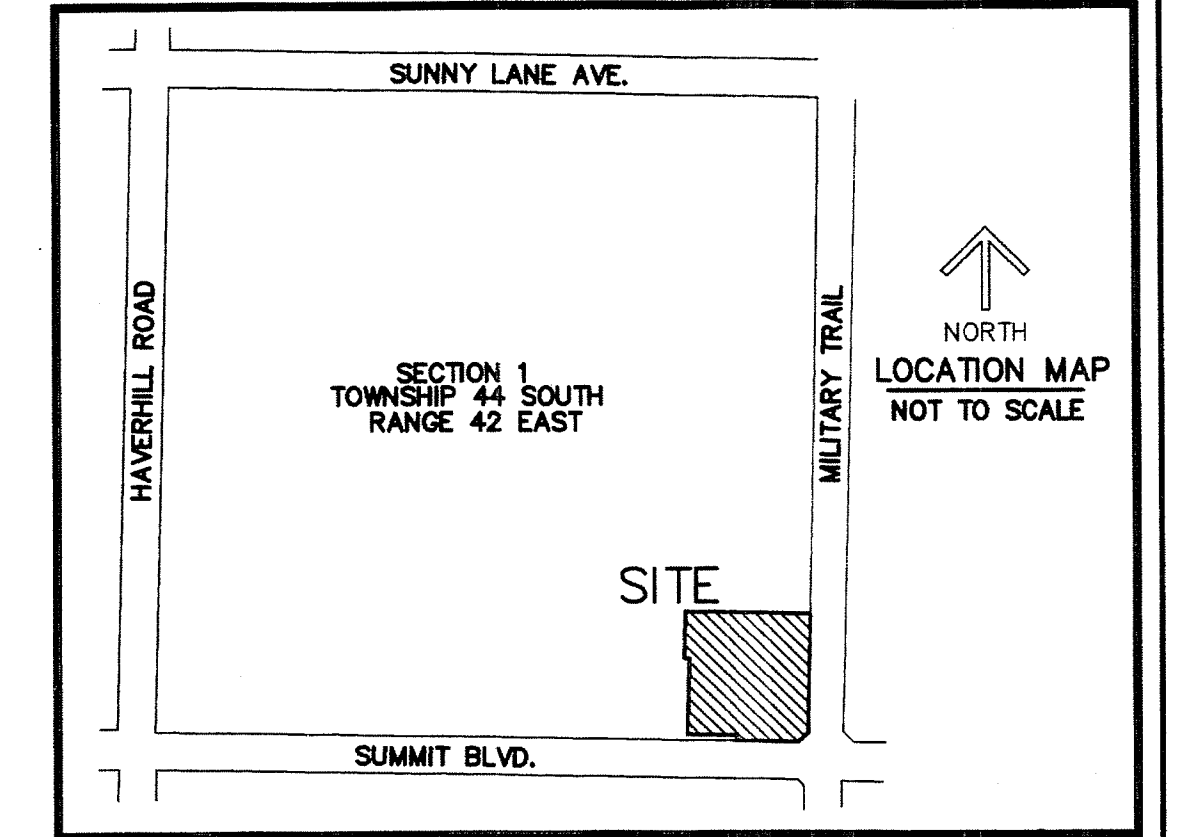


20150429572

189

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:37 A.M.
THIS 29th DAY OF
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 120 ON
PAGES 189 AND 190.
SHARON R. BOCK
CLERK AND COMPTROLLER
By: *Wanda R. Gordon*
DEPUTY CLERK

SHEET 1 OF 2



ENCORE

BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 3, PALM BEACH PLANTATIONS PLAT NO. 1,
AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

5546-000 THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT SAC-MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FRANTINE COMMERCIAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARK AND SHOP, INC., A NEW YORK CORPORATION, BRIARWOOD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ENCORE, BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 3, PALM BEACH PLANTATIONS PLAT NO. 1, AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST (1/4) OF SAID SECTION 1; THENCE RUN NORTH 88°57'16" WEST ALONG THE SOUTH LINE OF SAID SECTION 1 FOR A DISTANCE OF 231.19 FEET TO A POINT; THENCE RUN NORTH 00°23'59" EAST FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'59" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 88°57'16" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SUMMIT BOULEVARD FOR A DISTANCE OF 149.17 FEET TO A POINT; THENCE RUN NORTH 01°25'13" EAST FOR A DISTANCE OF 212.23 FEET TO A POINT; THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 13.58 FEET TO A POINT; THENCE RUN NORTH 01°25'13" EAST FOR A DISTANCE OF 125.14 FEET TO A POINT; THENCE RUN SOUTH 88°55'47" EAST FOR A DISTANCE OF 335.86 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE EAST, THE CENTER OF WHICH BEARS SOUTH 88°52'23" EAST FROM SAID POINT; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL) HAVING A RADIUS OF 21,545.94 FEET, THRU A CENTRAL ANGLE OF 00°19'57", FOR AN ARC DISTANCE OF 124.99 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 88°57'16" WEST FOR A DISTANCE OF 1.25 FEET TO A POINT ON THE ARC OF CIRCULAR CURVE CONCAVE TO THE EAST, THE CENTER OF WHICH BEARS SOUTH 89°15'20" EAST FROM SAID POINT; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL) HAVING A RADIUS OF 21,547.19 FEET THRU A CENTRAL ANGLE OF 00°30'36", FOR AN ARC DISTANCE OF 191.77 FEET TO A POINT; THENCE RUN SOUTH 48°19'38" WEST FOR A DISTANCE OF 44.91 FEET TO A POINT; THENCE RUN NORTH 88°57'16" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SUMMIT BOULEVARD FOR A DISTANCE OF 143.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,030 SQUARE FEET/2.5719 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS ENCORE, AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY SAC-MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FRANTINE COMMERCIAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARK AND SHOP, INC., A NEW YORK CORPORATION, BRIARWOOD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 27684 PAGE 431, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 27821 PAGE 1765 OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR SAC-MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FRANTINE COMMERCIAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARK AND SHOP, INC., A NEW YORK CORPORATION, BRIARWOOD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 27684 PAGE 431, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 27821 PAGE 1765 OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS 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 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.

