

183

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SODIX FERN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS ALEXANDER LOFTS, BEING A REPLAT OF A PORTION OF LOTS 7-10, BLOCK 9, PLAT OF THE MAP OF THE TOWN OF WEST PALM BEACH AND A SUBDIVISION OF A PORTION OF LAND LYING WITHIN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 TO 10, INCLUSIVE, BLOCK 9, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, LESS THE NORTH 20 FEET THEREOF AND LESS THE WEST 10 FEET OF THE SOUTH 100 FEET OF THE NORTH 120 FEET OF LOT 10 AND LESS THE WEST 5 FEET OF THE SOUTH 60 FEET OF LOT 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL RIGHT, TITLE AND INTEREST OF OWNER IN AND TO THE BENEFITS OF THAT CERTAIN AERIAL EASEMENT AS SET FORTH IN THE AERIAL EASEMENT REQUEST RECORDED IN O.R. BOOK 1092, PAGE 150, AS AMENDED BY THE GRANT OF AERIAL EASEMENT RECORDED IN O.R. BOOK 10968, PAGE 778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINS 0.70 ACRES, MORE OR LESS.

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

1.) THE 30' BUFFER EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN FAVOR OF TRACT 1, IN PERPETUITY, TO BE USED AS A BUILDING BUFFER AND MAINTENANCE EASEMENT. NO OCCUPIED STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED IN THE 30 FOOT AREA SHOWN AS 30' BUFFER EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED SODIX FERN, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, RAM REALTY III REIT, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY TO DO SO.

JAMES W. STINE VICE PRESIDENT DATE 5/14/18

WITNESS: Uli Organ PRINT NAME: Uli Organ WITNESS: Laura Marquez PRINT NAME: Laura Marquez

KAREN D. GELLER VICE PRESIDENT DATE 5/14/18

WITNESS: Uli Organ PRINT NAME: Uli Organ WITNESS: Laura Marquez PRINT NAME: Laura Marquez

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES W. STINE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RAM REALTY III REIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF May 2018

BY: Lory A. Cusack MY COMMISSION EXPIRES: Lory A. Cusack NOTARY PUBLIC (PRINTED NAME)

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF Palm Beach

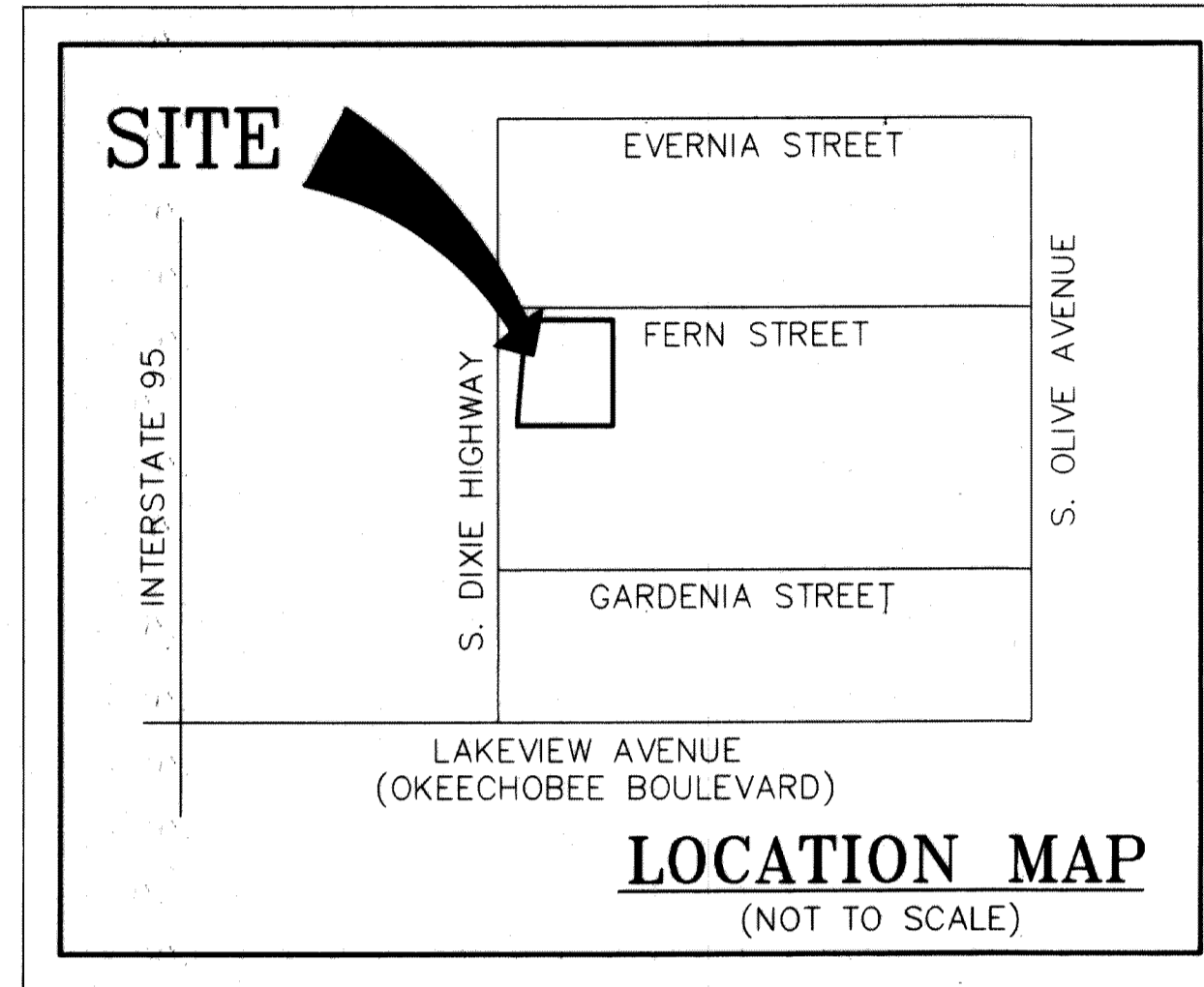
BEFORE ME PERSONALLY APPEARED KAREN D. GELLER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RAM REALTY III REIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF May 2018

