

Sherbrooke Center, P.C.D.

A Planned Commercial Development, Lying In Sections 31 & 32, Township 44 South, Range 42 East

Being A Replat Of Portions Of Block 33, Palm Beach Farms Company Plat No. 3 (P.B. 2, Pp. 45-54) Public Records, Palm Beach County, Florida

125

Dedication:

Know all men by these presents, that The Engle Group, Inc., a Florida Corporation, owner of the lands shown hereon as Sherbrooke Center, P.C.D., said lands lying in Sections 31 and 32, Township 44 South, Range 42 East, and being a replat of a portion of Block 33, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida; said lands being more particularly described as follows:

Beginning at the Southwesterly corner of Rosemount Drive, as shown on the Plat of Lakes Of Sherbrooke Phase 6, according to the Plat thereof, as recorded in Plat Book 44, Pages 117 through 119, inclusive, Public Records, Palm Beach County, Florida; Thence, North 45°57'48" East, along the Westerly right-of-way of said Rosemount Drive, a distance of 35.99 feet; Thence, North 00°00'00" East, continuing along the Westerly right-of-way line of said Rosemount Drive, a distance of 212.43 feet to the point of curvature of a curve to the left, having a radius of 300.00 feet; Thence, Northerly along said curve, continuing along the Westerly right-of-way line of said Rosemount Drive, through a central angle of 31°05'30", a distance of 162.80 feet to the Northwest corner of said Rosemount Drive, and the Southwest corner of Aquarius Boulevard, as shown on the Plat of Lakes Of Sherbrooke Phase 9, according to the Plat thereof, as recorded in Plat Book 65, Pages 146 through 150, inclusive, Public Records, Palm Beach County, Florida; Thence, continue Northerly and Northwesterly along said curve, and along the boundary of said Lakes Of Sherbrooke Phase 9, through a central angle of 41°02'51", a distance of 214.92 feet to the point of reverse curvature of a curve, concave Northeasterly, having a radius of 468.57 feet; Thence, Northwesterly along said curve, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, through a central angle of 59°32'14", a distance of 486.90 feet to the end of said curve; Thence, South 28°36'50" West, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, a distance of 32.95 feet; Thence, South 69°49'49" West, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, a distance of 33.71 feet to the point of curvature of a curve to the right, having a radius of 186.00 feet; Thence, Westerly along said curve, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, through a central angle of 19°32'05", a distance of 63.42 feet to the point of tangency; Thence, South 89°21'55" West, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, a distance of 25.00 feet; Thence, North 45°38'05" West, continuing along the boundary of said Lakes Of Sherbrooke Phase 9, a distance of 35.36 feet to the intersection thereof with the Easterly right-of-way line of Lyons Road, as recorded in Official Records Book 4734, Page 1215, et. seq. Public Records, Palm Beach County, Florida; Thence, South 00°38'05" East, departing the boundary of said Lakes Of Sherbrooke Phase 9, along said Easterly right-of-way line of Lyons Road, a distance of 130.00 feet; Thence, South 01°38'24" East, continuing along the Easterly right-of-way line of said Lyons Road, as recorded in Official Records Book 6474, Page 1570, Public Records, Palm Beach County, Florida, a distance of 228.01 feet; Thence, South 00°38'05" East, continuing along said Easterly right-of-way line, a distance of 409.99 feet; Thence, South 44°17'45" East, continuing along said Easterly right-of-way line, a distance of 55.23 feet to the intersection thereof with the Northerly right-of-way line of Lantana Road (S.R. 812), as recorded in Official Records Book 6452, Page 1590, Public Records, Palm Beach County, Florida; Thence, South 87°57'25" East, along said Northerly right-of-way line, and along a line 71.50 feet North of, as measured at right angles to the South line of said Section 31, a distance of 2.81 feet; Thence, South 88°04'24" East, continuing along said Northerly right-of-way line, and along a line 71.50 feet North of, as measured at right angles to the South line of said Section 32, a distance of 355.27 feet; Thence, South 85°24'28" East, continuing along said Northerly right-of-way line, a distance of 247.29 feet to the point of beginning (P.O.B.)

