

# C&C LEGACY PLAZA

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF  
SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

## DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT C&C PETRO-INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "C&C LEGACY PLAZA", BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTH 132 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THEREFROM THE WEST 80 FEET FOR THE RIGHT-OF-WAY OF JOG ROAD.

SAID LANDS LYING AND BEING IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAINING 0.783 ACRES, MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR C&C PETRO-INVESTMENTS, LLC,, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF GREENACRES, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF C&C LEGACY PLAZA PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

2. THE LIMITED ACCESS EASEMENTS AS SHOWN HERE ARE HEREBY DEDICATED TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS RESERVED FOR THE LAKE WORTH DRAINAGE DISTRICT, FOR ACCESS TO WATER MANAGEMENT AND DRAINAGE FACILITIES.

4. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF C&C LEGACY PLAZA PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

THE CITY OF GREENACRES, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

5. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE C&C LEGACY PLAZA PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

6. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE C&C LEGACY PLAZA PROPERTY OWNERS' ASSOCIATION, INC. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. THE UTILITY EASEMENT AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_ C&C PETRO-INVESTMENTS LLC  
(SIGNATURE) A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
CLARA GONZALEZ  
MANAGER

WITNESS: \_\_\_\_\_  
(SIGNATURE)

PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY CLARA GONZALEZ, AS MANAGER OF C&C PETRO-INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE — NOTARY PUBLIC

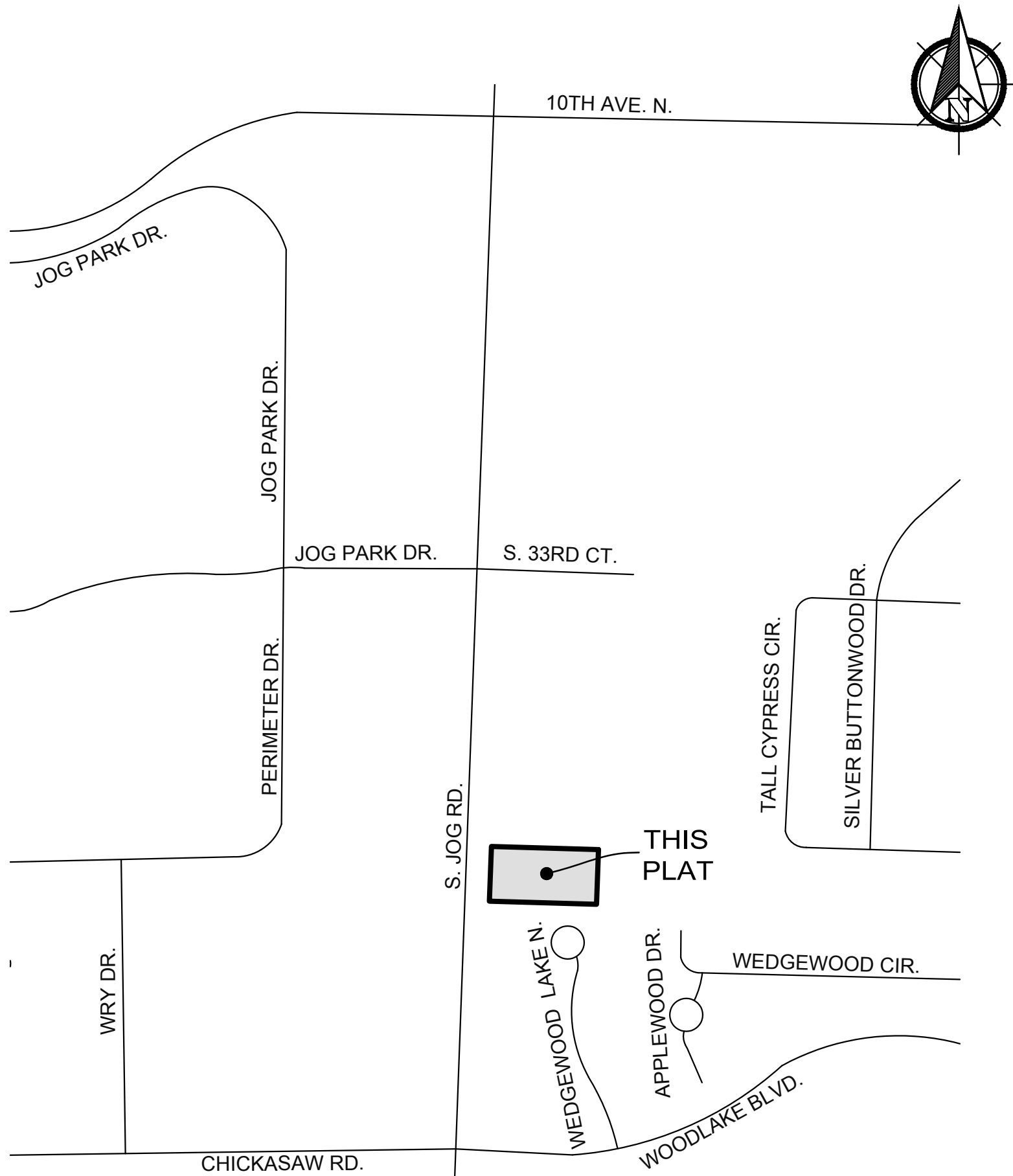
PRINT NAME: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY  
JOHN F. PULICE OF

