

0464-003

WOODS WALK PLAZA PLAT NO. 2
BEING A REPLAT OF PART OF TRACTS 49, 50 & 51, BLOCK 25 OF PALM BEACH FARMS COMPANY PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
M.U.P.D.

SHEET 1 OF 2 SHEETS
JUNE 2001

COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 10:22 A.M.
 on the 15th day of June 2001.
 and duly recorded in Plat Book No. 94
 on page 57-10
 W. H. WILKIN, Clerk of Circuit Court
 of Palm Beach County, Florida



DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS, WOODS WALK PLAZA PLAT NO. 2, BEING A REPLAT OF PART OF TRACTS 49, 50 AND 51 OF BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 4
 A PARCEL OF LAND IN TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST (BEARINGS CITED HEREIN ARE REFERENCED TO THE BEARINGS SHOWN ON WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 40.04 FEET; THENCE NORTH 02 DEGREES, 33 MINUTES, 26 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, SAID EAST RIGHT OF WAY LINE LYING 40.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 241.24 FEET TO THE SOUTH LINE OF TRACT E OF WOODS WALK PLAT ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG THE SOUTH BOUNDARY OF TRACT E AND TRACT I OF SAID WOODS WALK PLAT ONE, A DISTANCE OF 1038.97 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID TRACT I, A DISTANCE OF 60.0 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG A LINE 60.0 SOUTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT E AND TRACT I, A DISTANCE OF 376.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 59 MINUTES, 00 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 583.13 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 00 SECONDS EAST, ALONG A LINE 959.21 FEET WEST OF AND PARALLEL WITH SAID WEST BOUNDARY OF TRACT I, A DISTANCE OF 90.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST, ALONG A LINE 150 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT E AND TRACT I, A DISTANCE OF 531.71 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTES, 00 SECONDS EAST, A DISTANCE OF 33.72 FEET; THENCE NORTH 44 DEGREES, 59 MINUTES, 00 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 00 SECONDS WEST, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING.

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

PARCEL 4, PARCEL 5 AND PARCEL 6, AS SHOWN HEREON, ARE HEREBY RESERVED TO BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-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 June 2001.

BMC DEVELOPMENT AT WOODS WALK, INC.
 A FLORIDA CORPORATION

BY: *Guido A. Aguilera*
 GUIDO A. AGUILERA, VICE-PRESIDENT

ATTEST: *Alberto Valle*
 ALBERTO VALLE, SECRETARY

LAND USE

(ZONING PETITION No. 85-69(B))

PARCEL 4 = 1.26 ACRES
 PARCEL 5 = 0.56 ACRES
 PARCEL 6 = 0.61 ACRES

TOTAL = 2.43 ACRES

TYPE USE: COMMERCIAL

SURVEYOR'S NOTES

- PLAT POSITION AND ORIENTATION
 - COORDINATES SHOWN ARE GRID
 - DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = U.S. SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR = 1.0000186
 - GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N 02° 33' 26" E (PLAT BEARING) 00° 57' 39" = BEARING ROTATION (PLAT TO GRID)
 N 01° 35' 47" E (GRID BEARING)

WEST LINE TRACT 50, BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3 PER PLAT BOOK 2, PAGES 42 THROUGH 54

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P.L.S. 4828 UNLESS OTHERWISE NOTED.

- BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A BEARING OF N 02° 33' 26" E ALONG THE WEST LINE OF TRACT 50, BLOCK 25, AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3. LINE IS LABELED "BEARING BASIS."

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

- NO BUILDING 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 COUNTY APPROVAL 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.

