

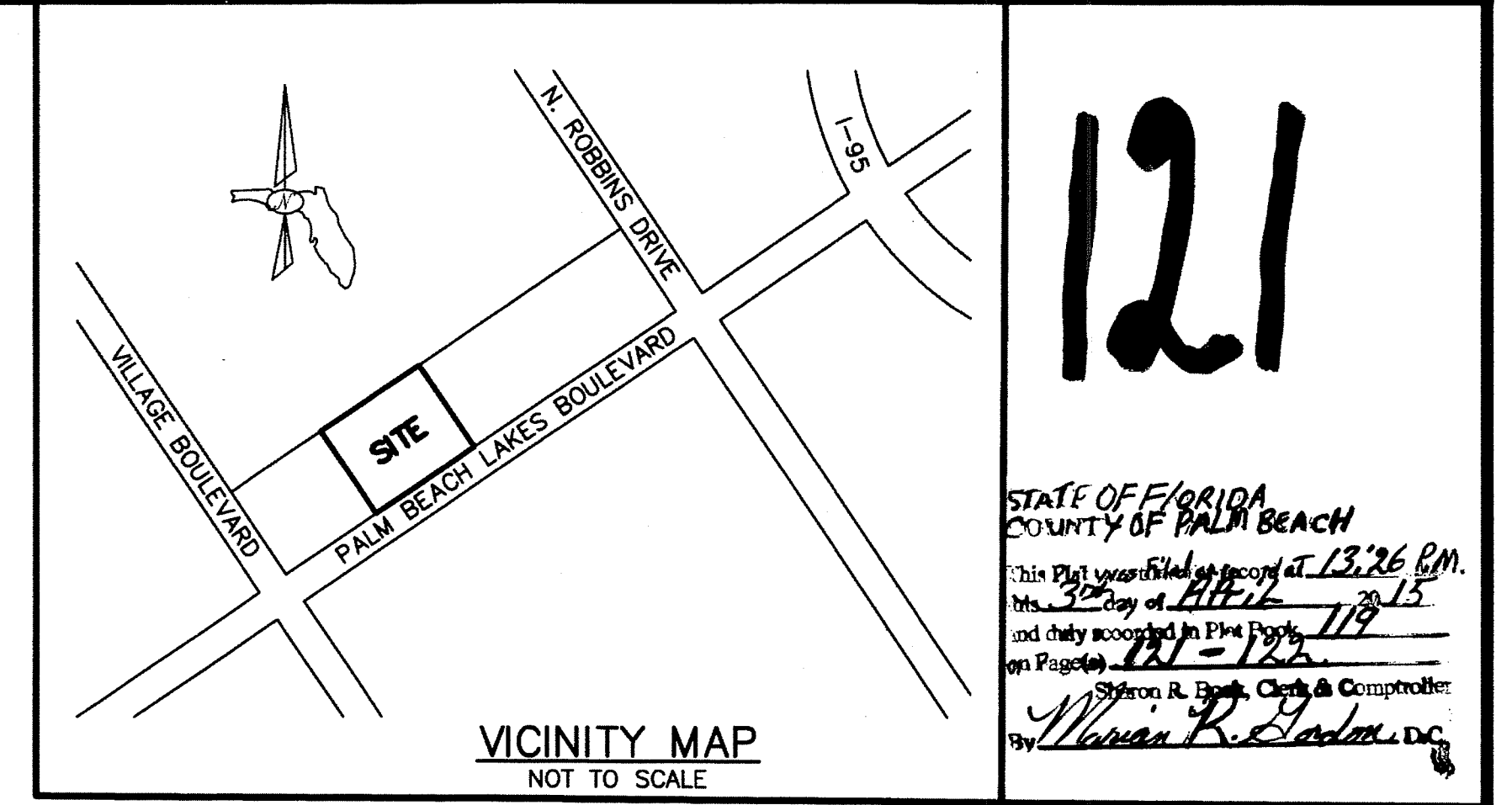
20150120210

CITY FURNITURE

A COMMERCIAL PLANNED DEVELOPMENT

LYING IN SECTION 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 2, PALM BEACH LAKES COMMERCIAL, PLAT No. 1, AS RECORDED IN PLAT BOOK 28, PAGES 250 AND 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



121

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed on record at 1:26 PM.
this 30th day of March 2015
and duly recorded in Plat Book 28, Page 119
on Page(s) 121-122

Sharon R. Brown, Clerk & Comptroller
By: *Marian R. ...*

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT ADVANCE BUSINESS ASSOCIATES LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 19 TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 2, PALM BEACH LAKES COMMERCIAL, PLAT No. 1, AS RECORDED IN PLAT BOOK 28, PAGES 250 AND 251, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHOWN HEREON AS:

CITY FURNITURE

PLAT AREA = 5.234 ACRES, MORE OR LESS.