## PULICE LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

JULY 2024



LOCATION MAP  
NOT TO SCALE

## TITLE CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss

I, \_\_\_\_\_, 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 C&C PETRO-INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NAME: \_\_\_\_\_ ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NUMBER \_\_\_\_\_

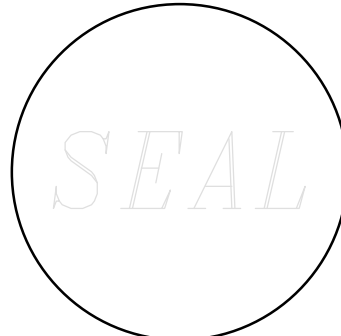
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.

JOSEPH ABRUZZO, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



CLERK OF THE CIRCUIT  
COURT & COMPTROLLER

## NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 ZONING REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA.
- 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.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FLORIDA EAST ZONE, HAVING A REFERENCE BEARING OF NORTH 02°07'04" EAST ALONG A LINE BETWEEN TWO FOUND PERMANENT REFERENCE MONUMENTS 1.00' OFFSET EAST OF THE EAST LINE OF TRACT "A", ARBOR OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 9 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## CITY OF GREENACRES APPROVAL:

THIS PLAT OF "C&C LEGACY PLAZA" IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 12, LAND DEVELOPMENT REGULATIONS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
CHUCK SHAW, MAYOR

BY: \_\_\_\_\_  
ANDREA McCUE, CITY MANAGER

BY: \_\_\_\_\_  
PATRICK J. GIBNEY, CITY ENGINEER

ATTEST (AS TO BOTH): \_\_\_\_\_  
QUINTELLA MOORER, CMC, CITY CLERK

## REVIEWING SURVEYOR

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 WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: RAYMOND YOUNG  
FLORIDA REGISTRATION NO. 5799  
FIRM: CRAVEN THOMPSON & ASSOCIATES, INC.  
ADDRESS: 3563 N.W. 53rd STREET, FORT LAUDERDALE, FL. 33309  
CERTIFICATE OF AUTHORIZATION NO. LB 271

## SURVEYOR AND MAPPER'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") 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 ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

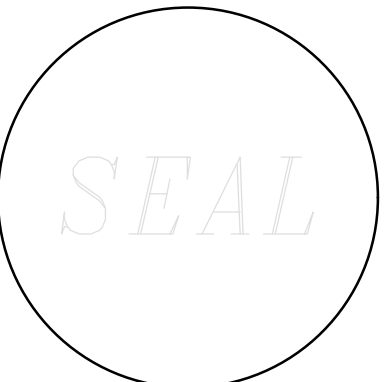
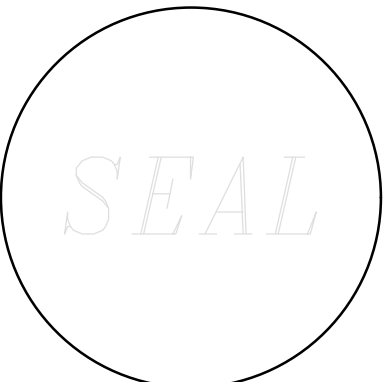
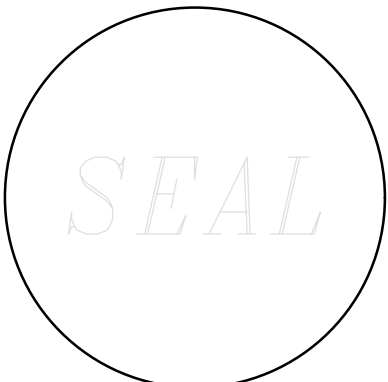
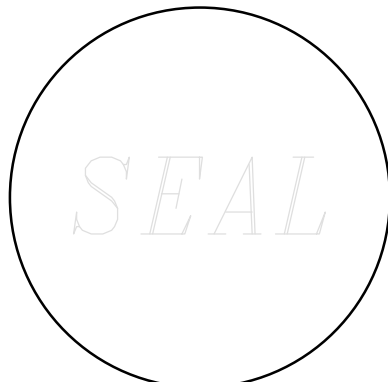
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY ENGINEER

CITY OF  
GREENACRES

CITY  
SURVEYOR

SURVEYOR

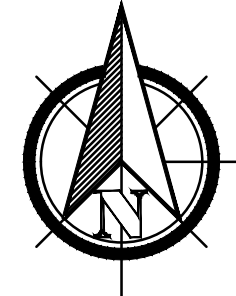


# C&C LEGACY PLAZA

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF  
SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
JOHN F. PULICE OF  
**PULICE LAND SURVEYORS, INC.**  
CERTIFICATE OF AUTHORIZATION NO. LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777

JULY 2024



0 10' 20' 40' 60'  
GRAPHIC SCALE  
SCALE 1"=20'