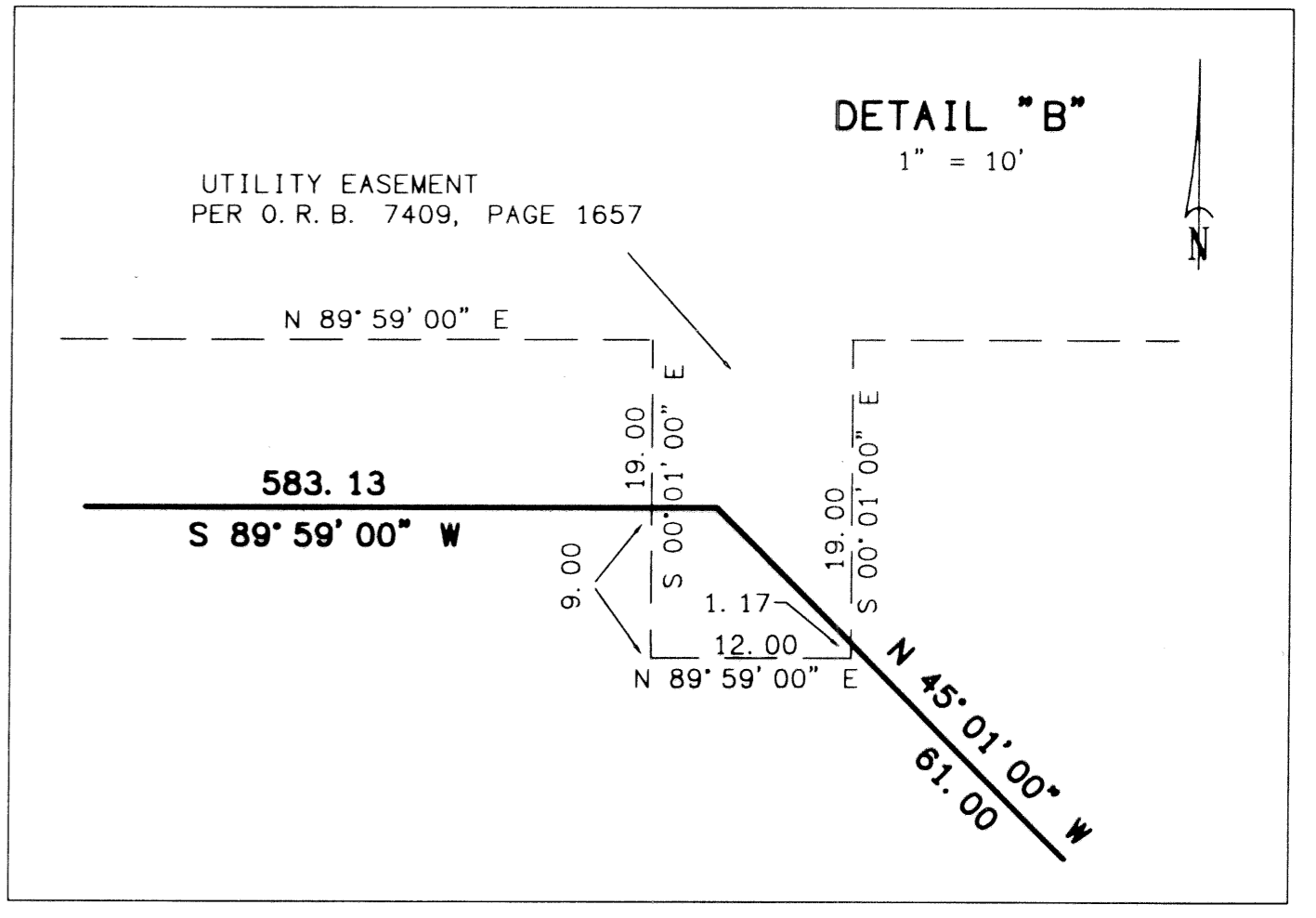
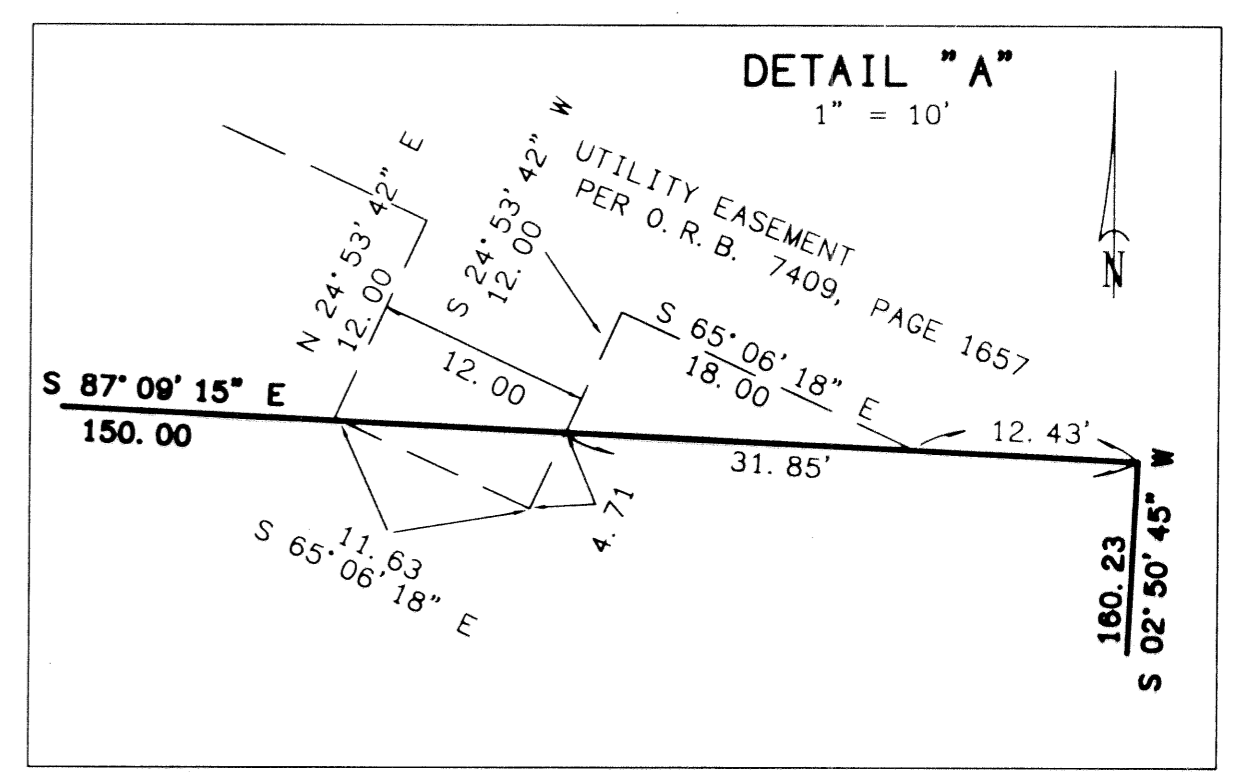
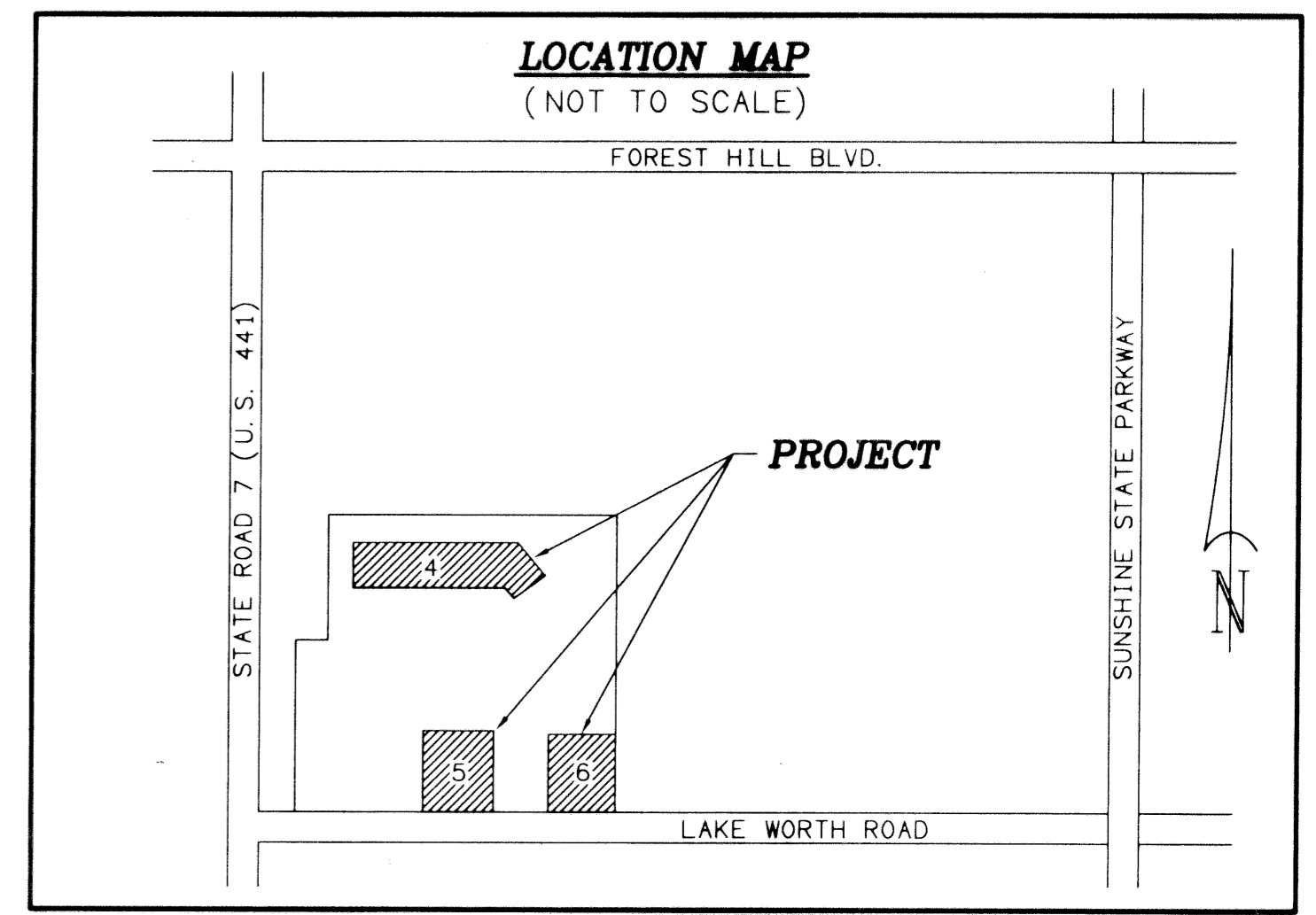
