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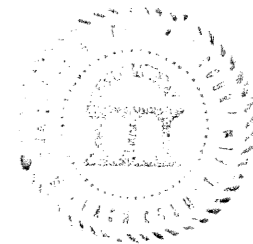
SHERBROOKE CENTER REPLAT, M.U.P.D.

BEING A REPLAT OF TRACTS A, B AND C, SHERBROOKE CENTER, P.C.D.

AS RECORDED IN PLAT BOOK 68, PAGES 125 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 1999

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 9:01 am this 2
day of February, 2000
and duly recorded in Plat Book
81 Pages 56 through
58



DOROTHY H. WILKEN
Clerk of Circuit Court
By: *Dorothy Wilken*

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SHERBROOKE REALTY HOLDINGS, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS SHERBROOKE CENTER REPLAT, M.U.P.D., BEING A REPLAT OF TRACTS "A", "B" AND "C", SHERBROOKE CENTER, P.C.D AS RECORDED IN PLAT BOOK 68, PAGES 125 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ROSEMOUNT DRIVE, AS SHOWN ON THE PLAT OF LAKES OF SHERBROOKE PHASE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 117 THROUGH 119, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 85°24'48" W, ALONG THE SOUTH LINE OF SAID PLAT OF SHERBROOKE CENTER, P.C.D. AND THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD (STATE ROAD 812), 247.29 FEET; THENCE N 88°04'24" W, CONTINUING ALONG SAID SOUTH LINE AND NORTH RIGHT-OF-WAY LINE, 355.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE N 44°17'45" W, 55.23 FEET; THENCE N 00°38'05" W, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID PLAT, 409.99 FEET; THENCE N 01°38'24" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE, 228.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ROSEMOUNT DRIVE (TRACT "D"), AS SHOWN ON SAID PLAT; THENCE N 44°21'55" E, 35.36 FEET; THENCE N 89°21'55" E, 25.00 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 266.00 FEET, A CENTRAL ANGLE OF 19°32'05" AND AN ARC DISTANCE OF 90.69 FEET; THENCE N 69°49'50" E, 33.71 FEET; THENCE S 68°57'12" E, 32.95 FEET (LAST FIVE (5) COURSES AND DISTANCES BEING COINCIDENT WITH SAID ROSEMOUNT DRIVE AND THE NORTH LINE OF SAID PLAT) TO THE EAST LINE OF SAID PLAT AND THE WEST RIGHT-OF-WAY LINE OF AQUARIUS BOULEVARD AS SHOWN ON THE PLAT OF LAKES OF SHERBROOKE PHASE 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 146 THROUGH 150, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S 62°15'46" W); THENCE SOUTHEASTERLY ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 468.57 FEET, A CENTRAL ANGLE OF 44°24'07" AND AN ARC DISTANCE OF 363.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 72°08'21" AND AN ARC DISTANCE OF 377.72 FEET; THENCE S 00°00'00" W, 212.43 FEET; THENCE S 45°57'48" W, 35.99 FEET (LAST FOUR (4) COURSES AND DISTANCES BEING COINCIDENT WITH THE EAST LINE OF SAID PLAT OF SHERBROOKE CENTER, P.C.D. AND SAID WEST RIGHT-OF-WAY LINE) TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 387,283 SQUARE FEET, 8.891 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "C" AND "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SHERBROOKE REALTY HOLDINGS, INC. ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMERCIAL PURPOSES NOT INCONSISTENT WITH THIS USE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SHERBROOKE REALTY HOLDINGS, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SHERBROOKE REALTY HOLDINGS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