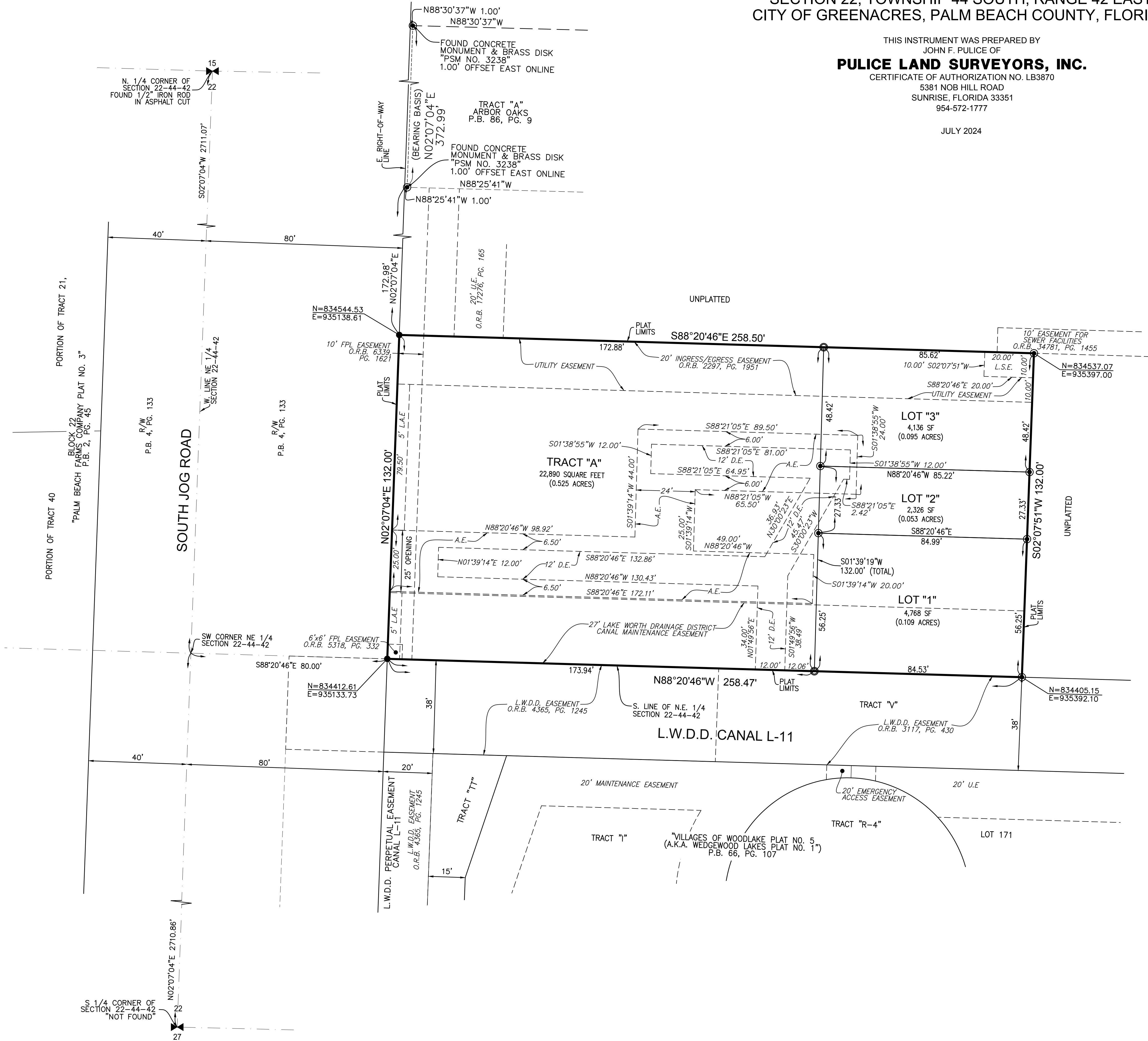
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT  
\_\_\_\_\_, M., THIS \_\_\_\_\_, DAY OF  
\_\_\_\_\_, 20\_\_\_\_, AND DULY  
RECORDED IN PLAT BOOK \_\_\_\_\_, ON  
PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.

JOSEPH ABRUZZO, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 2 SHEETS



| TABULAR DATA |                |       |
|--------------|----------------|-------|
| PARCEL       | SQUARE FOOTAGE | ACRES |
| TRACT "A"    | 22,890         | 0.526 |
| LOT "1"      | 4,768          | 0.109 |
| LOT "2"      | 2,326          | 0.053 |
| LOT "3"      | 4,136          | 0.095 |
| TOTAL        | 34,120         | 0.783 |

#### LEGEND & ABBREVIATIONS:

- = SET PERMANENT REFERENCE MONUMENT (PRM)  
4"x4"x24" CONCRETE MONUMENT WITH  
ALUMINUM DISK "PRM LB3870" UNLESS  
OTHERWISE NOTED
- = SET NAIL & BRASS DISK "PRM LB3870"  
UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIPE & CAP LB3870
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- D.E. = DRAINAGE EASEMENT
- FPL = FLORIDA POWER & LIGHT COMPANY
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- L.S.E. = LIFT STATION EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- U.E. = UTILITY EASEMENT