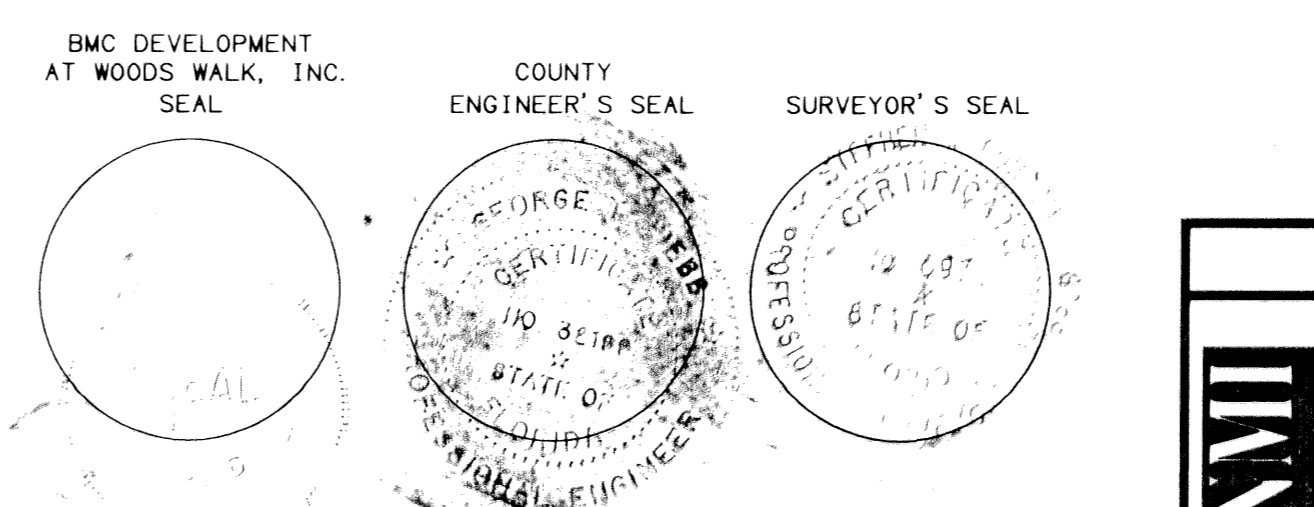
THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

