

50/134

134

PLAT OF NASSAU SQUARE
 BEING A REPLAT OF PLAT OF HADJES PLAZA
 AS RECORDED IN PLAT BOOK 32, PAGE 55,
 LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

This Plat was filed for record at 10:16 AM this 24 day of March, 1985, A.D., and duly recorded in Plat Book No. 50 on Page 134-135.

JOHN B. DUNKLE, Clerk
Jacqueline P. Adams, D.C.

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that NASSAU SQUARE, INC., a Florida Corporation, owner of the land shown hereon, being more particularly described as:

The Plat of Hadjes Plaza as recorded in Plat Book 32, Page 55, Public Records of Palm Beach County, Florida.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

RIGHT-OF-WAYS

Parcels "D" and "E" are (safe corners for additional right-of-way), as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.

EASEMENTS

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage.

LIMITED ACCESS EASEMENTS

The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and its Corporate Seal affixed hereto by and with the authority of their Board of Directors this 24th day of July, 1984, A.D.

ATTEST: *Martha San Juan*
 Virginia L. Volosin, Secretary
 Bill Frederick, Vice President

TITLE CERTIFICATION

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

We, OSBORNE, HANKINS & MacLAREN, P.A., 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 NASSAU SQUARE, INC.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that we find all mortgages are shown and are true and correct.

DATE: 26 DECEMBER, 1984

Robert S. MacLaren
 Robert S. MacLaren, Esquire
 Attorney at Law, Licensed in Florida

ACKNOWLEDGMENT

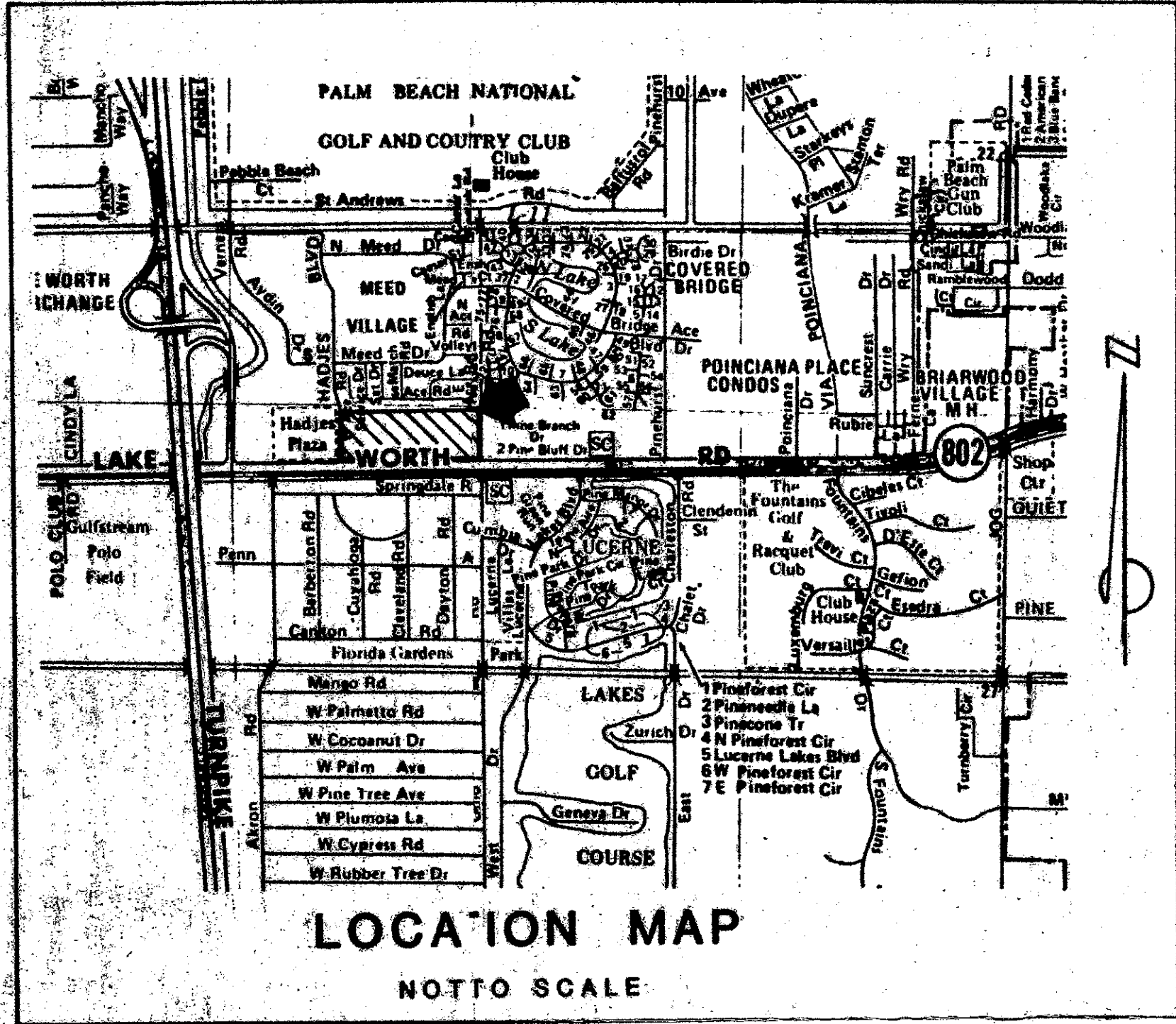
STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared *Bill Frederick* and *Virginia L. Volosin*, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as *Vice President* and *Secretary* of the *Nassau Square, 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 17th day of July, 1984, A.D.

