

# GREENACRES NISSAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 MAY, 2016

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TT OF JENNINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS 'GREENACRES NISSAN', BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THENCE N89°35'50"W ALONG THE SOUTH LINE OF SAID SECTION 23 FOR A DISTANCE OF 1803.34 FEET; THENCE N01°53'29"E FOR A DISTANCE OF 80.03 FEET TO THE POINT OF BEGINNING; THENCE N89°35'50"W ALONG THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 125, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 271.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5669.58 FEET, THROUGH A CENTRAL ANGLE OF 02°31'48" FOR A DISTANCE OF 250.35 FEET TO THE POINT OF TANGENCY; THENCE N87°04'02"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 27.64 FEET; THENCE N01°56'30"E ALONG THE EAST LINE OF THE WEST 385 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 249.09 FEET; THENCE S89°33'58"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 277.05 FEET; THENCE N01°44'24"E FOR A DISTANCE OF 335.69 FEET; THENCE S89°32'06"E ALONG THE SOUTH LINE OF GREENACRES PLAT NO. 2, AS RECORDED IN PLAT BOOK 13, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 216.76 FEET; THENCE S01°50'29"W ALONG THE WEST LINE OF THE EAST 490 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 50.00 FEET; THENCE S89°32'06"E ALONG THE SOUTH LINE OF THE NORTH 200 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 130.00 FEET; THENCE S01°50'29"W ALONG THE WEST LINE OF THE EAST 360 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 150.00 FEET; THENCE S89°32'06"E ALONG THE SOUTH LINE OF THE NORTH 200 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 90.00 FEET; THENCE S01°50'29"W ALONG THE WEST LINE OF THE EAST 270 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 135.46 FEET; THENCE N89°33'58"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 164.09 FEET; THENCE S01°53'05"W ALONG THE EAST LINE OF THE WEST 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, FOR A DISTANCE OF 255.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.007 ACRES, MORE OR LESS.

ALSO DESCRIBED AS:

PARCEL 1:  
PCN: 18-42-44-23-00-000-5120 & 5061  
FROM A POINT BEGINNING 270 FEET DUE WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING IN A WESTERLY DIRECTION 270 FEET; THENCE RUNNING IN A SOUTHERLY DIRECTION 135.80 FEET; THENCE RUNNING IN AN EASTERLY DIRECTION 270 FEET BACK TO THE POINT OF BEGINNING. THIS PROPERTY TO BE 135.80 FEET ON THE EASTERN AND WESTERN SIDES AND 270 FEET ON THE NORTHERN AND SOUTHERN SIDES.

PARCEL 2:  
PCN: 18-42-44-23-00-000-5110  
A CERTAIN PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING IN A WESTERLY DIRECTION 270 FEET; THENCE RUNNING IN A SOUTHERLY DIRECTION 135.80 FEET; THENCE RUNNING IN AN EASTERLY DIRECTION 270 FEET BACK TO THE POINT OF BEGINNING. THIS PROPERTY TO BE 135.80 FEET ON THE EASTERN AND WESTERN SIDES AND 270 FEET ON THE NORTHERN AND SOUTHERN SIDES.

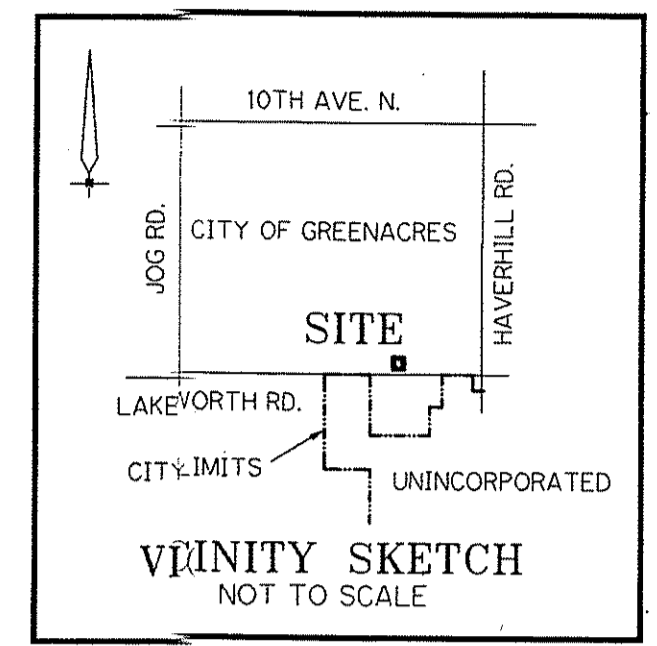
PARCEL 3:  
PCN: 18-42-44-23-00-000-5081  
FROM A POINT BEGINNING 360 FEET DUE WEST OF THE NORTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING IN A WESTERLY DIRECTION 200 FEET; THENCE RUNNING IN A WESTERLY DIRECTION 180 FEET; THENCE RUNNING IN A NORTHERLY DIRECTION 200 FEET; THENCE RUNNING IN AN EASTERLY DIRECTION 180 FEET BACK TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY WHICH HAD BEEN HERETOFORE CONVEYED TO ALBERTA J. BOROWSKI BY DEED RECORDED IN OFFICIAL RECORDS BOOK 875, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO-WIT: FROM A POINT OF BEGINNING 360 FEET DUE WEST OF THE NORTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING IN A SOUTHERLY DIRECTION, A DISTANCE OF 50 FEET; THENCE RUN IN A WESTERLY DIRECTION A DISTANCE OF 130 FEET; THENCE RUN IN A NORTHERLY DIRECTION 50 FEET; THENCE RUN IN AN EASTERLY DIRECTION 130 FEET TO THE POINT OF BEGINNING.

