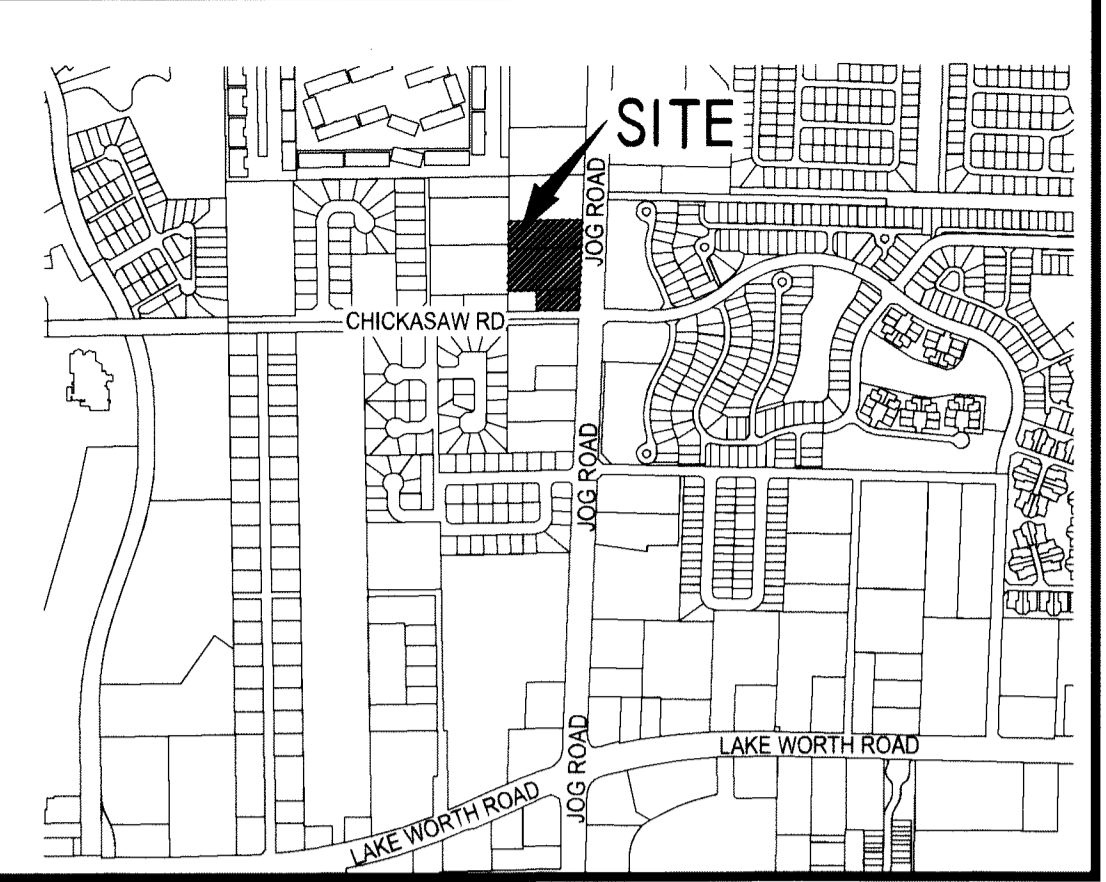


2018 0178130

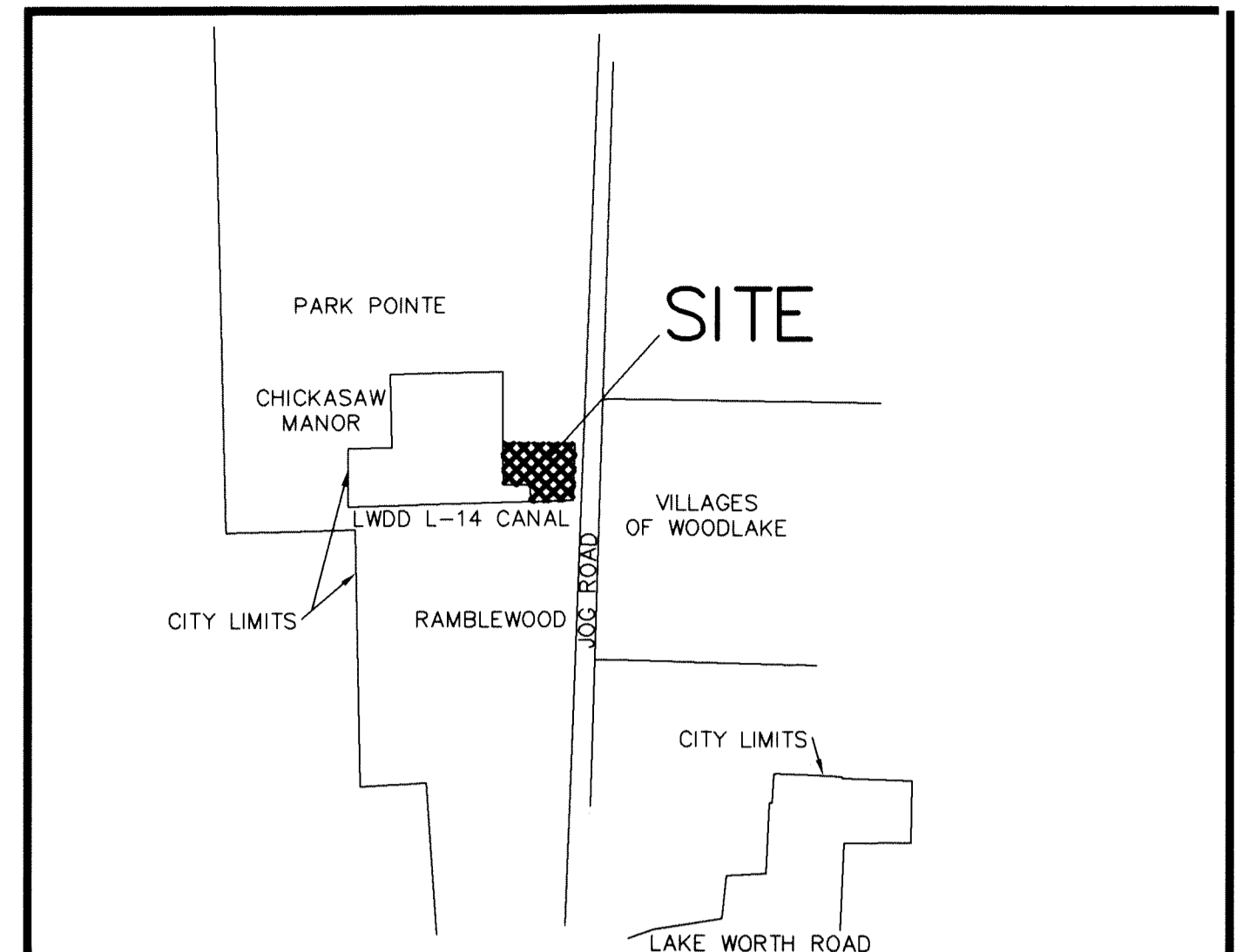


SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST
LOCATION MAP
NOT TO SCALE

JOG AND CHICKASAW

BEING A REPLAT OF A PORTION OF TRACT 40, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

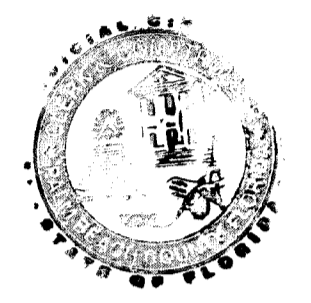
JANUARY - 2018
MAY



CITY LIMITS
LOCATION MAP, NTS

6
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:38 P.M.
THIS 2nd DAY OF May
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 176 ON
PAGES 6 AND 7
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Dej McCaul
DEPUTY CLERK

