

JUNE 2006

LA-Z-BOY PLAT NO. 1 REPLAT

BEING A REPLAT OF LA-Z-BOY PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

00018.022 SHEET No. 1 OF 2

20060387228

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LEGAL DESCRIPTION

ALL OF LA-Z-BOY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH FURNITURE CO., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS "LA-Z-BOY PLAT NO.1 REPLAT" LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LA-Z-BOY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- TRACT-1 AND TRACT-2 AS SHOWN HEREON, ARE HEREBY RESERVED BY PALM BEACH FURNITURE CO. INC., THEIR SUCCESSORS AND ASSIGNS FOR DEVELOPMENT AND OTHER PROPER PURPOSES.
- THE PERIMETER LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT ON WHICH SAID BUFFER EASEMENT IS LOCATED, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, FLORIDA.
- THE ACCESS EASEMENT SERVING TRACT 1 AND TRACT 2, AS SHOWN HEREON SHALL BE JOINTLY MAINTAINED BY THE OWNER OF TRACT 1 AND TRACT 2, THEIR SUCCESSORS AND/OR ASSIGNS, TO BE DEFINED IN A SEPARATE MAINTENANCE AGREEMENT. FURTHERMORE, ALL TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DECLARATION OF UNITY OF CONTROL AND CROSS EASEMENTS/ARCHITECTURAL RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORD BOOK 9614, PAGE 1037 AND AMENDED IN OFFICIAL RECORD BOOK 20467, PAGE 1701 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL REMAIN IN FULL FORCE AND EFFECT. NOTHING CONTAINED IN THIS REPLAT SHALL AFFECT THE ENFORCEABILITY OF THE ABOVE-REFERENCED DECLARATION.
- THE 5-FEET-WIDE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF GREENACRES, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. IN WITNESS WHEREOF, PALM BEACH FURNITURE CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 30th DAY OF May 2006.

PALM BEACH FURNITURE CO., Inc.
A FLORIDA CORPORATION

BY: Frederick H. Jackson, III
FREDERICK H. JACKSON, III, PRESIDENT & CEO

WITNESS: Bernard A. Conko

PRINTED NAME: Bernard A. Conko

WITNESS: Barbara Thomas

PRINTED NAME: BARBARA THOMAS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FREDERICK H. JACKSON, III, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Frederick H. Jackson, III AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/CEO OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 IS 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 30th DAY OF May 2006.

BY: Bernard A. Conko
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES
June 13, 2006
BY: Bernard A. Conko
DD 125826
PRINT NOTARY NAME
COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

PALM BEACH FURNITURE CO. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF May 2006.

WITNESS: Bernard A. Conko
Palm Beach Furniture Co. Inc.
A Florida Corporation

PRINTED NAME: Bernard A. Conko
BY: Frederick H. Jackson, III
FREDERICK H. JACKSON, III, President + CEO

WITNESS: Barbara Thomas

PRINTED NAME: BARBARA THOMAS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FREDERICK H. JACKSON, III, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Frederick H. Jackson, III AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/CEO OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 IS 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 30th DAY OF May 2006.

BY: Bernard A. Conko
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES
June 13, 2006
BY: Bernard A. Conko
DD 125826
PRINT NOTARY NAME
COMMISSION NUMBER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE COHEN, MORRIS, SCHERER, WEINBERGER AND WOLMER, AS DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH FURNITURE CO., THAT THE CURRENT TAXES HAVE BEEN PAID; 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: May 30, 2006
Bernard A. Conko
BERNARD A. CONKO, ATTORNEY/AGENT

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 9865, 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 PRESIDENT [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF May, 2006.

MONROE BANK AND TRUST
A MICHIGAN CORPORATION

BY: Peter A. Kubacki
PRINTED NAME & TITLE: Peter A. Kubacki Vice President

WITNESS: Lynn K. Harter

PRINTED NAME: Lynn K. Harter

ACKNOWLEDGEMENT:

STATE OF MICHIGAN
COUNTY OF MONROE

BEFORE ME PERSONALLY APPEARED Peter A. Kubacki, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Peter A. Kubacki AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF SAID CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT (S)HE EXECUTED SAID 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 IS 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 26th DAY OF May 2006.

