

171

REPLAT BRAMAN HONDA

A PORTION OF THE PLAT OF BRAMAN HONDA IN PLAT BOOK 82, PAGE 155 BEING A PORTION OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

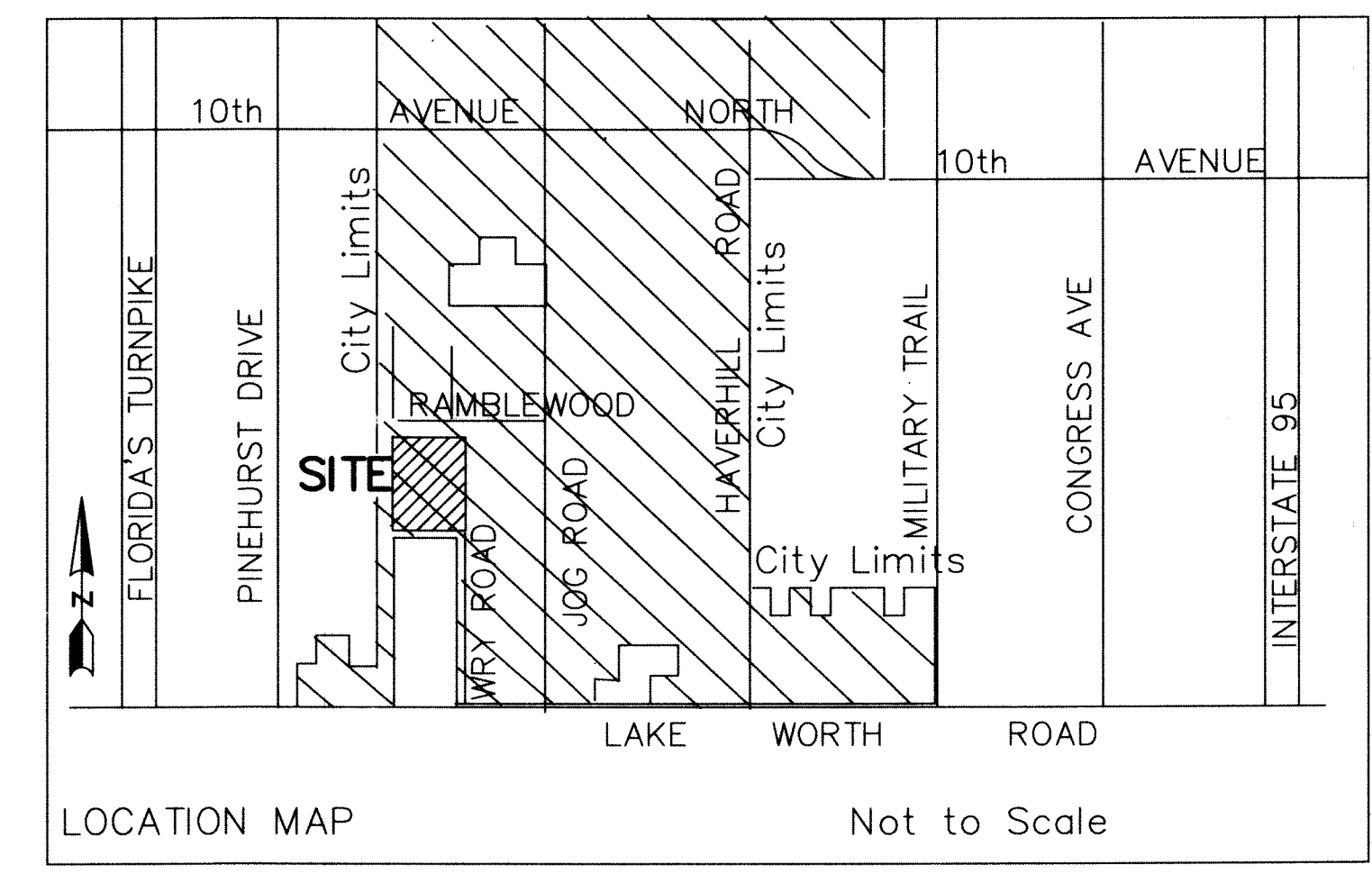
STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
 RECORD AT 10:08 A.M.
 THIS 12 DAY OF May
 2022, AD AND DULY RECORDED

IN PLAT BOOK 133
 AT PAGE 171-172
 JOSEPH ABRUZZO
 CLERK AND COMPTROLLER

BY: *[Signature]*
 DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATION
 ALL OF THE PLAT OF BRAMAN HONDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 155, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
 A PARCEL OF LAND LYING IN THE PLAT OF BRAMAN HONDA, AS RECORDED IN PLAT BOOK 82, PAGES 155 AND 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLAT OF BRAMAN HONDA;
 THENCE NORTH 89°15'08" WEST, A DISTANCE OF 140.81 FEET; THENCE SOUTH 01°46'03" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°15'08" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°46'03" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°15'08" WEST, A DISTANCE OF 37.81 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PLAT OF BRAMAN HONDA); THENCE NORTH 40°41'18" EAST, A DISTANCE OF 13.67 FEET TO A POINT ON THE WEST LINE OF A WATER MANAGEMENT TRACT AS SHOWN ON SAID PLAT OF BRAMAN HONDA; THENCE NORTH 01°47'37" EAST ALONG SAID WEST LINE OF WATER MANAGEMENT TRACT, A DISTANCE OF 19.52 FEET; THENCE SOUTH 89°15'08" EAST, A DISTANCE OF 188.36 FEET; THENCE NORTH 46°16'16" EAST, A DISTANCE OF 9.52 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BRAMAN HONDA; THENCE SOUTH 01°41'37" WEST ALONG SAID EAST LINE OF BRAMAN HONDA, A DISTANCE OF 36.68 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 287,666.08 SQUARE FEET OF 6.604 ACRES MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR BRAMAN PALM BEACH, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF GREENACRES, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF GREEN ACRES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES OF 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 BRAMAN PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ^{Secretary} PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF January, 2022.

