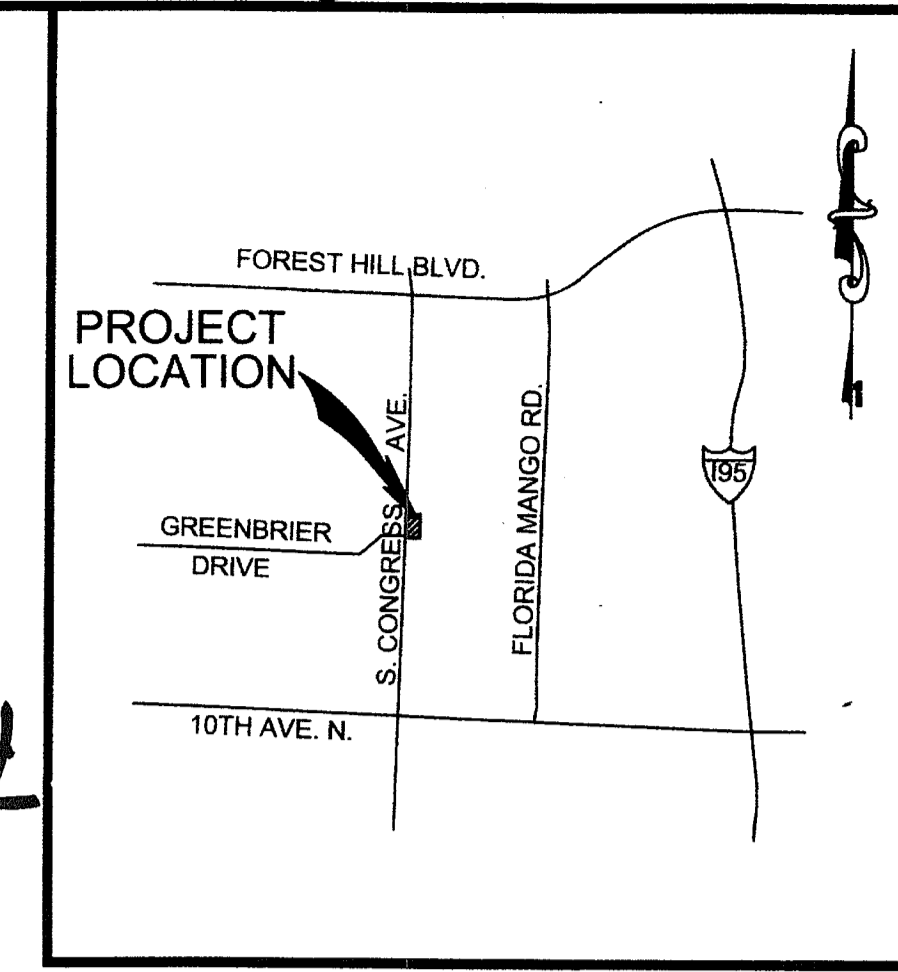


2012049626

# GREENWOOD SHOPPING CENTRE

LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 AUGUST, 2012



52  
THIS PLAT WAS FILED FOR RECORD AT 1:47 PM THIS 14 DAY OF August 2012, A.D. AND DULY RECORDED IN PLAT BOOK NO. 116 ON PAGE 53  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
By: *[Signature]*  
DEPUTY CLERK