PARCEL 4:  
PCN: 18-42-44-23-00-000-5100  
THE WEST 250 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH EIGHTY FEET (80') FOR STATE ROAD #802 RIGHT-OF-WAY.

PARCEL 5:  
PCN: 18-42-44-23-00-000-5070  
THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LESS THE WEST 385 FEET AND RIGHT-OF-WAY FOR LAKE WORTH ROAD, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 6.007 ACRES, MORE OR LESS.



THIS INSTRUMENT PREPARED BY  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER, #3302  
STATE OF FLORIDA  
IN THE OFFICES OF "THE SURVEYOR"  
233 E. GATEWAY BOULEVARD  
BOYNTON BEACH, FLORIDA 33435  
LICENSED BUSINESS # 7890

### DEDICATION (CONTINUED):

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 FOR TT OF JENNINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF GREENACRES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TT OF JENNINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

THE RIGHT OF WAY BUFFER, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACT 'A', THEIR SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THIS PLAT SHALL BE THE OBLIGATION OF THE OWNERS OF TRACT 'A', THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES. THE CITY OF GREENACRES 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.

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT 'A', THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, UNLESS OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TT OF JENNINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF May, 2016.

TT OF JENNINGS, INC.  
A FLORIDA CORPORATION  
WITNESS: *Kirkby Reed*  
BY: *Terry Taylor* PRESIDENT  
WITNESS: *[Signature]*

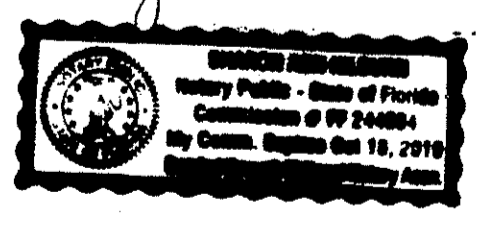
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Terry Taylor, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TT OF JENNINGS, INC., A FLORIDA CORPORATION, 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 17 DAY OF May, 2016.

MY COMMISSION EXPIRES: 10/18/2019  
BY: *[Signature]*  
NOTARY PUBLIC  
COMMISSION NO. FF244604



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Dan McCawley, 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 TT OF JENNINGS, INC., A FLORIDA CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; 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, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT, BASED SOLELY ON OUR REVIEW OF THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 5896813 LAST UPDATED APRIL 17, 2016 AT 6:00 A.M.  
DATE: May 16, 2016

*Dan McCawley*  
ATTORNEY AT LAW  
STATE OF FLORIDA  
FLORIDA BAR NO. 131740

### 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 AS TRACT 'A', 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 27901, AT PAGE 1844 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF May, 2016.

NISSAN MOTOR ACCEPTANCE CORPORATION  
A CALIFORNIA CORPORATION  
WITNESS: *[Signature]*  
BY: *Venise Edison* MANAGER

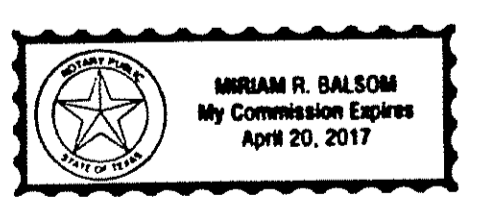
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VENISE EDISON, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NISSAN MOTOR ACCEPTANCE CORPORATION, A CALIFORNIA CORPORATION, ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 13th DAY OF May, 2016.

MY COMMISSION EXPIRES: 4-20-2017  
BY: *Miriam B. Balon*  
NOTARY PUBLIC  
COMMISSION NO. \_\_\_\_\_



### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISIONS 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.

### CITY OF GREENACRES APPROVAL:

CITY COUNCIL  
GREENACRES, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF May, 2016 A.D.  
BY: *[Signature]* SAMUEL FERRERI, MAYOR  
BY: *[Signature]* Andrea McCue, CITY MANAGER  
BY: *[Signature]* PATRICK GIBNEY, CITY ENGINEER  
ATTEST:  
BY: *[Signature]* Denise McGraw, CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR 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.

BY: *[Signature]* DATE: 5/16/16  
DOUGLASS DAVIE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 4343  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE PALM BEACH COUNTY STATE PLANE GRID WITH THE SOUTH LINE OF SECTION 23-44-42 BEARING N89°35'50"W.  
THE CITY OF GREENACRES SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

### SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPEES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

BY: *[Signature]* DATE: 5/16/16  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 3302  
STATE OF FLORIDA

