

THIS PLAT FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2016, AND  
DULY RECORDED IN PLAT  
BOOK NO. \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THROUGH  
\_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER  
OF THE CIRCUIT COURT

BY \_\_\_\_\_  
DEPUTY CLERK

# FAMILY DOLLAR AT 10th AVENUE NORTH

A REPLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3 AND 31, BLOCK 7, OF GREENACRES PLAT NO. 2, RECORDED IN PLAT BOOK 13, PAGES 3-4, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 'S', AND ALL OF TRACT 'R', OF THE REPLAT OF GREENACRES PLAT NO. 2, BLOCKS 6, 7, 18, 19, 30, 31, 42, 43 AND 54, RECORDED IN PLAT BOOK 16, PAGE 4, PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

PREPARED BY

BLOOMSTER PROFESSIONAL LAND SURVEYING, INC.

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JUNE 2016

### LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EQUITAS MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS FAMILY DOLLAR AT 10th AVENUE NORTH, BEING A PORTION OF LOT 1, AND ALL OF LOTS 2, 3 AND 31, BLOCK 7, OF GREENACRES PLAT NO. 2, RECORDED IN PLAT BOOK 13, PAGES 3-4, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 'S', AND ALL OF TRACT 'R', OF THE REPLAT OF GREENACRES PLAT NO. 2, BLOCKS 6, 7, 18, 19, 30, 31, 42, 43 AND 54, RECORDED IN PLAT BOOK 16, PAGE 4, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEYWAY AS SHOWN IN RESOLUTION NO. 2016-06, RECORDED IN OFFICIAL RECORDS BOOK 28110, PAGE 1967, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, LESS THE SOUTH 30 FEET AND THAT PART OF LOT 1 THAT IS INCLUDED IN THE EXTERNAL AREA FORMED BY A FIFTEEN (15) FOOT RADIUS ARC WHICH IS TANGENT TO A LINE 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO THE WEST LINE OF SAID LOT 1, LOT 2, LOT 3 AND LOT 31, BLOCK 7, OF GREENACRES PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 3-4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 250 FEET OF TRACT 'S', AND ALL OF TRACT 'R', OF THE REPLAT OF GREENACRES PLAT NO. 2, BLOCKS 6, 7, 18, 19, 30, 31, 42, 43 AND 54, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEYWAY AS SHOWN IN RESOLUTION NO. 2016-06, RECORDED IN OFFICIAL RECORDS BOOK 28110, PAGE 1967, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (METES AND BOUNDS)

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 31, BLOCK 7; THENCE SOUTH 89°58'00" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF 10th AVENUE NORTH, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°58'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 115.00 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°02'40"; THENCE RUN NORTHWESTERLY, NORTHERLY ALONG THE ARC OF CURVE, A DISTANCE OF 23.57 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF WALKER AVENUE (A PLATTED 50' RIGHT OF WAY); THENCE NORTH 00°00'40" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 205.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 'R'; THENCE NORTH 89°58'00" EAST, ALONG THE NORTH LINE OF SAID TRACT 'R', A DISTANCE OF 150.00 FEET; THENCE NORTH 00°00'40" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°58'00" EAST, ALONG THE NORTH LINE OF SOUTH 250 FEET OF SAID TRACT 'S', A DISTANCE OF 130 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JACKSON AVENUE (A 50' RIGHT OF WAY LINE); THENCE SOUTH 00°00'40" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

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

- TRACT 'B' AND 'C' AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA FOR ROAD PURPOSES.
- A 5 FOOT LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- THE UTILITY EASEMENT AS SHOWN HEREON IS 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 UTILITY EASEMENT AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENT AND IS 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, TELECOMMUNICATIONS 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 THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

- THE ACCESS EASEMENT SHOWN IN TRACT 'A' IS FOR VEHICULAR ACCESS, INGRESS AND EGRESS, BUT NOT FOR PARKING, TO AND FROM JACKSON STREET TO THE AFOREMENTIONED PLATTED ALLEYWAY

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

EQUITAS MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

BY: \_\_\_\_\_  
EXECUTIVE VICE-PRESIDENT

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT:

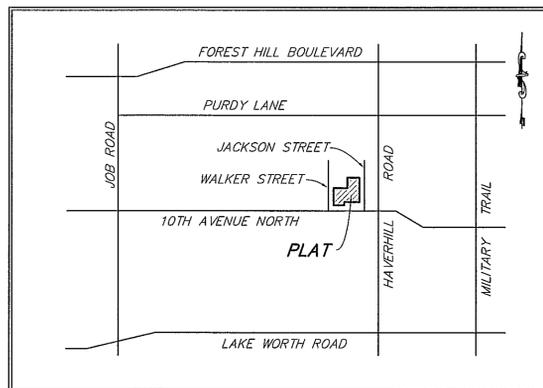
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE EXECUTIVE VICE-PRESIDENT OF EQUITAS MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH EXECUTIVE VICE-PRESIDENT OF SAID COMPANY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_



A PORTION OF SECTION 23-44-42  
LOCATION MAP: NOT TO SCALE

### SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 89°49'37" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE SURVEY FOOT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF GREENACRES APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- COORDINATES AS SHOWN ARE BASED ON PALM BEACH COUNTY STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE, NAD 83/90, SCALE FACTOR AT NE CORNER OF SECTION 23-44-42 IS 1.000035691 AND SCALE FACTOR AT NORTH 1/4 OF SECTION 23-44-42 IS 1.000033918.
- THE CITY OF GREENACRES SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THE SUBDIVISION.
- THE METES AND BOUNDS DESCRIPTION AS WRITTEN BY THIS FIRM DESCRIBES THE SAME PROPERTY AS CONVEYED IN TITLE COMMITMENT EXHIBIT 'A' AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 5324652, EFFECTIVE DATE: MAY 27, 2015.
- 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.

### TITLE CERTIFICATION:

I, \_\_\_\_\_, 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 IN EQUITAS MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: \_\_\_\_\_, 2016.

SIGNATURE \_\_\_\_\_  
ATTORNEY AT LAW LICENSED IN FLORIDA

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LICENSE NO. : \_\_\_\_\_

### REVIEWING SURVEYOR:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER 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.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

GARY M. RAYMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 2633

### CITY OF GREENACRES APPROVAL:

CITY COUNCIL  
GREENACRES, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.

BY: \_\_\_\_\_  
SAMUEL J. FERRERI, MAYOR

BY: \_\_\_\_\_  
ANDREA McCUE, CITY MANAGER

BY: \_\_\_\_\_  
LISA A. TROPEPE, CITY ENGINEER

ATTEST: \_\_\_\_\_  
DENISE McCREW, CITY CLERK

### 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), AND PERMANENT CONTROL POINT (P.C.P.'S) ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PLATTING, FLORIDA STATUTES, AS AMENDED, ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ROBERT BLOOMSTER, JR., PROFESSIONAL LAND SURVEYOR  
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.  
641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
FLORIDA REGISTRATION NO. 4134  
LICENSED BUSINESS #6018