Containing 9.25 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract "A", as shown hereon, is hereby reserved by The Engle Group, Inc., a Florida Corporation for commercial purposes, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby reserved by The Engle Group, Inc., a Florida Corporation for commercial purposes, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
3. Tract "C", as shown hereon, is hereby reserved by The Engle Group, Inc., a Florida Corporation for commercial purposes, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
4. Tract "D", as shown hereon, is hereby dedicated to the Board Of County Commissioners of Palm Beach County, Florida, as road right of way, and shall be for the perpetual use of the Public for proper purposes.
5. 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.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including "Cable Television Systems".
7. The drainage easements, as shown hereon, are hereby reserved by The Engle Group, Inc., a Florida Corporation, and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
8. Palm Beach County shall have the right, but not the obligation to maintain those portions of the drainage system which drain County maintained roads.
9. The landscape buffer easements, as shown hereon, are hereby dedicated to The Engle Group, Inc., a Florida Corporation, for landscaping and buffer purposes, and are the perpetual maintenance obligation of said Corporation, its successors and assigns, without recourse to Palm Beach County.
10. The lift station easement, as shown hereon, is hereby dedicated to the Board Of County Commissioners Of Palm Beach County, for sanitary sewer lift station and related purposes.

In Witness Whereof, The Engle Group, Inc., A Florida Corporation, has caused these presents to be signed by John A. Kraynick, its Vice-President, and attested by Harry Engelstein, its Vice President, and its Corporate Seal to be affixed hereto by and with the authority of its Board Of Directors this _____ day of _____, A.D., 1991.

The Engle Group, Inc.
A Florida Corporation

Attest: Harry Engelstein, Vice President
By: John A. Kraynick, Vice President

Acknowledgement:

State Of Florida)
County Of Palm Beach) ss

Before me, personally appeared John A. Kraynick and Harry Engelstein, to me well known, and known to me to be Vice President and Vice President, respectively, of The Engle Group, Inc., A Florida Corporation, and acknowledged to and before me that they executed such instrument as such officers 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 _____ day of _____, A.D., 1991.

My commission expires 30-November-1992

Dawn McCaffrey, Notary Public

Title Certification:

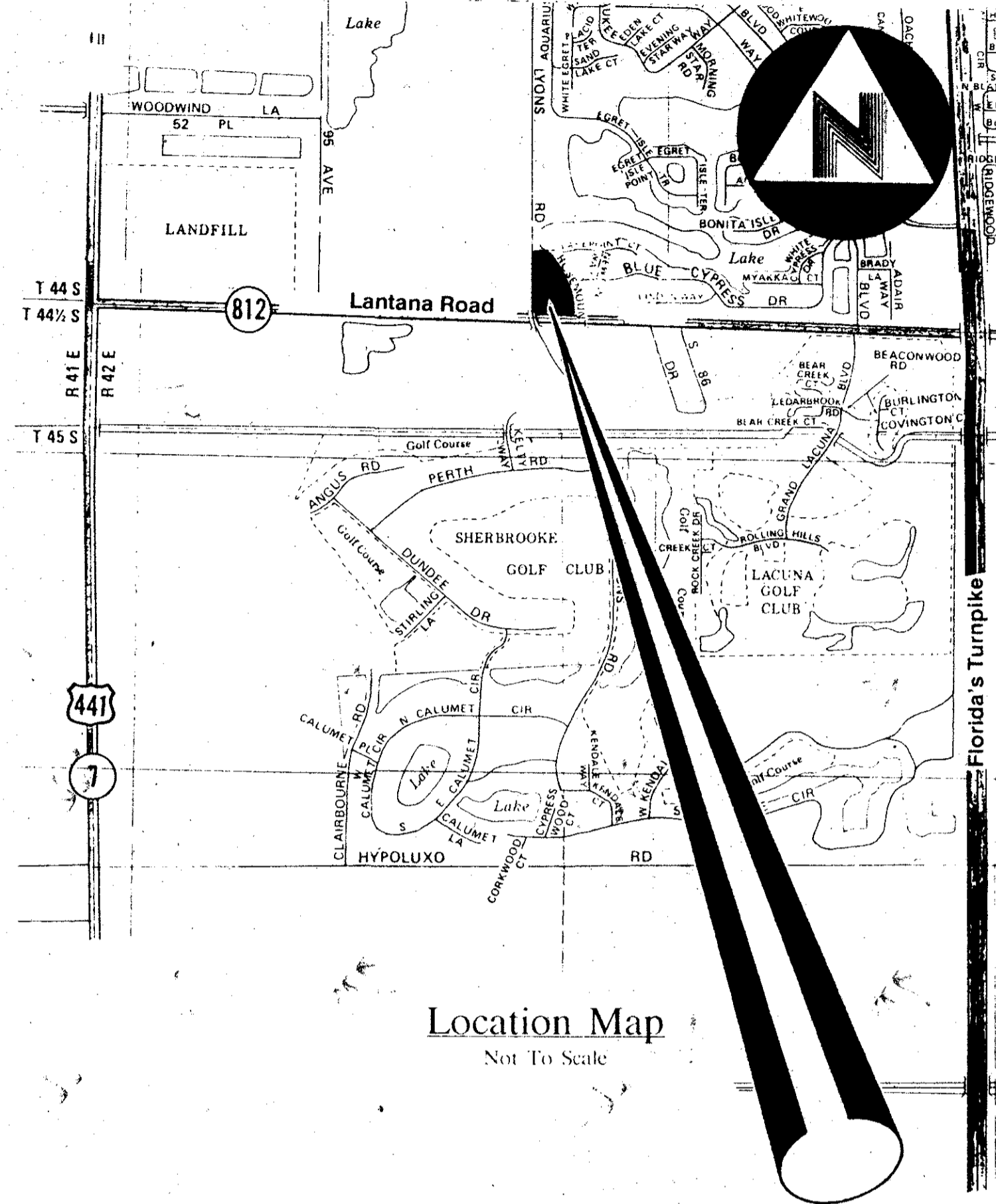
State Of Florida)
County Of Palm Beach) ss

