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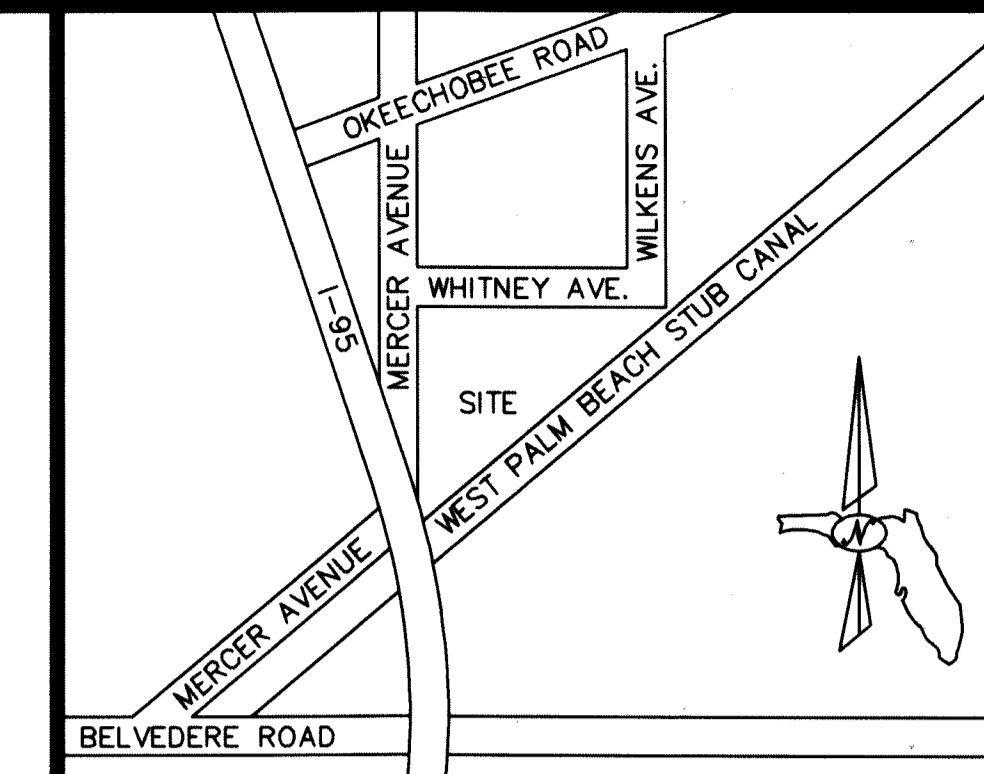
# JEFFERSON TERMINALS BLOCK A AND B

LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF BLOCK A, BLOCK B, AND BOYD STREET (FRANCIS ROAD), OF THE PLAT OF JEFFERSON TERMINALS AN ADDITION TO WEST PALM BEACH, FLA., RECORDED IN PLAT BOOK 4, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

SEAL for WR

Certified to be a True and Correct Copy  
Notary Public - Cayman Islands  
My Commission Expires: 2/01/2019  
Date: February 2, 2018



VICINITY MAP  
NOT TO SCALE

78

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:29 P.M. THIS 2 DAY OF July A.D. 2018, AND DULY RECORDED IN PLAT BOOK 126 ON PAGES 78 AND 79  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Debi McCade  
DEPUTY CLERK

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT JEFFERSON FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYIN IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF BLOCK A, BLOCK B, AND BOYD STREET (FRANCIS ROAD), OF THE PLAT OF JEFFERSON TERMINALS AN ADDITION TO WEST PALM BEACH, FLA., RECORDED IN PLAT BOOK 4, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

### JEFFERSON TERMINALS BLOCK A AND B

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK A; AND BLOCK B, LESS RIGHT-OF-WAY OF I-95, RECORDED IN OFFICIAL RECORD BOOK 2323, PAGE 1498, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A PORTION OF BOYD STREET (FRANCIS ROAD), ABANDONED IN OFFICIAL RECORD BOOK 28903, PAGE 1519, OF SAID PUBLIC RECORDS, OF THE PLAT OF JEFFERSON TERMINALS AN ADDITION TO WEST PALM BEACH, FLA., RECORDED IN PLAT BOOK 4, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK B;  
THENCE ALONG THE WEST LINE OF SAID BLOCK B, N02°08'35"E FOR 137.17 FEET TO THE EAST RIGHT-OF-WAY OF SAID I-95, AND THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG SAID WEST LINE, N02°08'35"E FOR 181.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 82°41'19" FOR 72.16 FEET TO A POINT OF TANGENCY;  
THENCE N84°49'54"E FOR 140.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°22'34" FOR 2.78 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID BLOCK A;  
THENCE ALONG SAID NORTH LINE, S88°47'32"E FOR 211.44 FEET TO THE EAST LINE OF SAID BLOCK A;  
THENCE ALONG SAID EAST LINE, S02°08'35"E FOR 17.84 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY WAY OF THE WEST PALM BEACH STUB CANAL, ALSO BEING THE NORTHWESTERLY C.S.X. RAILROAD RIGHT-OF-WAY, PARCEL L-83, RECORDED IN OFFICIAL RECORD BOOK 6403, PAGE 1205 THROUGH 1552 (AT PAGE 1286) OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID RIGHT-OF-WAY, S45°50'17"W FOR 474.00' TO THE SAID EAST RIGHT-OF-WAY OF I-95;  
THENCE ALONG SAID RIGHT-OF-WAY, N30°44'18"W FOR 128.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.83 ACRES, MORE OR LESS.

