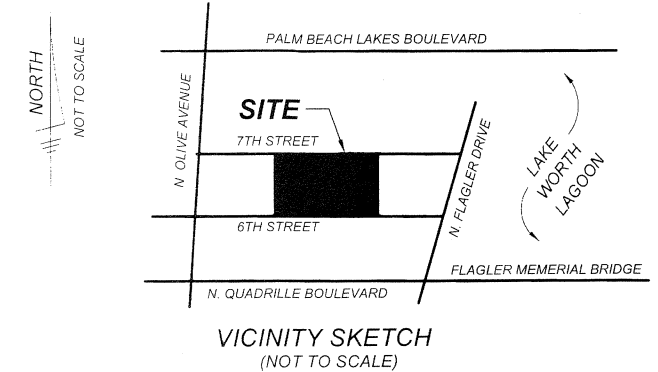


20140269115

100



Railway Addition #1

BEING A PARCEL OF UNPLATTED LAND, TOGETHER WITH A REPLAT OF A PORTION OF LOT 1, BLOCK 1, AND ALL OF LOT 19 BLOCK 1 RAILWAY ADDITION TO WEST PALM BEACH, FLORIDA. ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 58, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

FILED FOR RECORD AT 3:43 PM
 JULY 21 2014
 RECORDED IN PLAT BOOK 1, PAGE 58
 100-101
 SHERRILL B. BAKER, Clerk & Comptroller
 T. J. BAKER

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.

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 6TH STREET WPB, LLC, AND 6TH STREET GLAD, LLC, are owners of the land shown hereon as RAILWAY ADDITION REVISION #1, being a parcel of unplatted land, together with a replat of a portion of Lot 1, Block 1, and all of Lot 19, Block 1, RAILWAY ADDITION TO WEST PALM BEACH, FLORIDA, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, Page 58, lying in Section 22, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 1, Block 1; thence South 88°21'17" East along the North line of said Lot 1, Block 1 said line also being the South right-of-way line of 7th Street, (as laid out and in use), formerly known as 5th Avenue, according to the Plat of RAILWAY ADDITION TO WEST PALM BEACH, FLORIDA, Plat Book 1, Page 58 (the North line of Lot 1, Block 1, is assumed to bear South 88°21'17" East and all other bearings are relative thereto) a distance of 225.00 feet to a point; thence South 1°24'12" West a distance of 158.93 feet to a point on the North right-of-way line of 6th Street, (as laid out and in use) formerly known as 4th Avenue according to the Plat of RAILWAY ADDITION TO WEST PALM BEACH, FLORIDA, said line also being the Easterly projection of said Lot 19, Block 1; thence North 88°20'02" West along said right-of-way line and said projection, a distance of 225.00 feet to the Southwest corner of said Lot 19, Block 1; thence North 1°24'12" East along the west line of said Lot 19, Block 1 and Lot 1, Block 1, a distance of 158.84 feet to the POINT OF BEGINNING.

Containing 0.821 Acre, more or less.

Have caused the same to be surveyed and platted as shown hereon and hereby reserve as follows:

PARCEL 1-A & PARCEL 1-B

Parcel 1-A and Parcel 1-B, as shown hereon, are hereby reserved by 6TH STREET WPB, LLC, and 6TH STREET GLAD, LLC, both Florida limited liability companies, their successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said 6TH STREET WPB, LLC, and 6TH STREET GLAD, LLC, both Florida limited liability companies, their successors and assigns, without recourse to City of West Palm Beach.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Registered Agent this 20 day of June, 2014.

6TH STREET WPB, LLC, a Florida limited liability company

WITNESS: C. Beetz
Catharine Beetz
 Printed Name

BY: Keith Spina
 Registered Agent

WITNESS: Andrea Kokinakes
 Printed Name

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Keith Spina, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Registered Agent of 6TH STREET WPB, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 20 day of June, 2014.

My Commission Expires: 10/20/16

Anita B. Wurster
 Signature of Notary Public

My Commission No.: EE220173

Anita B. Wurster
 Printed Name of Notary Public



NOTES

- Bearings shown hereon are based on the North line of Lot 1, Block 1, Railroad Addition to West Palm Beach, Florida, recorded in Plat Book 1, Page 58, Public Records of Palm Beach County, which bears South 88°21'17" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: James G. Peden Jr. in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Registered Agent this 21 day of June, 2014.

6TH STREET GLAD, LLC, a Florida limited liability company

WITNESS: C. Beetz
Catharine Beetz
 Printed Name

BY: Jonathan Gladstone
 Jonathan Gladstone, Registered Agent

WITNESS: Andrea Kokinakes
 Printed Name

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Jonathan Gladstone, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Registered Agent of 6TH STREET GLAD, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 21 day of June, 2014.

My Commission Expires: 10/20/16

Anita B. Wurster
 Signature of Notary Public

My Commission No.: EE220173

Anita B. Wurster
 Printed Name of Notary Public



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 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 26686 at Page 1570, 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 20 day of July, 2014.

First Bank of the Palm Beaches, a Florida Corporation

WITNESS: John P. Butler
 Printed Name

BY: Steven L. Eassa
 Senior Vice President

WITNESS: José S. Manuel
José S. Manuel
 Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Steven L. Eassa, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as Senior Vice President of First Bank of the Palm Beaches, a Florida corporation, and severally acknowledged 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 21 day of July, 2014.

My Commission Expires: 7/29/2015

Doreen Fischer
 Signature of Notary Public

My Commission No.: EE102819

Doreen Fischer
 Printed Name of Notary Public



TITLE CERTIFICATION

I, John Michael Lynn, 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 6TH STREET WPB, LLC, and 6TH STREET GLAD, LLC; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no other encumbrances of record.

Dated this 23 day of June, 2014.

Mark Joseph
 Mark Joseph, Esquire
 Florida Bar No. 1608116
 140 N. Federal Highway
 Boca Raton, Florida 33432

REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the ordinances of the City of West Palm Beach, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 16 day of July, 2014.

Vincent J. Noel
 Vincent J. Noel, PSM
 Florida Certificate No. 4169

SURVEYOR & 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) and Monuments 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 the City of West Palm Beach, Florida.

Dated this 09 day of July, 2014.

James G. Peden Jr.
 Professional Surveyor and Mapper
 Florida Certificate No. 6122
 Wallace Surveying Corporation

APPROVAL-CITY OF WEST PALM BEACH

State of Florida
County of Palm Beach

This plat as shown hereon has been approved for record by the City of West Palm Beach, Florida, and the city does hereby accept the dedications to the city contained on this plat this 21 day of July, 2014.

City Planning Board Approval
 BY: Steven Mayans
 Steven Mayans, Chair

Geraldine Muoio
 Geraldine Muoio, Mayor

SITE DATA	
PARCEL 1-A	= 0.274 ACRE
PARCEL 1-B	= 0.547 ACRE
TOTAL AREA	= 0.821 ACRE (35,479 SQUARE FEET)

PLAT OF:

Railway Addition #1



FIELD:	JOB NO.: 13-1246-B	F.B. NO.:	PG.:
OFFICE: J.P.	DATE: APRIL 2014	DWG. NO.:	13-1246-B
CK'D:	REF: 13-1246.DWG	SHEET:	1 OF 2

REVIEWING SURVEYOR	FIRST BANK OF THE PALM BEACHES SEAL	CITY OF WEST PALM BEACH SEAL	SURVEYOR'S SEAL
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