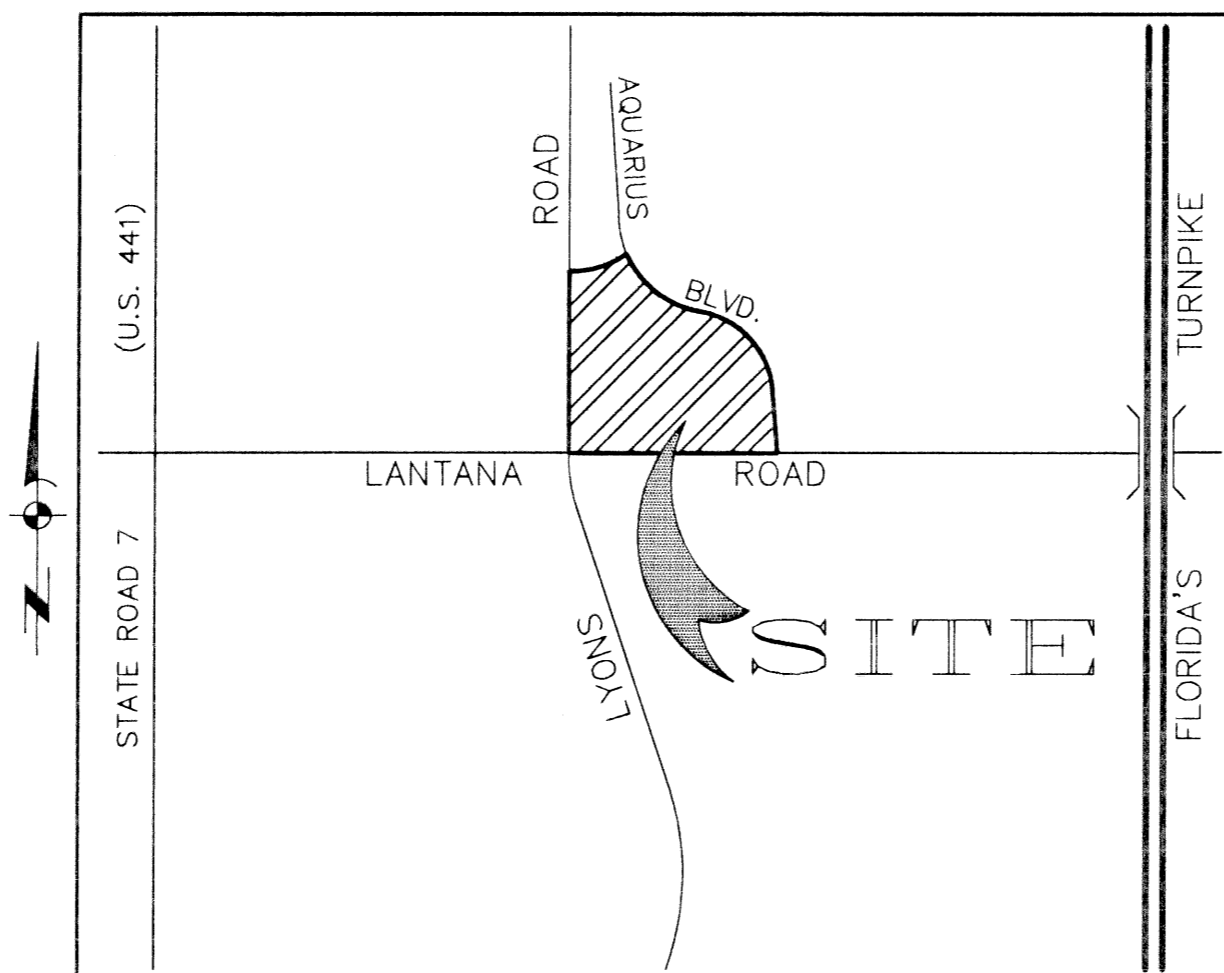
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF December, 1999.

SHERBROOKE REALTY HOLDINGS, INC.
A FLORIDA CORPORATION

ATTEST: *[Signature]*
FREDRIC D. NEWMAN
SECRETARY

BY: *[Signature]*
JAMES P. KING
PRESIDENT



LOCATION SKETCH
N.T.S.

ACREAGE DATA

TRACT A - 42,712 SQUARE FEET - 0.981 ACRES
TRACT B - 68,964 SQUARE FEET - 1.583 ACRES
TRACT C - 30,546 SQUARE FEET - 0.701 ACRES
TRACT D - 240,806 SQUARE FEET - 5.528 ACRES
TRACT E - 4,255 SQUARE FEET - 0.098 ACRES
TOTAL - 387,283 SQUARE FEET - 8.891 ACRES

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 PALM BEACH COUNTY.

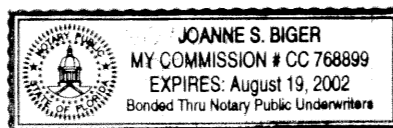
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAMES P. KING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SHERBROOKE REALTY HOLDINGS, INC. A FLORIDA CORPORATION, AND SEVERALLY 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 2nd DAY OF December, 1999.

MY COMMISSION EXPIRES:

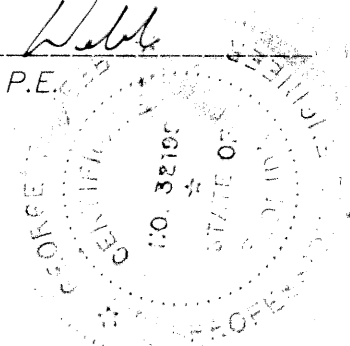


[Signature]
NOTARY PUBLIC

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 3rd DAY OF Feb, 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



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 PALM BEACH COUNTY, FLORIDA.

DATE: DECEMBER 3, 1999

[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, THOMAS E. STREIT 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 TO SHERBROOKE REALTY HOLDINGS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/21/99

[Signature]
THOMAS E. STREIT
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA REGISTRATION NO. 436992