IN WITNESS WHEREOF, SAC-MILITARY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY SPIRO COMITOS, MANAGER OF ENCORE REAL ESTATE DEVELOPMENT, LLC, ITS MANAGER, THIS 29th DAY OF September, 2015.

SAC-MILITARY, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Patrick S. Budronis*
ENCORE REAL ESTATE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

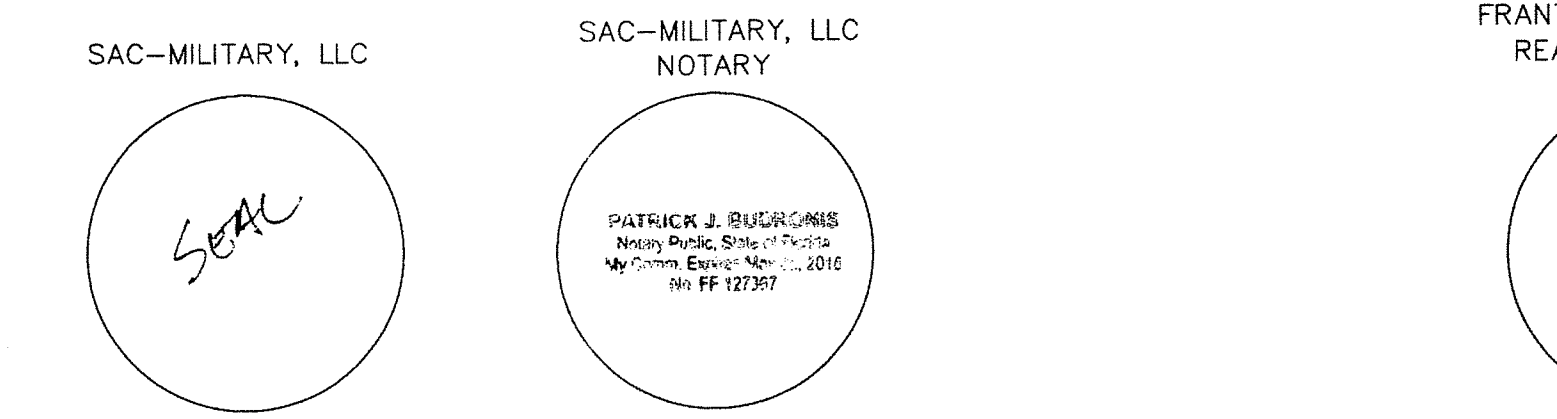
WITNESS: *Patrick S. Budronis*
PRINT NAME: Patrick S. Budronis
BY: *David P. Lindley*
SPIRO COMITOS
MANAGER
WITNESS: *Tracie Coor*
PRINT NAME: Tracie Coor

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Sarasota

BEFORE ME PERSONALLY APPEARED SPIRO COMITOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ENCORE REAL ESTATE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF SAC-MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF September, 2015
MY COMMISSION EXPIRES: 5/28/18
COMMISSION NUMBER: FF127367
NOTARY PUBLIC
Patrick S. Budronis
PRINT NAME



DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, FRANTINE COMMERCIAL REAL ESTATE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN R. PESHKIN, MANAGER OF VANGUARD REALTORS, LLC, AS MANAGER OF KONY PROPERTIES, LLC, ITS MANAGER, THIS 7th DAY OF October, 2015.

FRANTINE COMMERCIAL REAL ESTATE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: KONY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

WITNESS: *Alyssa Carroll*
PRINT NAME: Alyssa Carroll
BY: *John R. Peshkin*
JOHN R. PESHKIN
MANAGER
WITNESS: *Beini Watson*
PRINT NAME: Beini Watson

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Sarasota

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KONY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF FRANTINE COMMERCIAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF October, 2015
MY COMMISSION EXPIRES: 10/2/2018
COMMISSION NUMBER: FF165446
NOTARY PUBLIC
Alyssa Carroll
PRINT NAME

IN WITNESS WHEREOF, PARK AND SHOP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN R. PESHKIN, ITS PRESIDENT, THIS 7th DAY OF October, 2015.