### DEDICATION AND RESERVATION

STATE OF MARYLAND  
COUNTY OF BALTIMORE

KNOW ALL MEN BY THESE PRESENTS THAT EQUITY ONE, INC. A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS GREENWOOD SHOPPING CENTER, LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, THENCE SOUTH 01°56'24" WEST (FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, IS ASSUMED TO BEAR NORTH 01°56'24" EAST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, A DISTANCE OF 40.0 FEET; THENCE SOUTH 87°35'56" EAST, A DISTANCE OF 60.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CONGRESS AVENUE (AS LAID OUT AND NOW IN USE); ALSO BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 87°35'56" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 9, AS RECORDED IN OFFICIAL RECORDS BOOK 3582, PAGE 1455; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 590.02 FEET; THENCE SOUTH 01°56'24" WEST, ALONG THE WEST LINE OF THE PLAT OF LAKEWOOD, FIRST ADDITION, AS RECORDED IN PLAT BOOK 33, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 968.00 FEET; THENCE NORTH 87°41'49" WEST, ALONG A LINE PARALLEL TO, AND 348.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF PLAT OF BANDLEW SUBDIVISION, AS RECORDED IN PLAT BOOK 21, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 590.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CONGRESS AVENUE; THENCE NORTH 01°56'24" EAST, ALONG THE EAST RIGHT-OF-WAY OF CONGRESS AVENUE, A DISTANCE OF 969.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH (i) EASEMENT RIGHTS GRANTED PURSUANT TO WARRANTY DEED DATED NOVEMBER 25, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 3635, PAGE 1656; (ii) EASEMENT RIGHTS GRANTED PURSUANT TO WARRANTY DEED DATED NOVEMBER 25, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 3635, PAGE 1658; AND (iii) EASEMENT RIGHTS GRANTED PURSUANT TO EASEMENT DEED DATED MARCH 27, 1986 AND RECORDED IN OFFICIAL RECORDS BOOK 4830, PAGE 1755, ALL OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (PARCEL CONTAINS 13.11552 ACRES.)

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, THENCE SOUTH 01°32'32" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°01'01" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 2017, PAGE 1204 AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93580, DATED 1980, BEING A LINE 60.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 9, AS RECORDED IN OFFICIAL RECORDS BOOK 3582, PAGE 1455, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88°01'01" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NUMBER 9, A DISTANCE OF 589.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE PLAT OF LAKEWOOD, FIRST ADDITION, AS RECORDED IN PLAT BOOK 33, PAGES 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°32'32" WEST, ALONG SAID WEST LINE, A DISTANCE OF 968.23 FEET TO AN INTERSECTION WITH THE NORTH LINE OF CONGRESS PROFESSIONAL CENTER, AS RECORDED IN PLAT BOOK 81, PAGE 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°04'51" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 589.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE; THENCE NORTH 01°32'32" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 968.89 FEET, TO THE POINT OF BEGINNING.

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

1. DEVELOPMENT LOTS:  
LOTS 1, 2 & 3 AS SHOWN HEREON ARE HEREBY RESERVED BY EQUITY ONE, INC., A MARYLAND CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID EQUITY ONE, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

IN WITNESS WHEREOF, EQUITY ONE, INC., A MARYLAND CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF August, 2012.

WITNESS: *[Signature]*  
(PRINT NAME): LEN CHOQUETTE  
DATE: 8/1/12  
WITNESS: *[Signature]*  
(PRINT NAME): Karla Gomez  
DATE: 8/1/12

EQUITY ONE, INC.  
A MARYLAND CORPORATION  
By: *[Signature]*  
ARTHUR GALLAGHER - EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME, PERSONALLY APPEARED ARTHUR GALLAGHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Arthur L. Gallagher AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF EQUITY ONE, INC., A MARYLAND CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE 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 1st DAY OF August, 2012.

MY COMMISSION EXPIRES: 2/24/16

NOTARY PUBLIC: *[Signature]*  
PRINT NAME: Lisette Bajra  
PRINT NUMBER: 157102

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MIAM-DADE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN EQUITY ONE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT ALL VILLAGE OF PALM SPRINGS SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: August 1st, 2012

AGENT FOR  
FIRST AMERICAN TITLE INSURANCE COMPANY  
BY: *[Signature]*  
NAME: MANUEL MARCUS  
TITLE: ATTORNEY

### SURVEYOR'S NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 01°32'32" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID GRID BEARINGS AND COORDINATES ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) AS PUBLISHED BY PALM BEACH COUNTY SURVEY DIVISION.
- EASEMENT III RECORDED IN OFFICIAL RECORDS BOOK 4830, PAGE 1758 IS A NON-EXCLUSIVE EASEMENT FOR ACCESS TO EASEMENTS I AND II OF SAID DOCUMENT BUT IS NOT PLOTTABLE.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE MUNICIPAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- PLANE COORDINATE VALUES ARE REFERENCED TO THE NAD 83 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901 AND ARE IN UNITS OF U.S. SURVEY FEET.