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

1. TRACT 1

TRACT 1, AS SHOWN HEREON IS HEREBY RESERVED BY THE JEFFERSON FLORIDA LLC, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN, AS AMENDED.

2. DRAINAGE EASEMENTS:

THE 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 THE CITY OF WEST PALM BEACH.

3. SANITARY SEWER EASEMENT:

THE SANITARY SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR SANITARY SEWER PURPOSES. THE MAINTENANCE OF ALL SANITARY SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, JEFFERSON FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTOR: THIS 2 DAY OF February, 2018.

JEFFERSON FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Patrick White  
PATRICK WHITE, MANAGER

WITNESS: Sharon Bock  
SHARON BOCK (print name)

WITNESS: Merla White  
MERLA WHITE (print name)  
G.E. 096897

### ACKNOWLEDGEMENT

STATE OF GRAND CAYMAN  
COUNTRY OF CAYMAN ISLANDS

BEFORE ME PERSONALLY APPEARED PATRICK WHITE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JEFFERSON FLORIDA 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 THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 2<sup>nd</sup> DAY OF February, 2018.

MY COMMISSION EXPIRES: 31/01/2019  
Wynne W. Ross (SIGNATURE)  
WYNNE W. ROSS (PRINTED NAME)  
NOTARY PUBLIC

(SEAL)

Certified to be a True and Correct Copy  
Wynne W. Ross  
Notary Public - Cayman Islands  
My Commission Expires: 2/01/2019  
Date: February 2, 2018

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, COMMUNITY LAND TITLE & RESEARCH, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN JEFFERSON FLORIDA LLC; 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.

COMMUNITY LAND TITLE & RESEARCH, INC.

BY: Robert F. Booth, Jr.  
ROBERT F. BOOTH, JR., PRESIDENT

DATED: 4/19/18

### REVIEWING SURVEYOR

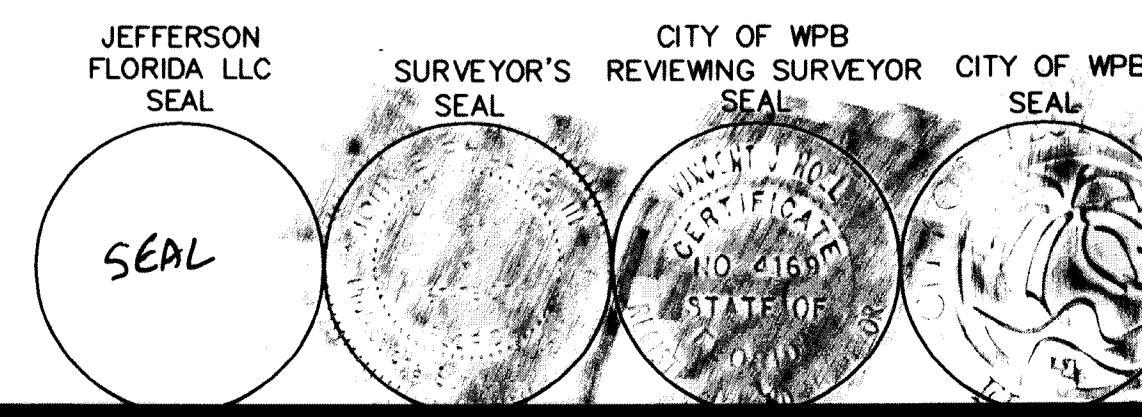
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

Vincent J. Noel  
VINCENT J. NOEL, 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, AND THE DEDICATIONS TO THE CITY OF WEST PALM BEACH ARE HEREBY ACCEPTED, BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_, 20\_\_.

BY: Geraldine Mucio  
GERALDINE MUCIO, MAYOR

### CITY PLANNING BOARD APPROVAL

BY: Steven Mayans  
STEVEN MAYANS, CHAIR

### NOTES:

- BEARINGS ARE BASED ON N02°08'35"E (GRID) ALONG THE CENTERLINE OF MERCER AVENUE.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET.  
 MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP 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 = 1.83 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. 16-C24