I, Joel Koepfel, 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 property is vested in The Engle Group, Inc., A Florida Corporation; that the current taxes have been paid and that the property is encumbered by the mortgage shown hereon, and that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated: this 29th day of October, A.D., 1991.

By: Joel Koepfel, Esquire

Petition Number: 89-63



Surveyor's Certification:

State Of Florida)
County Of Palm Beach) ss

I Hereby Certify, that the plat shown hereon is a true and correct representation of a survey, made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Board Of County Commissioners of Palm Beach County, Florida for the required improvements, and further, that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida, and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 13 day of FEB., A.D., 1991.

By: Wm. R. Van Campen, R.L.S. No. 2424

Surveyor's Notes:

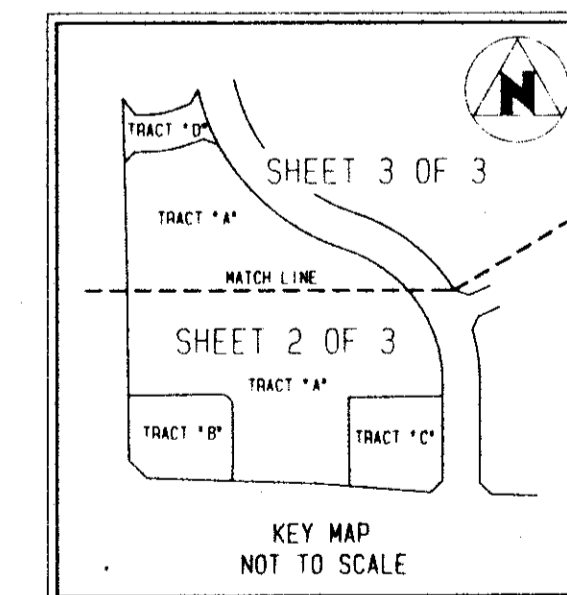
1. Bearings shown or stated hereon are based on or are relative to the bearing of North 00°00'00" East, along the Westerly boundary of Lakes Of Sherbrooke Phase 6, according to the Plat thereof, as recorded in Plat Book 44, Pages 117 through 119, inclusive, Public Records, Palm Beach County, Florida.
2. \odot Denotes A Set #2424 Permanent Reference Monument (P.R.M.)
3. \ominus Denotes A Set #2424 Permanent Control Point (P.C.P.)
4. C/L Denotes Centerline.
5. O.R.B. Denotes Official Records Book.
6. P.B. Denotes Plat Book.
7. PG. Denotes Page.
8. Pp. Denotes Page Through Page.
9. Sq.Ft Denotes Square Feet.
10. Lines which intersect curves are radial unless otherwise noted.
11. In those instances where utility/drainage structures are constructed in conflict with the Platted Permanent Control Points (P.C.P) position, straddlers monumented as Permanent Control Points will be set to reference the Platted Permanent Control Point positions.
12. All platted Palm Beach Farms Company rights-of-way within Sections 31 and 32, Township 44 South, Range 42 East were abandoned by Resolution Number 79-159, and recorded in Official Records Book 3012, Page 285, et. seq., Public Records, Palm Beach County, Florida.
13. Only the centerline of Utility Easements (U.E.) and Drainage Easements (D.E.) are shown hereon, to eliminate confusion, due to the proximity of said easements with each other. The easements, which are 12.00 feet in width, lie within 6.00 feet each side of, as measured at right angles to the centerlines delineated hereon. The easements which are 20.00 feet in width, lie within 10.00 feet each side of, as measured at right angles to the centerlines delineated hereon.
14. This instrument was prepared by Wm. R. Van Campen, R.L.S. in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404. Telephone (407) 848-2102

Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements, must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and/or Ordinances of Palm Beach County, Florida.
3. There shall be no trees or shrubs placed on utility easements which are provided for water or sewer use, or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In those instances where easements of different types cross, 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 the use rights granted.
6. **NOTICE:** 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.

Area Tabulation

Tract "A"	=	7.09 Acres
Tract "B"	=	0.90 Acres
Tract "C"	=	0.90 Acres
Tract "D"	=	0.36 Acres
Total	=	9.25 Acres



Mortgagee's Consent:

State Of New York)
County Of New York) ss

The undersigned, hereby certifies, that it is the holder of four 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 mortgages, which are recorded in Official Records Book 4504, Page 150, et. seq., Official Records Book 4631, Page 1397 et. seq., Official Records Book 6970, Page 605, et. seq., and Official Records Book 6970, Page 663, et. seq. all in the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said Bank has caused these presents to be signed by _____, its Vice President, and attested by _____, and its seal to be affixed hereon by and with the authority of its Board Of Directors this _____ day of _____, A.D., 1991.

Chase Manhattan Bank, N.A.

Attest: _____
A Federally Chartered Bank, Incorporated In The State Of New York
By: _____, Vice President

Acknowledgement:

State Of New York)
County Of New York) ss

Before me, personally appeared _____, and _____, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and _____, respectively, of said Bank, and severally acknowledged to and before me that he executed such instrument as such officers of said Bank, and that the seal affixed to the foregoing instrument is the seal of said Bank, and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said Bank.

Witness My Hand, and Official Seal, this _____ day of _____, A.D., 1991.

My commission expires: _____

County Approvals:

State Of Florida)
County Of Palm Beach) ss

This Plat is hereby approved for record this 10 day of Dec., A.D., 19 91

Attest: John B. Dunkle, Clerk
By: _____, Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 10 day of Dec., A.D., 19 91
By: George T. Webb, P.E., County Engineer

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

Record Plat
Sherbrooke Center
P.C.D.

OWN	PB	NOV 89	NO. NO. P-3000
SCALE	NA	SIZE L	SHEET 1 OF 3

TAZ = 739

PAGE 125
FLOOD MAP #170A
ZONING CG/PLD
CHAD # 4X
SE 7600-63
ZIP CODE 33415
PLD NAME SHERBROOKE

0585-001
PET. 89-63AY
Roads 2537.13
1000'

"Seal"
John B. Dunkle, Clerk
Of The Circuit Court Of
Palm Beach County, Florida

State Of Florida)
County Of Palm Beach) ss
This Plat Was Filed For Record
At _____ This _____ day of _____
1991 A.D. And Duly
Recorded In Plat Book _____ On
Pages _____ through _____

John B. Dunkle
Clerk Of The Circuit Court
By: _____
Deputy Clerk

- "Seal" The Engle Group, Inc
- "Seal" The Engle Group, Inc. Notary
- "Seal" Chase Manhattan Bank, N.A.
- "Seal" Chase Manhattan Bank, N.A. Notary
- "Seal" Wm. R. Van Campen, R.L.S. 2424
- "Seal" Board Of County Commissioners Of Palm Beach County, Florida
- "Seal" George T. Webb, P.E. County Engineer Of Palm Beach County, Florida