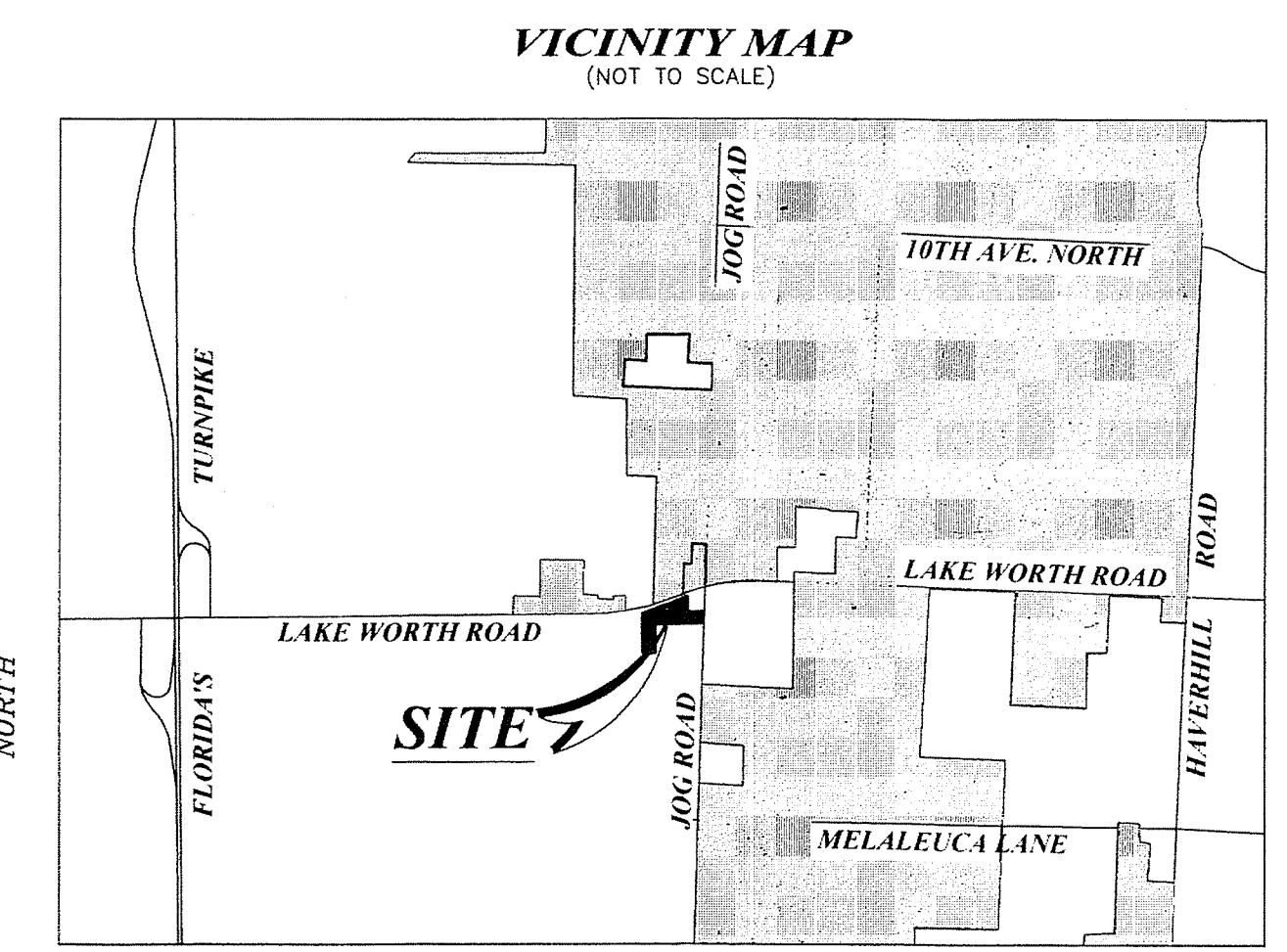
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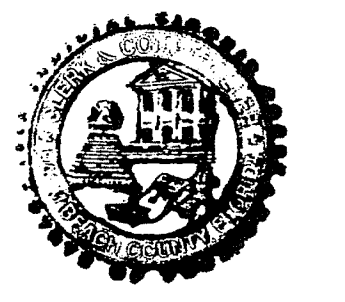
BRIGHT ACRES

BEING A REPLAT OF A PART OF TRACTS 77 AND 78, BLOCK 22 AND A PART OF TRACT 2, BLOCK 30, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING WITHIN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
OCTOBER, 2016



COUNTY OF PALM BEACH | SS
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:43 AM THIS 20 DAY OF Oct 2016 AND DULY RECORDED IN PLAT BOOK No. 122 ON PAGE 100-102
SHARON R. BOCK, CLERK AND COMPTROLLER
By: *Maui L. Gordon*



