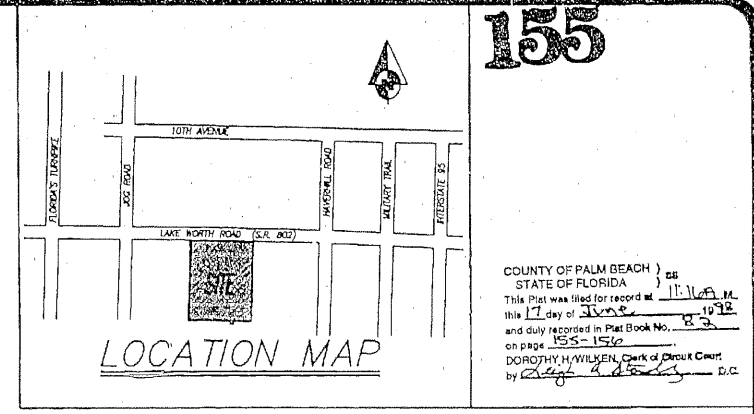


# BRAMAN HONDA

BEING A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

MAY 1998  
SHEET 1 OF 2 SHEETS



155

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:45 A.M.  
this 17 day of May 1998  
and duly recorded in Plat Book No. R-2  
on page 155-156  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by *[Signature]* P.C.

**DEDICATION AND DESCRIPTION**

STATE OF FLORIDA  
CITY OF GREENACRES

KNOW ALL MEN BY THESE PRESENTS THAT, PALM BEACH IMPORTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BRAMAN HONDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THENCE NORTH 89 DEGREES 11 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 1227.79 FEET, THENCE SOUTH 01 DEGREES 18 MINUTES 41 SECONDS WEST, A DISTANCE OF 41.65 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD No. 802), AS RECORDED IN ROAD PLAT BOOK 5, PAGE 131, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHVIEW ROAD, AS RECORDED IN DEED BOOK 790, PAGE 50, A DISTANCE OF 625.00 FEET, THENCE NORTH 89 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4), OF THE NORTHWEST QUARTER (NW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, A DISTANCE OF 140.81 FEET, THENCE SOUTH 01 DEGREES 46 MINUTES 03 MINUTES WEST, A DISTANCE OF 25.00 FEET, THENCE NORTH 89 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 23.00 FEET, THENCE NORTH 01 DEGREES 40 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.00 FEET, THENCE NORTH 89 DEGREES 15 MINUTES 08 SECONDS WEST, A DISTANCE OF 316.62 FEET, THENCE NORTH 01 DEGREES 42 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF THE EAST HALF (E 1/2), OF THE NORTHEAST QUARTER (NE 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SAID SECTION 26, A DISTANCE OF 627.23, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, THENCE SOUTH 86 DEGREES 11 MINUTES 36 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.30 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4200.90 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 40 MINUTES 24 SECONDS WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 17 SECONDS, A DISTANCE OF 377.92 FEET TO THE POINT OF BEGINNING.

CONTAINING: 303,115.57 SQUARE FEET OR 6.959 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- THE 15 FOOT FUTURE ADDITIONAL RIGHT-OF-WAY TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, FLORIDA, IN FEE SIMPLE FOR PUBLIC STREET, DRAINAGE AND UTILITY PURPOSES.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH IMPORTS, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH IMPORTS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE 12 FOOT DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH IMPORTS, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH IMPORTS INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATIONS, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES BY ANY PUBLIC UTILITY, INCLUDING CABLE TELEVISION OR SECURITY FACILITIES AND APPURTENANCES. THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED SHALL BE THE MAINTENANCE RESPONSIBILITY OF PALM BEACH IMPORTS, INC., ITS SUCCESSORS AND ASSIGNS.
- THE PRIVATE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH IMPORTS, INC., ITS SUCCESSORS AND ASSIGNS, AS A WASTEWATER FACILITY AND FOR RELATED PURPOSES WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE PROPOSED FUTURE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE PRESERVE TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH IMPORTS INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR TRANSITIONAL PURPOSES BETWEEN COMMERCIAL AND RESIDENTIAL AREAS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH IMPORTS INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS AND RELATED FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF May 1998.

WITNESS *[Signature]* BY: *[Signature]*  
RICHARD S. HELLAWELL  
PRESIDENT

WITNESS *[Signature]* BY: *[Signature]*  
STANLEY J. KRUEGER  
SECRETARY

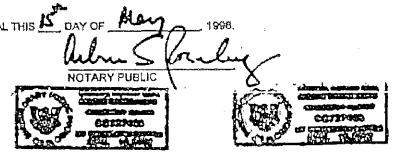
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
CITY OF GREENACRES

BEFORE ME PERSONALLY APPEARED RICHARD S. HELLAWELL AND STANLEY J. KRUEGER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF PALM BEACH IMPORTS, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF May 1998.

MY COMMISSION EXPIRES:



**TITLE CERTIFICATION**

STATE OF FLORIDA  
CITY OF GREENACRES

I, STEPHEN J. HELFMAN, 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 PALM BEACH IMPORTS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, THAT WOULD PROHIBIT THE CREATION OF THIS PLAT.

DATE: 5/17/98

*[Signature]*  
STEPHEN J. HELFMAN  
ATTORNEY AT LAW

**CITY APPROVALS**

CITY OF GREENACRES  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR THE RECORD THIS 16th DAY OF MAY 1998.

BY: *[Signature]*  
SAMUEL J. FERRERI, MAYOR

BY: *[Signature]*  
WADE ATALLAH, P.E.  
ENGINEERING, PLANNING & BUILDING DIRECTOR

BY: *[Signature]*  
SONDRA K. HILL, CITY CLERK

**NOTES:**

- DENOTES SET PERMANENT REFERENCE MONUMENT (P.L.S. 2207)
- DENOTES SET IRON ROD WITH CAP (L.D. # 1370)
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 01 DEGREES 42 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- CONSTRUCTION OF STRUCTURES AND LANDSCAPING ON UTILITY OR DRAINAGE EASEMENTS SHALL BE ONLY WITH THE PERMISSION OF ALL UTILITIES OCCUPYING SAME.
- PALM BEACH UTILITIES SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF GREENACRES ORDINANCES, AND SITE PLAN APPROVAL.

**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.

**SURVEYOR'S CERTIFICATE**

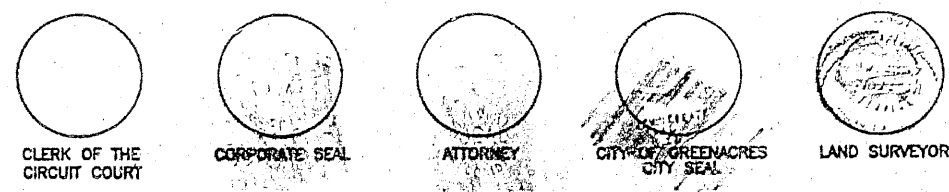
STATE OF FLORIDA  
CITY OF GREENACRES

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) 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 THE CITY OF GREENACRES, FLORIDA.

DATE: 05-15-98

*[Signature]*  
PAUL J. FOTORNY  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER  
FLORIDA REGISTRATION NO. 2207

THIS INSTRUMENT WAS PREPARED BY NEVILLE F. CEDENO, IN THE OFFICES OF DAILEY-FOTORNY, INC., 6050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463



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