SHEET 1 OF 2



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS JOG AND CHICKASAW, BEING A REPLAT OF A PORTION OF TRACT 40, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 02°07'04" WEST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 22, A DISTANCE OF 2856.07 FEET; THENCE SOUTH 89°03'14" WEST, A DISTANCE OF 40.06 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN DEED BOOK 995, PAGE 317 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 02°07'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 439.63 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CHICKASAW ROAD, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°03'14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 203.13 FEET; THENCE NORTH 00°27'51" EAST, A DISTANCE OF 100.03 FEET; THENCE SOUTH 89°03'14" WEST, A DISTANCE OF 140.04 FEET; THENCE NORTH 00°27'51" EAST, A DISTANCE OF 339.10 FEET; THENCE NORTH 89°03'14" EAST ALONG THE NORTH LINE OF THE SOUTH 439 FEET OF SAID TRACT 40, A DISTANCE OF 355.86 FEET TO THE POINT OF BEGINNING

CONTAINING 139,434 SQUARE FEET OR 3.201 ACRES MORE OR LESS

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

- DEVELOPMENT TRACT DEDICATION**
TRACT A, AS SHOWN HEREON ARE HEREBY RESERVED FOR BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
- ADDITIONAL RIGHT-OF-WAY**
TRACTS RW AND RW1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC, FOR PUBLIC STREET PURPOSES.
- LANDSCAPE BUFFER EASEMENTS**
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF May 2018

BW JOG CHICKASAW, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: BRIGHTWORK REAL ESTATE, INC.
A FLORIDA CORPORATION
ITS MANAGER
BY: Henry G. Hilsman
HENRY G. HILSMAN
VICE PRESIDENT
WITNESS: Light Bars
WITNESS: Bridget G. Douglas

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Hillsborough)
BEFORE ME PERSONALLY APPEARED HENRY G. HILSMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, MANAGER OF BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 2nd DAY OF May 2018

MY COMMISSION EXPIRES: May 13, 2018
COMMISSION NUMBER: FF11119B
NOTARY PUBLIC
Ashley H. Guyton
PRINT NAME

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH)
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 RECORDS BOOK 29628, AT PAGE 1860 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF May 2018
WITNESS: Joseph E. Taggart
BY: Joseph E. Taggart
JOSEPH E. TAGGART
SENIOR VICE PRESIDENT
WITNESS: Bridget G. Douglas

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH)
BEFORE ME PERSONALLY APPEARED JOSEPH E. TAGGART, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF Valley National Bank, A National Banking Association, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SENIOR VICE PRESIDENT OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF May 2018
MY COMMISSION EXPIRES: May 13, 2018
COMMISSION NUMBER: FF11119B
NOTARY PUBLIC
Ashley H. Guyton
PRINT NAME

CITY OF GREENACRES APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF May A.D. 2018
BY: Joel Flores 5/7/18
JOEL FLORES, MAYOR
BY: Patrick Gibney 5/7/18
PATRICK GIBNEY, P.E., CITY ENGINEER
BY: Andrea McCue 5/7/18
ANDREA MCCUE, CITY MANAGER
BY: Joanna Cunningham 5/7/18
JOANNA CUNNINGHAM, CITY CLERK
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.
BY: Douglas M. Davie DATED: 5/7/18
DOUGLAS M. DAVIE, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4343

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF)
I, CHRISTOPHER W. BREWER, 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 BW JOG CHICKASAW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON WITH THEIR OFFICIAL RECORD BOOK AND PAGE NUMBER; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 5/13/18
CHRISTOPHER W. BREWER
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES, PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°56'43"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "PHYLLIS" AND "LW-12", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- 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.

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") AND MONUMENTS ACCORDING TO SEC. 177.091(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 OF THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
DATED: 5/13/18 2018

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
CAULFIELD & WHEELER, INC.
700 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

BRIGHTWORK REAL ESTATE INC. NOTARY
USAMERIBANK NOTARY
CITY ENGINEER
CITY SURVEYOR
CITY OF GREENACRES
SURVEYOR

SEAL
ASHLEY H. GUYTON
MY COMMISSION #FF11119B
EXPIRES May 13, 2018
FloridaNotaryService.com

SEAL
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MY COMMISSION #FF11119B
EXPIRES May 13, 2018
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