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT BW LAKE WORTH JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BRIGHT ACRES", BEING A PORTION OF LAND LYING WITHIN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00° 58' 18" WEST (STATE PLANE GRID DATUM) ALONG THE QUARTER SECTION LINE 600.66 FEET TO THE CENTERLINE OF THE 50 FOOT RESERVATION BETWEEN BLOCKS 22 AND 30, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88° 58' 18" WEST ALONG SAID CENTERLINE, 40.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 88° 58' 18" WEST ALONG SAID CENTERLINE 587.63 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 2, BLOCK 30; THENCE SOUTH 00° 56' 15" EAST ALONG SAID EAST LINE, 352.82 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF TRACT 2; THENCE SOUTH 88° 58' 18" WEST PARALLEL WITH THE NORTH LINE OF BLOCK 30 AND ALONG THE SOUTH LINE OF THE NORTH HALF OF TRACT 2, A DISTANCE OF 129.00 FEET; THENCE NORTH 00° 56' 15" WEST, 460.39 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD BEING 60.00 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2924.93 FEET, A CENTRAL ANGLE OF 05° 58' 54", AN ARC DISTANCE OF 305.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 65° 38' 11" EAST ALONG SAID RIGHT-OF-WAY LINE, 226.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2804.93 FEET, A CENTRAL ANGLE OF 00° 55' 40", AN ARC DISTANCE OF 45.43 FEET TO THE WEST LINE OF A ONE (1) ACRE PARCEL; THENCE SOUTH 01° 01' 42" EAST PERPENDICULAR TO THE SOUTH LINE OF BLOCK 22 AND ALONG SAID WEST LINE, 206.25 FEET TO THE SOUTH LINE OF SAID ONE (1) ACRE PARCEL; THENCE NORTH 88° 58' 18" EAST ALONG SAID SOUTH LINE AND PARALLEL WITH THE SOUTH LINE OF BLOCK 22, A DISTANCE OF 84.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOG ROAD BEING 40.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27; THENCE SOUTH 00° 58' 18" WEST ALONG SAID RIGHT-OF-WAY LINE, 115.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN O.R.B. 17024, PAGE 320, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THE SAME BEING A PORTION OF TRACT 78 IN BLOCK 22 OF "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S 00 DEGREES 58'18" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE CENTERLINE OF JOG ROAD FOR 485.68 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE CENTERLINE OF JOG ROAD, S 88 DEGREES 58'18" W FOR 224.04 FEET; THENCE N 01 DEGREES 01'42" W FOR 193.07 FEET TO THE POINT OF BEGINNING OF THE HEREAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S 66 DEGREES 05'55" W FOR 256.03 FEET; THENCE S 80 DEGREES 34'00" W FOR 41.03 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S 23 DEGREES 40'21" E FROM THE CENTER OF SAID CURVE, WITH SAID CURVE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD (FLORIDA STATE ROAD NO. 802); FROM SAID POINT OF NON-TANGENT INTERSECTION, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD (FLORIDA STATE ROAD NO. 802) AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2924.93 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33'28" FOR 28.47 FEET TO THE POINT OF TANGENCY; THENCE N 65 DEGREES 38'11" E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD (FLORIDA STATE ROAD NO. 802) FOR 226.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAKE WORTH ROAD (FLORIDA STATE ROAD NO. 802) AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 2804.93 FEET AND A CENTRAL ANGLE OF 00 DEGREES 55'40" FOR 45.32 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE; FROM SAID POINT OF TERMINATION, THENCE S 01 DEGREES 01'42" E FOR 13.18 FEET TO THE POINT OF BEGINNING.

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

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR DEDICATION TO PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

PARCELS "B", "C", "D" AND "E" ARE HEREBY RESERVED FOR THE OWNER, BW LAKE WORTH JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF GREENACRES, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.

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.

THE PALM BEACH COUNTY 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, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY THIS 12th DAY OF October, 2016.

OWNER: BW LAKE WORTH JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY
By: *Dwrightwork Real Estate, Inc., a Florida corporation, as manager*

WITNESS: *Bradley Wright Barrs* BY: *T. Austin Simmons*
PRINT NAME: Bradley Wright Barrs PRINT NAME: T. Austin Simmons
TITLE: Vice President

WITNESS: *Nate Lighton*
PRINT NAME: Nate Lighton

ACKNOWLEDGMENT:
STATE OF Florida
COUNTY OF Hillsborough

BEFORE ME PERSONALLY APPEARED T. Austin Simmons WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President of Dwrightwork Real Estate, Inc. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 12th DAY OF October, 2016.

MY COMMISSION EXPIRES: May 13, 2018

NAME: Ashley H. Guyton
COMMISSION No. FF 111198

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
LB Number 7652

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach Hillsborough
I/WE, Charrisa W. Braswell A DULY LICENSED Notary 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 HEREON DESCRIBED PROPERTY IS VESTED IN BW LAKE WORTH JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; AND 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: 10/12/16 BY: *[Signature]*
PRINT NAME: Charrisa W. Braswell
TITLE: Notary

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF Hillsborough
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 28134 AT PAGE 1259 THROUGH 1284 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF DIRECTORS THIS 12th DAY OF October, 2016.

