

20170046353

LAS RAMBLAS

LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF THE SOUTH HALF OF TRACT 58, BLOCK 22, AND THE VACATED 30 FOOT ROAD LYING EAST OF AND ADJACENT THERETO
PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45
FEBRUARY, 2017 SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BUENA VISTA HOMES OF THE PALM BEACHES, INC, OWNER OF THE LAND AS SHOWN HEREON AS "LAS RAMBLAS" IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF TRACT 58, BLOCK 22, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE THIRTY FOOT PLATTED ROAD LYING BOUNDED ON THE WEST BY THE SOUTH HALF OF TRACT 58, BLOCK 22, THE PALM BACH FARMS COMPANY PLAT NO. 3, ACCORDING TO PLAT BOOK 2, PAGE 45, BOUNDED ON THE NORTH & EAST BY THE PLAT OF RAMBLEWOOD ACCORDING TO PLATR BOOK 31, PAGE 191 AND THE PLAT OF GREENACRES PLAZA ACCORDING TO PLATR BOOK 50, PAGES 116 & 117 AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 58, BLOCK 22; ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS ABANDONED IN OFFICIAL RECORD BOOK 21418, PAGE 865, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 118,803 SQUARE FEET OR 2.73 ACRES MORE OR LESS.

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

1. RIGHTS OF WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, RESERVING TO OURSELVES, SUCCESSORS AND ASSIGNS THE REVERSION THEREOF WHENEVER DISCONTINUED BY LAW.

2. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF GREENACRES, FLORIDA, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND IS THE SOLE MAINTENANCE OBLIGATION OF THE CITY OF GREENACRES, FLORIDA.

3. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND IT IS 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 2nd DAY OF February 2017

BUENA VISTA HOME OF THE PALM BEACHES, INC.

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Aileen Hernandez HECTOR SARDINA
PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Karela Libman Ferris

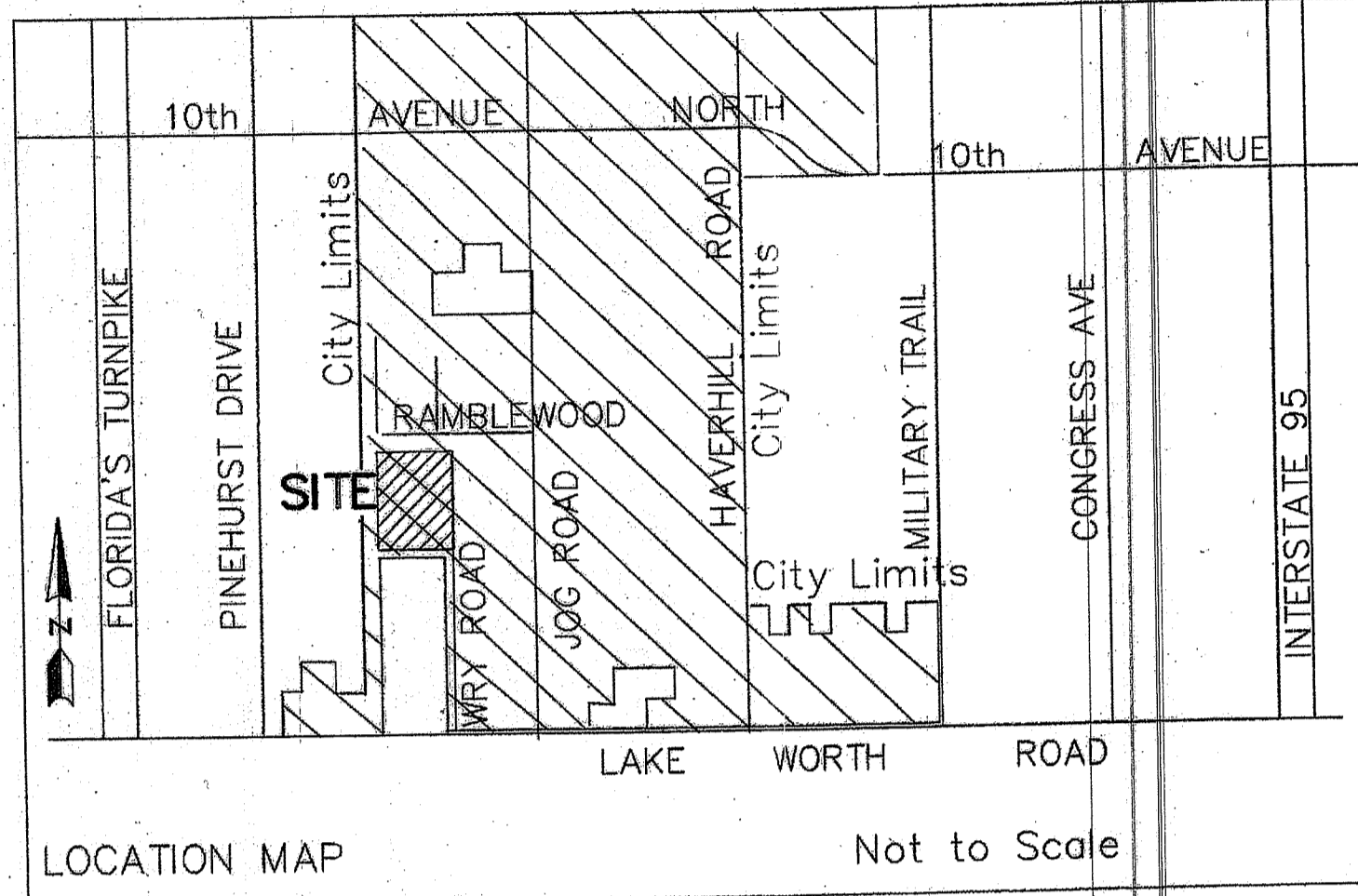
ACKNOWLEDGMENT;
STATE OF FLORIDA
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HECTOR SARDINA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BUENA VISTA HOMES OF THE PALM BEACHES, 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 IS 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 2nd DAY OF February 2017