BRAMAN PALM BEACH, INC.
 A FLORIDA CORPORATION
 BY: *[Signature]*
 DAVID LEIBOWITZ, PRESIDENT
 Secretary

WITNESS: *[Signature]*
 PRINTED NAME: Stephen Helfman
 WITNESS: *[Signature]*
 PRINTED NAME: MARC FERRARA

TITLE CERTIFICATION:
 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 IN BRAMAN PALM BEACH, INC. A FLORIDA CORPORATION; 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 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: 1/18/2022 *[Signature]*
 STEPHEN J. HELFMAN, ESQUIRE

CITY OF GREENACRES APPROVAL:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF April, 2022
 BY: *[Signature]*
 JOEL FLORES, MAYOR
 BY: *[Signature]*
 LEONARD E. GAMBLE, P.E., CITY ENGINEER
 BY: *[Signature]*
 ANDREA McCUE, CITY MANAGER
 BY: *[Signature]*
 QUINTELLA MOORER, CITY CLERK

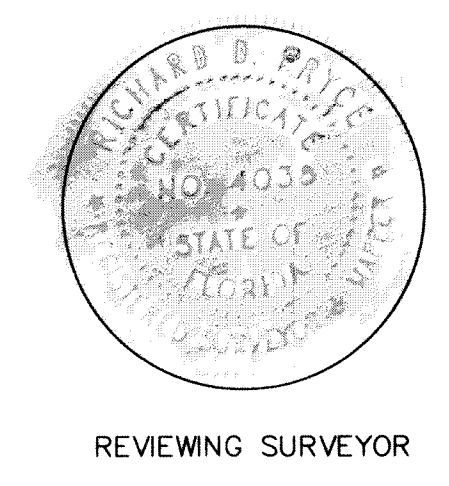
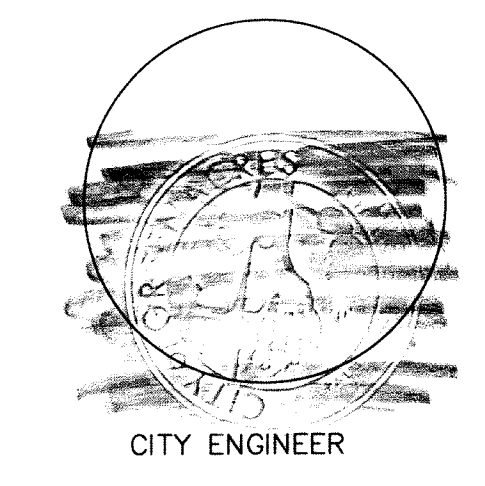
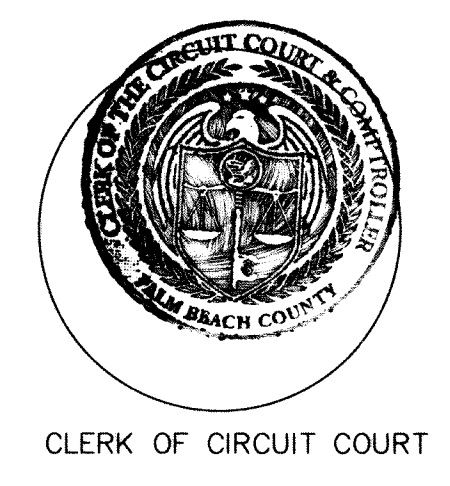
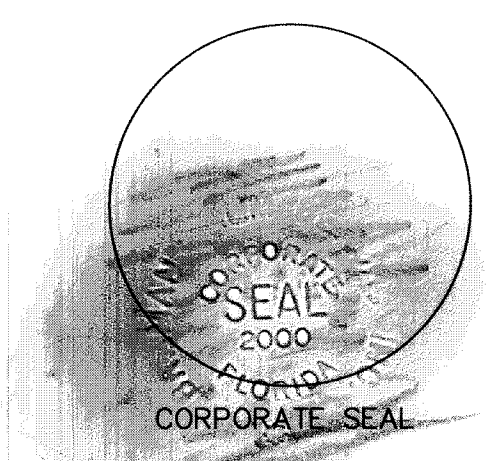
CERTIFICATE OF REVIEWING SURVEYOR:
 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
 THIS 29th DAY OF MARCH, 2022
[Signature]
 RICHARD D. PRYCE, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA NO. 4038

- SURVEYOR'S NOTES:**
- BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE NORTH LINE OF SECTION 26, TOWNSHIP 44 SOUTH, RANGE 42 EAST, WHICH BEARS N88°11'24" W.
 - DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
 - NO BUILDING 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 ZONING REGULATIONS.

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, FLORIDA.

SURVEYOR AND MAPPER'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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF GREENACRES, FLORIDA.
 BY: *[Signature]*
 RICHARD N. DEAN, P.S.M.
 FLORIDA CERTIFICATE NO. 4406
 DATE: 1/13/2022

THIS INSTRUMENT WAS 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



Dean Surveying and Mapping, Inc.
 "The Measuring Line Shall Go Forth" Jeremiah 31:38
 4201 Westgate Avenue
 Suite A3
 West Palm Beach, Florida 33409
 Tel: (561) 625-8748 Fax: (561) 626-4058

FIELD: R.N.D.	DATE: 10/14/20
DRAWN: J.S.	SCALE: N/A
SHEET: 1 of 2	JOB No.: 020-1001