My commission expires: 12/18/86

James L. Kramer
 Notary Public, State of Florida at Large



APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5 day of March, 1985, A.D.

BY: *Kenneth M. Adams*
 Kenneth M. Adams, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of March, 1985, A.D.

BY: *Herbert F. Kahlert*
 Herbert F. Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk

BY: *Ruth H. Compton*
 Ruth H. Compton, Deputy Clerk

NOTES

There shall be no buildings or any kind of construction placed on utility or drainage easements.

There shall be no structures, trees or shrubs placed on drainage easements.

Where a drainage easement crosses a utility easement, the drainage easement shall take precedent.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

BEARING DATUM:

The north line of Nassau Square is assumed to bear East as shown on the Plat of Hadjes Plaza, Plat Book 32, Page 55.

— indicates Permanent Reference Monument. (P.R.M.)

NASSAU SQUARE SITE DATA

Total Area 20.27 Acres
 Outparcel B 20,277 Sq. Ft.
 Outparcel C 5,724 Sq. Ft.
 Building Coverage 18.4 %
 Total Building Area 163,100 Sq. Ft. (PARCEL A)

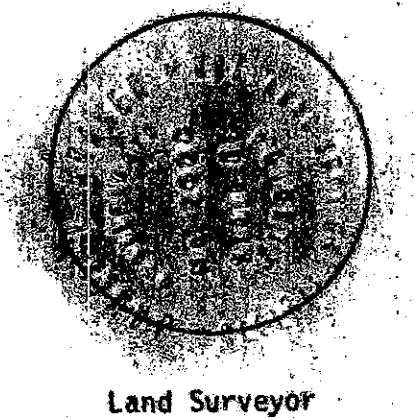
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been set as required by law and further that the survey data complies with all requirements of Chapter-177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Adair and Brady, Inc.
 Date: Jan. 9, 1985
 BY: *James L. Kramer*
 James L. Kramer
 Registered Land Surveyor
 Florida Certificate No. 2688

1000-038



MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

The undersigned hereby certifies that it is the holder of mortgages upon the property described hereon and does hereby join in and consent to the dedication of the land described herein and agrees that its mortgages which are recorded in Official Record Book 4004, Page 814, and Official Record Book 4111 Page 1679, 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 *Vice President* and attested to by its *Secretary* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 24th day of July, 1984, A.D.

ATTEST:

David L. Devaney
 David L. Devaney
 Secretary

William C. Frame
 William C. Frame
 Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH : SS

BEFORE ME personally appeared *William C. Frame* and *David L. Devaney*, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *Senior Vice President* and *Secretary* of the *SUNRISE SAVINGS & LOAN ASSOCIATION OF FLORIDA*, 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 24th day of July, 1984, A.D.
 My commission expires: 12/18/86

Lina Mariso
 Notary Public, State of Florida at Large

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		NASSAU SQUARE RECORD PLAT	
Dr. MCH	P.B.	Scale	SHEET 1
CR. J.L.M.	P.G.	Date JAN 1985	FP 1356
AD.		Job No. 3105	OF 2

This instrument was prepared by:
 James L. Kramer, P.L.S.
 ADAIR & BRADY, INC.
 1956 South Congress Avenue
 West Palm Beach, Florida 33406