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

PARCELS A and B:

PARCELS A and B, AS SHOWN HEREON IS HEREBY RESERVED BY ADVANCE BUSINESS ASSOCIATES LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN.

IN WITNESS WHEREOF, ADVANCE BUSINESS ASSOCIATES LLP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF February, 2015.

WITNESS: *Kevin Koening*
KEVIN KOENIG (print name)

WITNESS: *Keith Koening*
KEITH KOENIG (print name)

ADVANCE BUSINESS ASSOCIATES LLP,
A FLORIDA LIMITED LIABILITY PARTNERSHIP

BY: *Keith Koening*
KEITH KOENIG, KEITH KOENIG

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEITH KOENIG, PRESIDENT OF ADVANCE BUSINESS ASSOCIATES LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADVANCE BUSINESS ASSOCIATES LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL (IF AVAILABLE) OF SAID PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF February, 2015.

MY COMMISSION EXPIRES:

Linda May
LINDA MAY (PRINTED NAME)
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
Linda May
Commission # 22074357
Expires: APR. 04, 2015
BONDED THROUGH ATLANTIC BONDING CO., INC.

MORTGAGEE'S CONSENT

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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 25792, PAGE 435, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MERCANTIL COMMERCIAL BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior V.P., THIS 27th DAY OF February, 2015.

MERCANTIL COMMERCIAL BANK, N.A.

BY: *Alan Hills*
ALAN HILLS (PRINT NAME)
Senior V.P. (PRINT TITLE)

ACKNOWLEDGEMENT

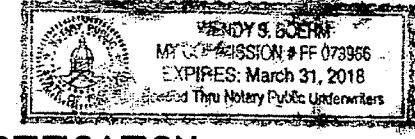
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *ALAN HILLS* (OFFICER'S NAME), *SR. VP* (OFFICER'S TITLE) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *SR. VP* (OFFICER'S TITLE) OF *Mercantil Commercial Bank, N.A.* (MORTGAGEE NAME), AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID _____ (MORTGAGEE NAME), AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL (IF AVAILABLE) OF SAID _____ (MORTGAGEE NAME) 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF Feb, 2015.

MY COMMISSION EXPIRES:

Wendy J. ...
WENDY J. ... (PRINTED NAME)
NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *ROBERT M. GRAHAM*, 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 ADVANCE BUSINESS ASSOCIATES LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP; 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.

Robert M. Graham
ROBERT M. GRAHAM, ESQ.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

DATED: *FEBRUARY 7, 2015*

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. 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.

Vincent ...
VINCENT ... P.S.M.
FLORIDA CERTIFICATE NO. 4169

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 SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
License No. 4826
State of Florida



CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA THIS 30th DAY OF March, 2015.

BY: *Geraldine Muoro*
GERALDINE MUORO, MAYOR

CITY PLANNING BOARD APPROVAL

BY: *Steven Mayans*
STEVEN MAYANS, CHAIR

NOTES:

- BEARINGS ARE BASED ON BEARING OF S36°57'36"W ALONG THE RIGHT-OF-WAY OF PALM BEACH LAKES BOULEVARD, PER PALM BEACH LAKES COMMERCIAL PLAT NO.1 PLAT BOOK 28, PAGE 250.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET.
 - MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP SET.
 - MONUMENT, NAIL & DISK No. "LB6473" SET.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- PLAT AREA = 5.234 ACRES, MORE OR LESS.
PARCEL A = 5.048 ACRES, MORE OR LESS.
PARCEL B = 0.186 ACRES, MORE OR LESS.
- 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.

THIS INSTRUMENT PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509
WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3991 FAX SHEET 1 OF 2
561-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com JOB No.14-028