MY COMMISSION EXPIRES: January 26, 2018
COMMISSION NUMBER: FF 077334

WITNESS: [Signature]
PRINTED NAME: Aileen Hernandez COMMISSION NUMBER: 66 30463
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 29812 AT PAGE 1104 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF February 2017

BRANCH BANKING & TRUST COMPANY
A NORTH CAROLINA BANKING CORPORATION

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Paul Sanchez MARK LEIDER
[Signature] SENIOR VICE PRESIDENT
FRANK SALAMONE
(CORPORATE SEAL)

ACKNOWLEDGMENT;

STATE OF FLORIDA
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARK LEIDER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRANCH BANKING & TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, 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 OF SAID CORPORATION AND THAT IT IS 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 1st DAY OF FEBRUARY 2017

MY COMMISSION EXPIRES: NOV. 19, 2020
WITNESS: [Signature]
PRINTED NAME: Georgette Norwood
NOTARY PUBLIC

TITLE CERTIFICATION;

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I GREGORY S. KINO, 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 BUENA VISTA HOMES OF THE PALM BEACHES, INC, A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; 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: 18 DAY OF February, 2017

GREGORY S. KINO OF THE FIRM OF
CIKLIN, LUBITZ & O'CONNELL
FLORIDA BAR NO. 0863718

CITY OF GREENACRES APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF February, 2017

BY: [Signature] SAMUEL FERRERI, MAYOR
BY: [Signature] PATRICK J. GIBNEY, CITY ENGINEER
BY: [Signature] ANDREA MCCUE, CITY MANAGER
BY: [Signature] JOANNA CUNNINGHAM, CITY CLERK

CERTIFICATE OF 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.
THIS 1st DAY OF FEBRUARY, 2017

DOUGLAS M. DAVE, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4343

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT 58, BLOCK 22, THE PALM BEACH FARMS COMPANY, PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45, WHICH IS ASSUMED TO BEAR S00°57'49"E.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS 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, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES, FLORIDA, ZONING REGULATIONS.
25' FRONT, 7.5' SIDE INTERIOR, 15.0' SIDE CORNER, 15.0' REAR.

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, FLORIDA FOR 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 GREENACRES, FLORIDA.

