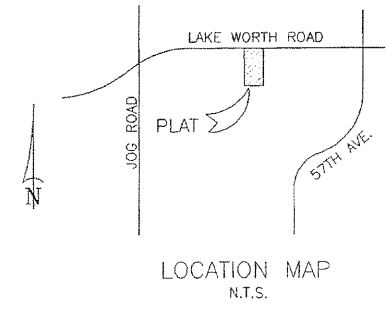




PLAT OF  
**THE BURGER TRACT, PCD**  
 A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
 CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2  
 DECEMBER 1999



COUNTY OF PALM BEACH ) SS  
 STATE OF FLORIDA )  
 This Plat was filed for record at  
 9:38 A.M. 2000  
 this 10 day of January, 19  
 and duly recorded in Plat Book 37  
 on Page 15-110  
 DOROTHY WILKENS  
 Clerk of the Circuit Court  
 by *Juan J. Williams D.C.*

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT BURGER, AS TRUSTEE, OF THE LAND SHOWN HEREON AS "PLAT OF THE BURGER TRACT, PCD", A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO THE RIGHT OF WAY OF STATE ROAD S-802.

ALSO KNOWN AS  
 A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27 AND RUN S.00°28'09"W., ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-802 (LAKE WORTH ROAD); THENCE RUN N.89°00'41"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1012.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°00'41"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 337.60 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN S.00°30'14"W., ALONG SAID WEST LINE, A DISTANCE OF 640.39 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S.88°57'33"E., ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 336.85 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N.00°34'16"E., ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 640.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.959 ACRES, MORE OR LESS.

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

1. THE 5 FOOT LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GREENACRES FOR THE CONTROL AND JURISDICTION OVER ACCESS TO AND FROM LAKE WORTH ROAD.
2. THE UNDERGROUND 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 OVER WHICH EASEMENTS ARE LOCATED SHALL BE MAINTENANCE RESPONSIBILITY OF ROBERT BURGER, TRUSTEE, HIS SUCCESSORS AND ASSIGNS.
3. A 15 FOOT DRAINAGE EASEMENT SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE OPERATIONS, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF THE DRAINAGE FACILITIES. THE MAINTENANCE OF THE 15 FOOT DRAINAGE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ROBERT BURGER, TRUSTEE, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF GREENACRES.
4. THE STORM WATER RETENTION TRACT SHOWN HEREON IS HEREBY DEDICATED FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES FOR LOT 1. THE MAINTENANCE OF THIS TRACT SHALL BE THE OBLIGATION OF THE OWNER OF LOT 1, HIS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
5. THE CROSS ACCESS EASEMENT SHOWN HEREON IS DEDICATED TO THE OWNERS OF LOTS 1 AND 2, THEIR GUEST, INVITEES AND LICENSEES FOR THE PURPOSE OF INGRESS AND/OR EGRESS TO AND FROM LOTS 1 AND 2.
6. LOT 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO ROBERT BURGER, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS AND RELATED FACILITIES.
7. LOT 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO ROBERT BURGER, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF COMMERCIAL BUILDINGS AND RELATED FACILITIES.

IN WITNESS WHEREOF: THE SAID TRUSTEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT BURGER, TRUSTEE, BY HIS AUTHORITY  
 ON THIS 13 DAY OF December, 1999.

WITNESS:  
*Jeanine Harris*  
 PRINT NAME  
 BY: *Robert Burger*  
 ROBERT BURGER, AS TRUSTEE  
*Melody E. Hyde*  
 PRINT NAME

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED, ROBERT BURGER, AS TRUSTEE, WHO IS KNOWN, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF December, 1999

MY COMMISSION EXPIRES:  
*Michael Grimm*  
 NOTARY PUBLIC

**CITY OF GREENACRES APPROVALS:**

CITY OF GREENACRES  
 PALM BEACH COUNTY, FLORIDA  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20<sup>th</sup> DAY OF December, 1999  
 BY: *Samuel J. Ferreri*, MAYOR  
 BY: *Sondra K. Hill*, CITY CLERK  
 BY: *Wadie Atallah, P.E.*, ASSISTANT CITY MANAGER/CITY ENGINEER

**CITY SURVEYOR:**

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

FORD ARMENTEROS AND MANUCY INC.  
 1635 WEST INDIANTOWN ROAD, SUITE 14  
 JUPITER, FLORIDA, 33458  
 LICENSED BUSINESS NO. 6557

BY: *James R. Zeis* DATE 12/10/99  
 JAMES R. ZEIS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. 5030

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA  
 COUNTY OF BREVARD  
 THIS TO CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER IS EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) ACCORDING TO SECTION 177.091, FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA AND THE CITY OF GREENACRES, FLORIDA.

CAMPBELL SURVEYING AND MAPPING OF BREVARD, INC.  
 3525 NORTH COURTNEY PARKWAY  
 MERRITT ISLAND, FLORIDA 32953  
 LICENSED BUSINESS NO. 6464  
 BY: *John R. Campbell* DATE 12/10/99  
 JOHN R. CAMPBELL, PRESIDENT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. 2351

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION, DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND FINDS THE TITLE TO THE PROPERTY IS VESTED IN ROBERT BURGER, TRUSTEE, THAT THE CURRENT TAXES HAVE BEEN PAID.  
*That there no mortgages of record, that there are no encumbrances of record.*  
 DATED December 14, 1999 CHICAGO TITLE INSURANCE COMPANY

BY: *Timothy J. Whitsitt*  
 TIMOTHY J. WHITSITT  
 ASSOCIATE COUNSEL

**TABULATION DATA**

LOT 1: 1.478 ACRES MORE OR LESS  
 LOT 2: 3.481 ACRES MORE OR LESS  
 TOTAL PLAT AREA: 4.959 ACRES MORE OR LESS

**SEALS**

NOTARY OFFICIAL NOTARY SEAL MICHAEL GRIMM NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CCE0982 MY COMMISSION EXPIRES FEB. 11, 2001	SURVEYOR STATE OF FLORIDA COUNTY OF BREVARD JAMES R. ZEIS PROFESSIONAL SURVEYOR AND MAPPER NO. 5030	CITY OF GREENACRES	CITY SURVEYOR STATE OF FLORIDA COUNTY OF BREVARD JOHN R. CAMPBELL PROFESSIONAL SURVEYOR AND MAPPER NO. 2351
--	--	--------------------	--

THIS INSTRUMENT WAS PREPARED BY: JOHN R. CAMPBELL



3525 N. COURTENAY PARKWAY - SUITE 1  
 MAILING ADDRESS: P.O. BOX 542148  
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820