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") 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 PALM BEACH COUNTY, FLORIDA.

DATE: 1-24-2002

Stephen M. Gordon
 STEPHEN M. GORDON, P. S. M.
 LICENSE NO. 5974
 STATE OF FLORIDA



TOGETHER WITH:

PARCEL 5
 A PARCEL OF LAND IN TRACT 50, BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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TOGETHER WITH:

PARCEL 6
 A PARCEL OF LAND IN TRACT 50, BLOCK 25, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF MIAMI DADE

BEFORE ME PERSONALLY APPEARED GUIDO A. AGUILERA AND ALBERTO VALLE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 15th DAY OF June 2001.

MY COMMISSION EXPIRES: 2-6-2002

Maria C. Arriola Velez
 MARIA C. ARRIOLA VELEZ
 NOTARY PUBLIC

Comm. # CC706507

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF MIAMI DADE

I, MARIA C. ARRIOLA VELEZ, 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 BMC DEVELOPMENT AT WOODS WALK, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: Jun 15, 2002

BY: *Maria C. Arriola Velez*
 MARIA C. ARRIOLA VELEZ
 ATTORNEY AT LAW

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S.; THIS IS the DAY OF March, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E. COUNTY ENGINEER
 EDWIN A. JACK, P.E. DEPUTY COUNTY ENGINEER
 George T. Webb, P.E. County Engineer

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.

STUDY DIVISION Woods Walk Plaza Pl. 2
 BOOK 94
 PAGE 9
 ZONING ZONE B
 PLATTED MAP # 170-A
 PLATTING DATE 06/15/01
 BY 89-1449
 DATE 10/16
 PER NAME

WOODS WALK PLAZA PLAT NO. 2

NICK MILLER, INC.
 Surveying & Mapping Consultants

SUITE 105
 2560 RCA BLVD.
 PALM BEACH GARDENS, FLORIDA 33410
 TEL: 561 627-5200 FAX 561 627-0983
 D.B.P.R. LICENSED BUSINESS NO. 4318

SHEET NO. 1

SCALE: N/A
 DATE: JUNE 2001
 JOB NO. 89046BP
 FILE: 89046BP-1.DWG