BY: Jeff R. Seitz
NOTARY PUBLIC - STATE OF MICHIGAN
MY COMMISSION EXPIRES
4-14-2012
PRINT NOTARY NAME
COMMISSION NUMBER

CERTIFICATE OF REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

SFRN INC.
1201 BELVEDERE ROAD
WEST PALM BEACH, FLORIDA, 33405
LICENSED BUSINESS NUMBER 6603

BY: C. Andre Rayman, P.S.M.
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4938

CITY OF GREENACRES APPROVALS

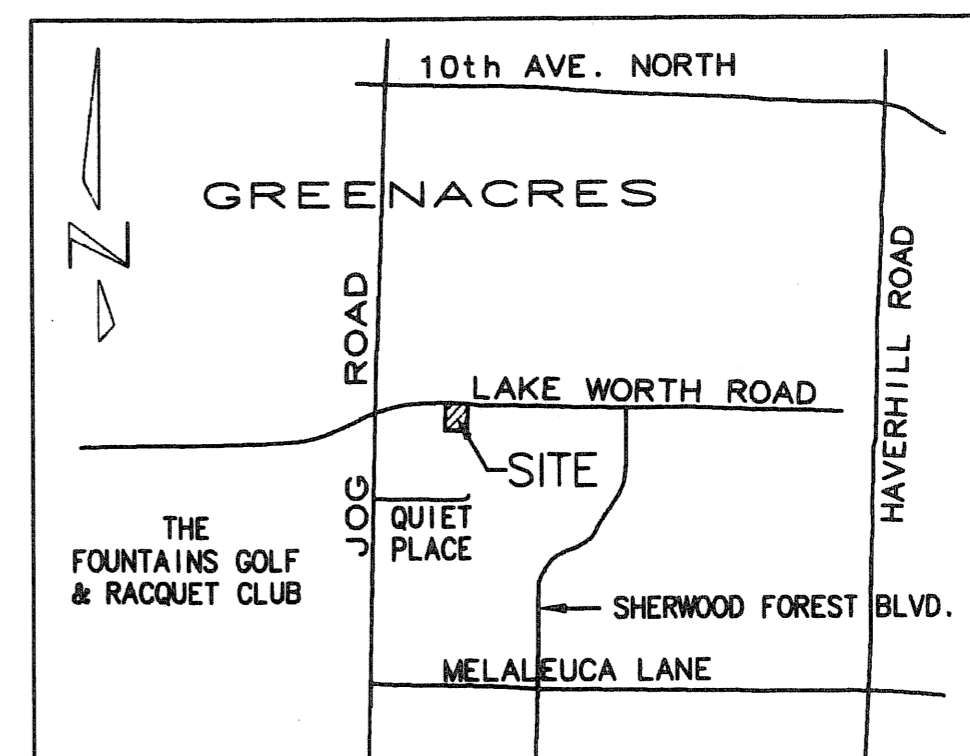
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF June, 2006.

BY: SAVIO FERRERI, MAYOR

BY: WADIE ATALLAH, P.E., CITY MANAGER

BY: TERRENCE BAILEY, P.E., CITY ENGINEER

BY: SANDRA K. HILL, CITY CLERK



VICINITY MAP - NOT TO SCALE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING BASE OF SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF "LA-Z-BOY PLAT NO. 1" AS RECORDED IN PLAT BOOK 81, PAGE 200 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. SAID PLAT DEPICTS THE NORTH LINE OF SAID SECTION 27 AS DUE WEST AND HAVING A "CLOCKWISE" BEARING ROTATION (PLAT TO GRID) OF 01°23'19". BEARINGS SHOWN HEREON ARE NOT GRID BEARINGS.

NO BUILDINGS 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.

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 DETERMINED BY USE OF RIGHTS GRANTED.

LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS NOTED AS NON-RADIAL.

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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

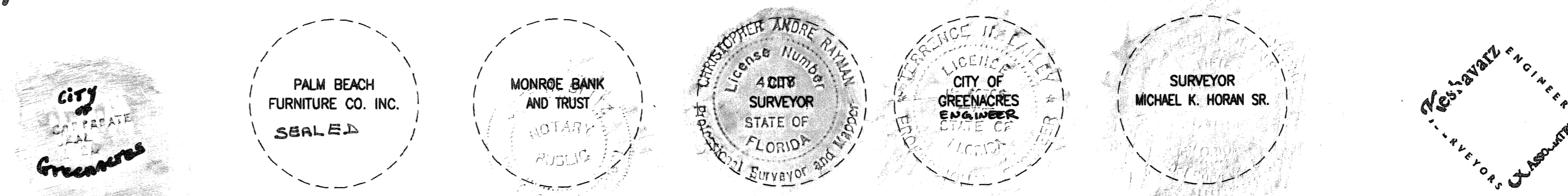
THIS INSTRUMENT WAS PREPARED BY MICHAEL K. HORAN SR. IN AND FOR THE OFFICES OF KESHAVARZ AND ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA, 33401. TELEPHONE: (561) 689-8600 FAX: 689-7476.

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 AND PLAT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

DATE: May 25th 2006

BY: Michael K. Horan
MICHAEL K. HORAN SR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5494



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY MICHAEL K. HORAN SR., PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5494
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
2/13/2006 05:42 PM LA-Z-BOY-PLAT-CONVOY-05-03 REPLAT.dwg 2/13/2006 04:47 AM EST