PARK AND SHOP, INC.,
A NEW YORK CORPORATION
WITNESS: *Alyssa Carroll*
PRINT NAME: Alyssa Carroll
BY: *John R. Peshkin*
JOHN R. PESHKIN
PRESIDENT
WITNESS: *Beini Watson*
PRINT NAME: Beini Watson

ACKNOWLEDGMENT:

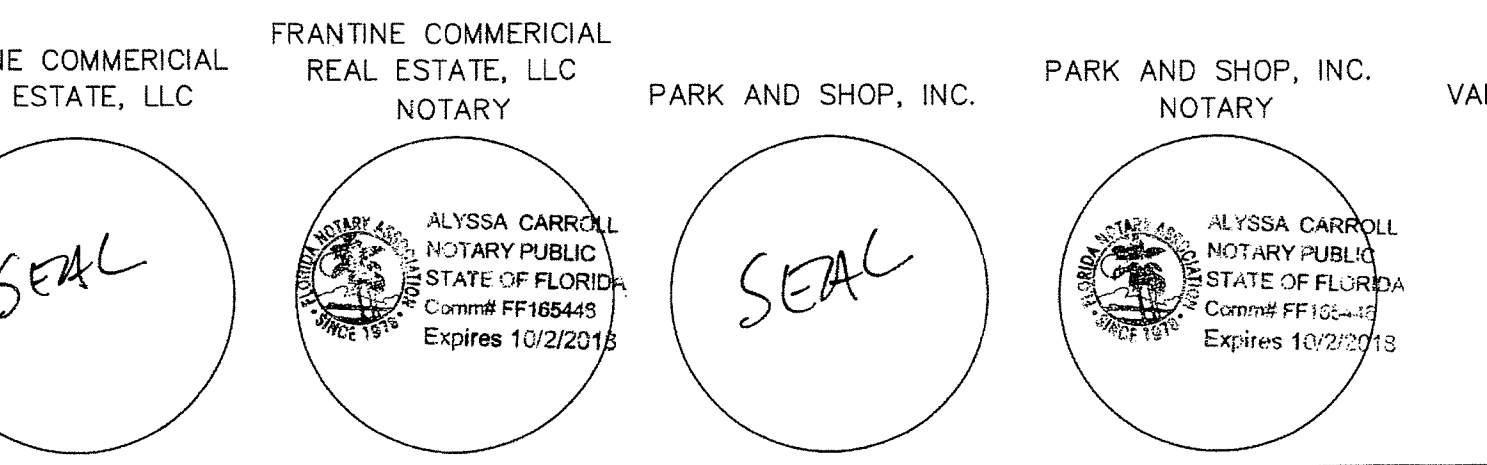
STATE OF Florida
COUNTY OF Sarasota

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARK AND SHOP, INC., A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 7th DAY OF October, 2015
MY COMMISSION EXPIRES: 10/2/2018
COMMISSION NUMBER: FF165446
NOTARY PUBLIC
Alyssa Carroll
PRINT NAME

IN WITNESS WHEREOF, BRIARWOOD GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN R. PESHKIN, MANAGER OF VANGUARD REALTORS, LLC, ITS MANAGER, THIS 7th DAY OF October, 2015.

BRIARWOOD GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: VANGUARD REALTORS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
WITNESS: *Alyssa Carroll*
PRINT NAME: Alyssa Carroll
BY: *John R. Peshkin*
JOHN R. PESHKIN
MANAGER
WITNESS: *Beini Watson*
PRINT NAME: Beini Watson



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN R. PESHKIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF BRIARWOOD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF October, 2015
MY COMMISSION EXPIRES: 10/2/2018
COMMISSION NUMBER: FF165446
NOTARY PUBLIC
Alyssa Carroll
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDGAR J. HEDRICK III, 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 SAC-MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FRANTINE COMMERCIAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PARK AND SHOP, INC., A NEW YORK CORPORATION, BRIARWOOD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/21/2015
Edgar J. Hedrick III
EDGAR J. HEDRICK III, ATTORNEY AT LAW,
LICENSED IN FLORIDA
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
P.O. BOX 3000
ORLANDO, FLORIDA 32801

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 29th DAY OF November, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George J. Webb*
GEORGE J. WEBB, P.E.
COUNTY ENGINEER

SURVEY NOTES:

- 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 PALM BEACH COUNTY 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (INCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A NAD 83 1990 ADJUSTMENT GRID BEARING OF N88°57'16"W, ALONG SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- "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 PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATE:

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 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 PALM BEACH COUNTY, FLORIDA.

DATED: 10-22-15
David P. Lindley
DAVID P. LINDLEY
RES. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