USAMERIBANK, A FLORIDA BANKING CORPORATION
WITNESS: *T. Austin Simmons* BY: *Joseph E. Taggart*
PRINT NAME: T. Austin Simmons PRINT NAME: JOSEPH E. TAGGART
TITLE: MB TITLE: 15VP

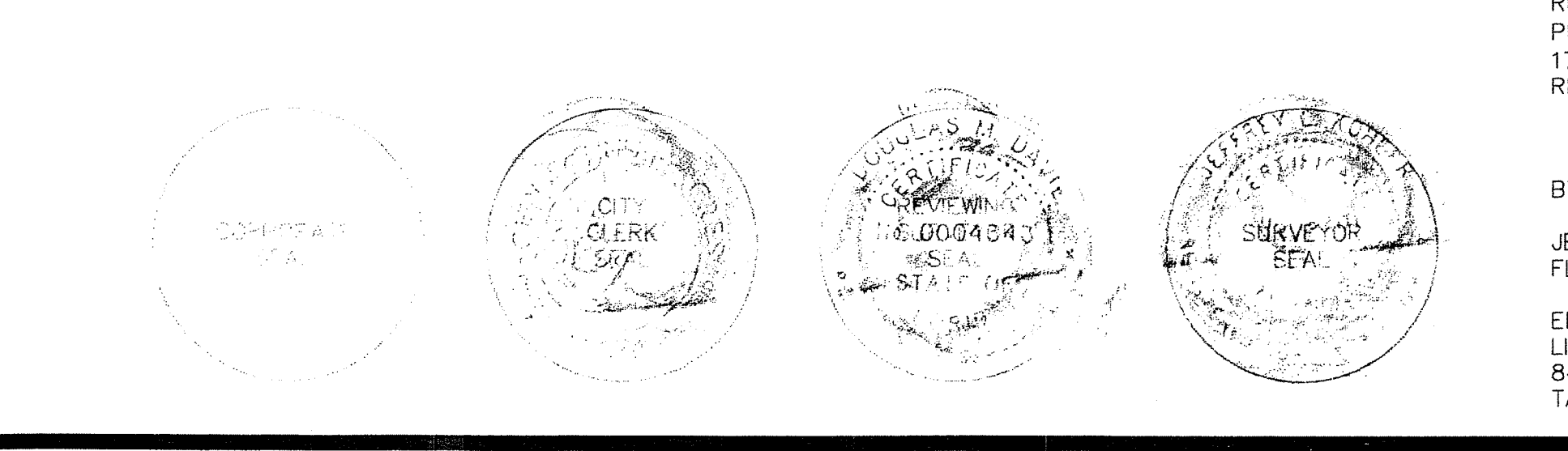
ACKNOWLEDGMENT:
STATE OF Florida
COUNTY OF Hillsborough
BEFORE ME PERSONALLY APPEARED Joseph E. Taggart WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 15VP OF USAMeribank AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 12th DAY OF October, 2016.

MY COMMISSION EXPIRES: May 13, 2018
NAME: Ashley H. Guyton
COMMISSION No. FF 111198

REVIEWING SURVEYOR'S APPROVAL:

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.
DATE: 10/12/16
DOUGLAS M. DAVIE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4343
STATE OF FLORIDA



CITY OF GREENACRES APPROVAL:

CITY COUNCIL
GREENACRES, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 17th DAY OF October, 2016 A.D.

BY: *[Signature]* SAMUEL FERRERI, MAYOR
BY: *[Signature]* ANDREA McCUE, CITY MANAGER
BY: *[Signature]* PATRICK GIBNEY, CITY ENGINEER
BY: *[Signature]* JOANNA GUNNINGHAM, CITY CLERK

SURVEYOR'S 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.
- 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 THERE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST (0901)
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.0000303
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY CONTROL STATIONS "PBF 33" AND "PHYLIS" THE LINE FROM THE NORTHERN-MOST CORNER OF THE PLAT TO "PHYLIS" BEING THE BASIS. SAID LINE BEARS N67°26'43"E.

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: JEFFREY L. KOHLER, P.S.M. L.S.6201, STATE OF FLORIDA
EBI SURVEYING (L.B. 7652)
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
PH. 813.886.6080

SURVEYOR'S CERTIFICATION:

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"), PERMANENT CONTROL POINTS (P.C.P.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 CITY OF GREENACRES, FLORIDA.

BY: *[Signature]* DATE: 10/06/2016
JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6201

EBI SURVEYING
LICENSED BUSINESS #7652
8415 SUNSTATE STREET
TAMPA, FLORIDA, 33634