



LA-Z-BOY PLAT NO. 1

BEING A PORTION OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA
JUNE 1997

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:18 AM
THIS 11th DAY OF
JUNE 1997
AND
RECORDED IN PLAT BOOK
81 ON PAGES 200 AND
201
DOROTHY WILKEN, CLERK
CIRCUIT COURT
BY: *Gregg B. Threlly*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS PALM BEACH FURNITURE CO. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "LA-Z-BOY PLAT NO. 1" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE WEST (ON AN ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1349.77 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 27;
THENCE SOUTH 00°28'12" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE NORTH ROAD);
THENCE CONTINUE SOUTH 00°28'12" EAST, ALONG SAID EAST LINE, 382.92 FEET;
THENCE NORTH 89°50'24" WEST, 337.57 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 27;
THENCE NORTH 00°27'48" WEST, ALONG SAID WEST LINE, 382.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE NORTH ROAD;
THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 337.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA CONTAINING 129,229 SQUARE FEET (2.967 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 BY PALM BEACH FURNITURE COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH FURNITURE COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY PALM BEACH FURNITURE COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PALM BEACH FURNITURE COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 22nd DAY OF October 1997

PALM BEACH FURNITURE CO. A FLORIDA CORPORATION
ATTEST: *Frederick H. Jackson* BY: *Frederick H. Jackson*
FREDERICK H. JACKSON, III
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED FREDERICK H. JACKSON, III AND *Frederick H. Jackson* WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *David C. Licata* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND *Frederick H. Jackson* RESPECTIVELY OF PALM BEACH FURNITURE CO., 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, AT THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF October 1997

MY COMMISSION EXPIRES: *11-1-2000*
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9065 AT PAGE 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *and Vice President* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF October 1997.

MONROE BANK & TRUST
A MICHIGAN CORPORATION
BY: *Larry E. Slagowitz*
LARRY E. SLAGOWITZ
VICE PRESIDENT
WITNESS: *David C. Licata*
DANIEL G. MALICICH
WITNESS: *Agnes T. Gutierrez*
AGNES T. GUTIERREZ

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF Michigan
COUNTY OF Monroe

BEFORE ME PERSONALLY APPEARED *Larry E. Slagowitz* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *David C. Licata* AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *and Vice Pres of Monroe Bank & Trust* A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 22 DAY OF October 1997

MY COMMISSION EXPIRES: 11-1-2000
NOTARY PUBLIC
Daniel G. Malicich

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, COHEN, CHERNIAW, NORRIS, WEINGERGER & HARRIS, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH FURNITURE COMPANY, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD ON THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11/30/97
COHEN, CHERNIAW, NORRIS,
WEINGERGER & HARRIS
BY: *David H. Morris*
DAVID H. MORRIS
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:

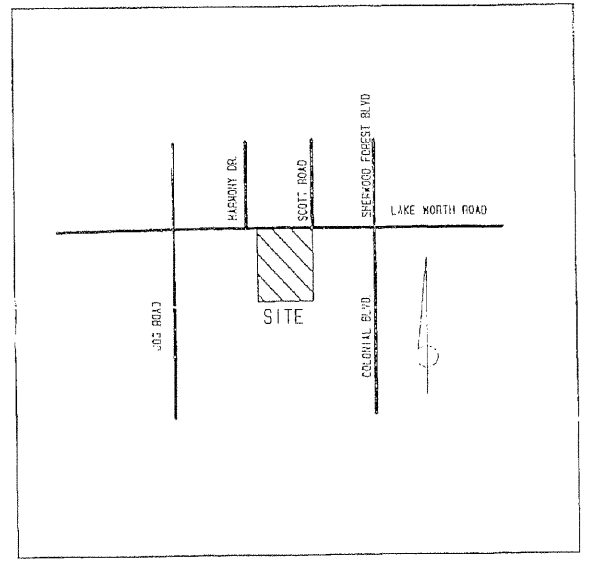
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (1" P. R. M. 'S') HAVE BEEN PLACED AS REQUIRED BY 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.
Charles H. Anderson
CHARLES H. ANDERSON, P.E.
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4392
DATE: 1-5-98

CITY OF GREENACRES:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF January 1998.

BY: *Samuel J. Merl*
SAMUEL J. MERL, MAYOR

BY: *Wade Atallah*
WADE ATALLAH, P.E., DIRECTOR
ENGINEERING, PLANNING & BUILDING

BY: *Sondra K. Hill*
SONDRA K. HILL, CITY CLERK



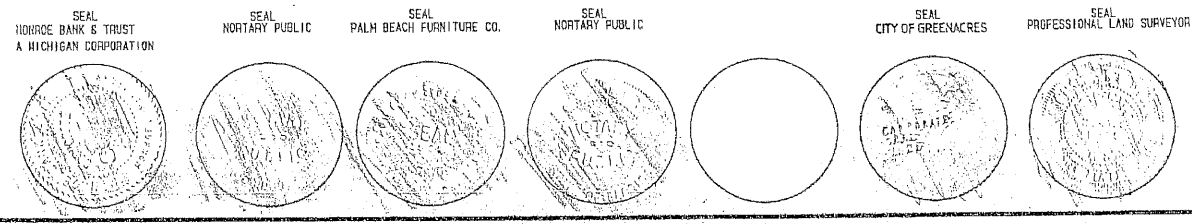
LOCATION MAP
NOT TO SCALE

TABULAR DATA

PALM BEACH COUNTY PETITION NO. 96-63
TOTAL AREA 2.967 ACRES
NUMBER OF UNITS 2
DENSITY 1.48 UNITS/ACRES

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING WEST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE AS APPROVED BY PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED BY ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.



KESHAVARZ & ASSOCIATES, INC.
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
1260 N. CONGRESS AVENUE, SUITE 206
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