BY: Lory A. Cusack MY COMMISSION EXPIRES: Lory A. Cusack NOTARY PUBLIC (PRINTED NAME)

ALEXANDER LOFTS

BEING A REPLAT OF A PORTION OF LOTS 7-10, BLOCK 9, PLAT OF THE MAP OF THE TOWN OF WEST PALM BEACH AND BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2



TITLE CERTIFICATION:

STATE OF FLORIDA: COUNTY OF Palm Beach

I, PAUL K. HINES, A DULY LICENSED ATTORNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY VESTED IN SODIX FERN, 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 ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Paul K. Hines DATED: 5/17/18 PAUL K. HINES, ESQUIRE

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Vincent J. Noel DATE: 6/7/18 VINCENT J. NOEL DATE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4169

SURVEYOR'S NOTES:

- 1. THE 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, FLORIDA.
2. THE SOUTH R/W LINE OF FERN STREET BEARS SOUTH 89°00'22" EAST, WAS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THEREJTO.
3. THIS PLAT CONTAINS 0.70 ACRES, MORE OR LESS.
4. THIS PLAT CONTAINS 2 TRACTS.
5. A 5/8" IRON ROD AND CAP STAMPED LB 7056 HAS BEEN SET OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.
6. NO BUILDINGS OR OTHER OBSTRUCTIONS SHALL BE PLACED ON UTILITY, BUFFER OR DRAINAGE EASEMENTS.
7. THIS PLAT HAS BEEN REVIEWED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH OR EMPLOYED BY THE CITY OF WEST PALM BEACH, AND CONFORMS WITH THE PLATTING STANDARDS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF ALEXANDER LOFTS, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED THIS 27th DAY OF APRIL 2018

RICHARD C. LAVENTURE PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE # 5209

PREPARED BY: LAVENTURE & ASSOCIATES, INC. PROFESSIONAL SURVEYING AND MAPPING 2552 PETERS ROAD SUITE D FORT PIERCE, FLORIDA 34945 (772) 398-6430 PHONE (772) 398-6426 FAX FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

FLORIDA CERTIFICATE # 5209

ACCEPTANCE OF DEDICATIONS:

JAMES W. STINE AND KAREN D. GELLER, VICE PRESIDENTS, RESPECTIVELY, OF RAM REALTY III REIT, A MARYLAND REAL ESTATE INVESTMENT TRUST, AS MANAGING MEMBER OF SODIX FERN LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPT THE DEDICATION AS STATED AND SHOWN HEREON.

BY: JAMES W. STINE VICE PRESIDENT DATE 5/14/18 BY: KAREN D. GELLER VICE PRESIDENT DATE 5/14/18

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES W. STINE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RAM REALTY III REIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF May 2018

BY: Lory A. Cusack MY COMMISSION EXPIRES: Lory A. Cusack NOTARY PUBLIC (PRINTED NAME)

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED KAREN D. GELLER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RAM REALTY III REIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF May 2018

BY: Lory A. Cusack MY COMMISSION EXPIRES: Lory A. Cusack NOTARY PUBLIC (PRINTED NAME)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA: COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF CERTAIN MORTGAGES, AS AMENDED AND AS DESCRIBED IN THE TITLE CERTIFICATION, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES, AS AMENDED, TO SUCH DEDICATION.

SIGNED THIS 23rd DAY OF MAY 2018 BY: BRIAN K. DAVIS TITLE: SENIOR VICE PRESIDENT WITNESS: Tylex Weiss PRINT NAME: Tylex Weiss PRINT NAME: BRIAN K. DAVIS WITNESS: Paula J. Musso TITLE: SENIOR VICE PRESIDENT PRINT NAME: Paula J. Musso

ACKNOWLEDGEMENT:

STATE OF FLORIDA: COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED BRIAN K. DAVIS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL, (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF May 2018

BY: Paula J. Musso MY COMMISSION EXPIRES: Paula J. Musso NOTARY PUBLIC (PRINTED NAME)

CITY APPROVAL:

STATE OF FLORIDA: COUNTY OF PALM BEACH: CITY OF WEST PALM BEACH:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA THIS 29th DAY OF September 2018

BY: Geraldine Muoio NAME: GERALDINE MUOIO, MAYOR