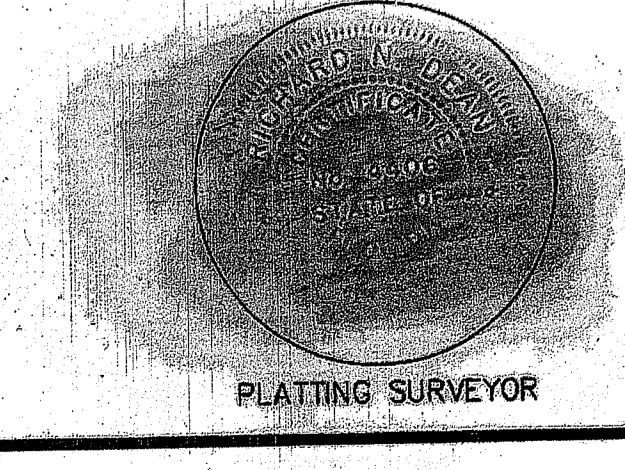
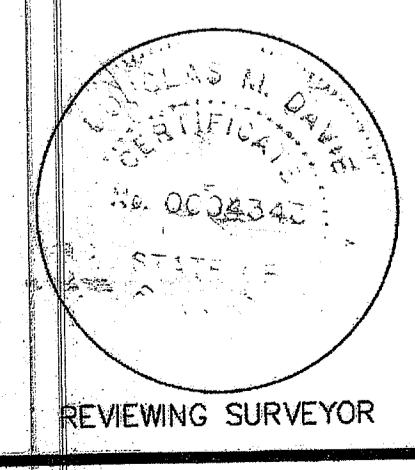
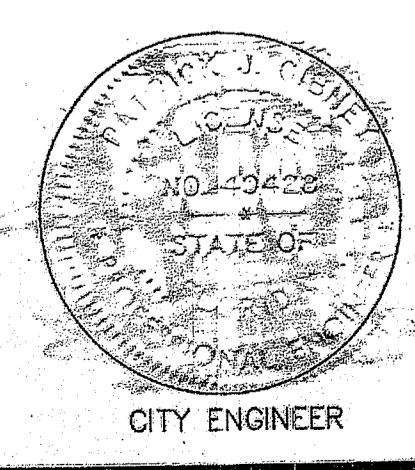
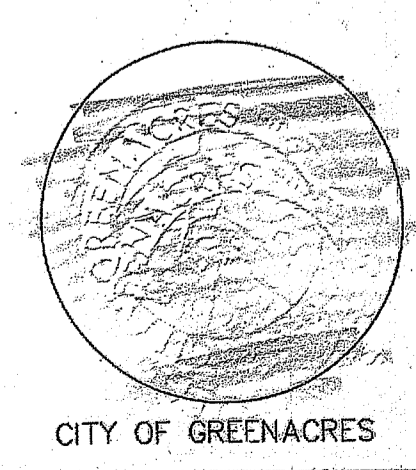
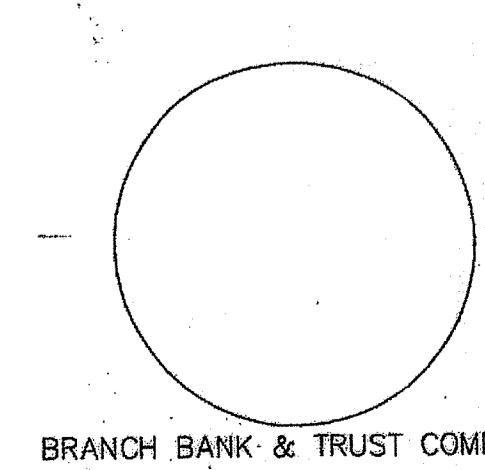
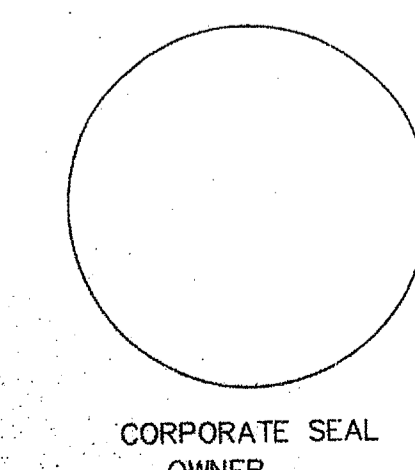
BY: [Signature] RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 2/1/17

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



8
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:55 PM
THIS 1st DAY OF FEBRUARY,
2017, AD AND DULY RECORDED
IN PLAT BOOK 123
AT PAGE 8-9
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



Dean Surveying & Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 825-8748 Fax: (561) 825-4558
FIELD: N/A DATE: 2/2018
DRAWN: D.J.M./C.A.D. SCALE: N/A
SHEET: 1 of 2 JOB No.: 016-709