### 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 THIS COUNTY.



### CERTIFICATE OF SURVEYOR AND MAPPER

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. 177.081 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*[Signature]*  
PATRICK B. MEEDS  
PROFESSIONAL SURVEYOR AND MAPPER #4728  
STATE OF FLORIDA

DATE: 8/2/2012

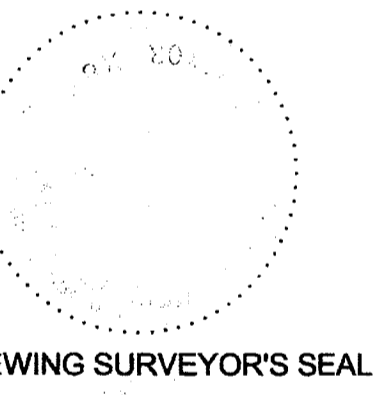


### REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: *[Signature]*  
GLENN W. MARK  
PROFESSIONAL SURVEYOR AND MAPPER #53004  
STATE OF FLORIDA

DATE: 8/2/2012

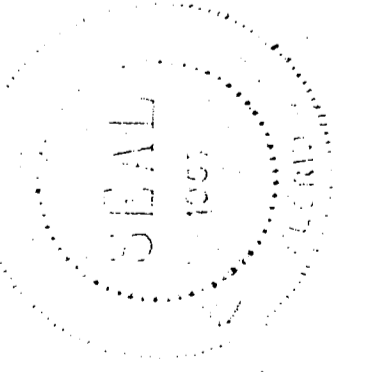


### VILLAGE OF PALM SPRINGS APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF PALM SPRINGS, FLORIDA AND THE COUNCIL ACCEPTS THE DEDICATIONS TO THE VILLAGE OF PALM SPRINGS CONTAINED IN THIS PLAT. THIS 1st DAY OF August, 2012.

BY: *[Signature]*  
BEV SMITH  
MAYOR

BY: *[Signature]*  
VIRGINIA WALTON  
VILLAGE CLERK



### LEGEND

- |                                       |   |
|---------------------------------------|---|
| CCR = CERTIFIED RECORD CORNER         | PSM = PROFESSIONAL SURVEYOR AND MAPPER  |
| CL = CENTERLINE                       | R = RADIUS  |
| E = EASTING                           | (R) = RADIAL  |
| INC. = INCORPORATED                   | △ = CENTRAL ANGLE   |
| L = ARC LENGTH                        | ⊕ = FOUND SECTION CORNER  |
| LB = LICENSED BUSINESS                | ■ = FOUND SECTION QUARTER CORNER  |
| LS = LICENSED SURVEYOR                | ■ = SET 4"x4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "P.R.M. LB #6705 CREECH ENG. INC." |
| N = NORTHING                          | ○ = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"                                   |
| NAD = NORTH AMERICAN DATUM            | ● = SET PK NAIL AND DISK STAMPED "LB 6705 CREECH INC."  |
| NO. = NUMBER                          | □ = FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "ADAIR & BRADY RLS 3542 PRM"  |
| # = NUMBER                            |   |
| (NR) = NON-RADIAL                     |   |
| O.R.B. = OFFICIAL RECORDS BOOK        |   |
| P.B. = PLAT BOOK                      |   |
| P.C.P. = PERMANENT CONTROL POINT      |   |
| PG. = PAGE                            |   |
| PK = PARKER KALON                     |   |
| P.O.B. = POINT OF BEGINNING           |   |
| P.R.M. = PERMANENT REFERENCE MONUMENT |   |

THIS INSTRUMENT PREPARED BY PATRICK B. MEEDS, P.S.M. #4728 STATE OF FLORIDA.  
CREECH ENGINEERS, INC.  
7781 S.W. ELLIPSE WAY, STUART, FLORIDA 34997  
CERTIFICATE OF AUTHORIZATION #6705

CEI JOB NO. 11040.01

SHEET 1 OF 2

# 201200704