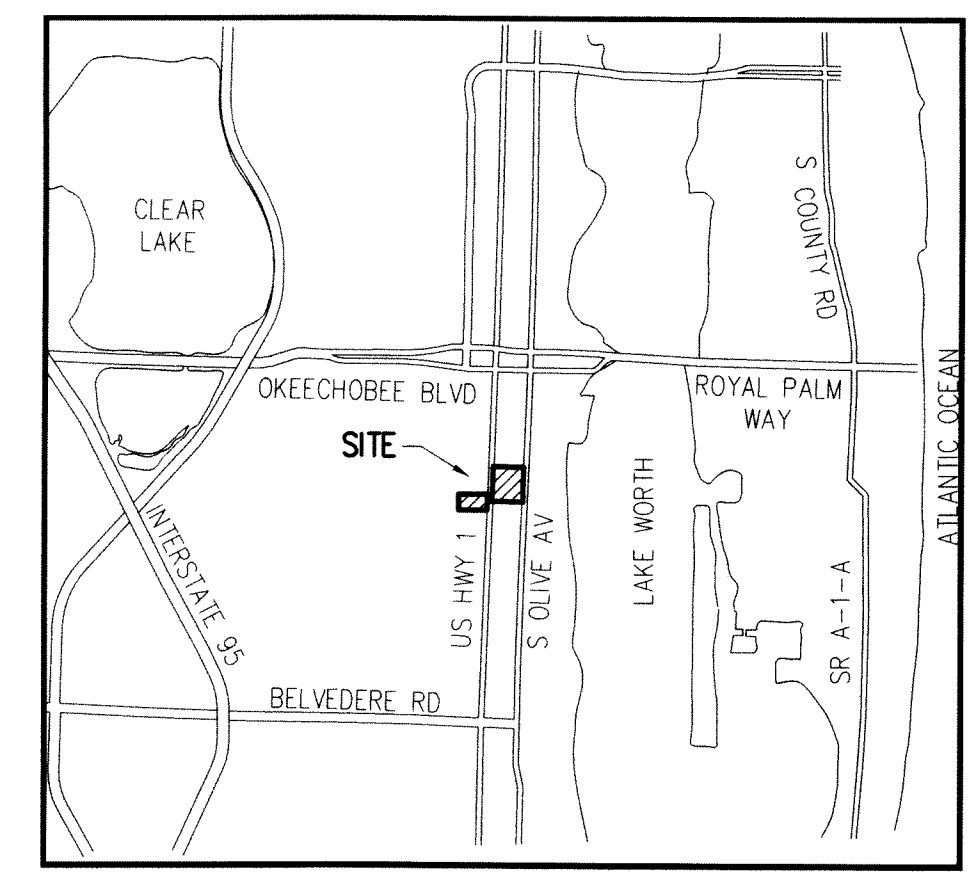


20180474470

# NORTON MUSEUM OF ART

**A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING IN PART, A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: JEFFERSON PARK, PLAT BOOK 1, PAGE 90, WOODLAWN PARK ADDITION TO WEST PALM BEACH, FLORIDA, PLAT BOOK 2, PAGE 2, CRANESNEST PARK, PLAT BOOK 6, PAGE 83, PIONEER PARK ADDITION, PLAT BOOK 8, PAGE 67. ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA**

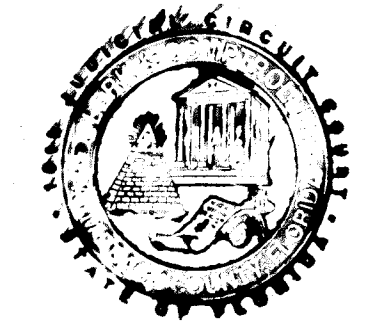
DECEMBER 2018



LOCATION MAP  
SCALE 1" = 3000'

46

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 2:32 PM  
THIS 19 DAY OF December  
2018 AND DULY RECORDED  
IN PLAT BOOK NO. 127  
ON PAGE 46-49  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
By: *Jeff Harold*, D.C.



### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS NORTON MUSEUM OF ART, A SUBDIVISION IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING IN PART, A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: JEFFERSON PARK, PLAT BOOK 1, PAGE 90, WOODLAWN PARK ADDITION TO WEST PALM BEACH, FLORIDA, PLAT BOOK 2, PAGE 2, CRANESNEST PARK, PLAT BOOK 6, PAGE 83, PIONEER PARK ADDITION, PLAT BOOK 8, PAGE 67. ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL A

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING IN PART PORTIONS OF: JEFFERSON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 90, CRANESNEST PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 83, PIONEER PARK ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 67, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, CRANESNEST PARK, AS SHOWN ON SAID PLAT OF CRANESNEST PARK, SAID CORNER BEING ON THE EAST LINE OF THE RIGHT-OF-WAY FOR POINSETIA STREET AS SHOWN ON SAID PLAT (NOW U.S. 1 - SOUTH DIXIE HIGHWAY), SAID WEST LINE LYING 20.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID LOT 8, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE 30 FOOT WIDE RIGHT-OF-WAY FOR CRANESNEST PARK AS SHOWN ON SAID PLAT OF CRANESNEST PARK (NOW KNOWN AS CRANESNEST WAY), S88°56'24"E A DISTANCE OF 17.00 FEET, TO A POINT ON THE EAST LINE OF THE MAINTENANCE RIGHT-OF-WAY AS SHOWN ON THE MAINTENANCE MAP FOR U.S. 1 - SOUTH DIXIE HIGHWAY RECORDED IN ROAD BOOK 9, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, SAID MAINTENANCE RIGHT-OF-WAY LINE BEING 37.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID MAINTENANCE RIGHT-OF-WAY LINE, N01°46'06"E A DISTANCE OF 543.91 FEET, TO THE SOUTH LINE OF THE OF THE 50.00 FOOT WIDE RIGHT-OF-WAY FOR WHILDIN AVENUE (NOW KNOWN AS JEFFERSON ROAD) AS SHOWN ON SAID PLAT OF JEFFERSON PARK; THENCE ALONG SAID SOUTH LINE, S88°57'13"E A DISTANCE OF 477.49 FEET, TO THE WEST LINE OF THE MAINTENANCE RIGHT-OF-WAY AS SHOWN ON MAINTENANCE MAP FOR STATE ROAD NO. 9 - U.S.1 (SOUTH OLIVE AVENUE) RECORDED IN ROAD BOOK 8, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID MAINTENANCE RIGHT-OF-WAY LINE, S01°14'20"W A DISTANCE OF 115.00 FEET, TO THE SOUTH LINE OF LOT 27, BLOCK 6, AS SHOWN ON THE SAID PLAT OF JEFFERSON PARK; THENCE ALONG SAID SOUTH LINE, N88°57'13"W A DISTANCE OF 2.26 FEET, TO THE EAST BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 29069, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING 4 COURSES: S01°45'34"W A DISTANCE OF 78.42 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 60.00 FEET, A RADIAL LINE BEARS S59°28'50"E FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°02'55" A DISTANCE OF 51.36 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.81 FEET, A RADIAL LINE BEARS S72°34'15"W FROM SAID POINT, THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°04'00" A DISTANCE OF 15.61 FEET, TO A POINT OF NON TANGENCY; THENCE S01°45'34"W, A DISTANCE OF 188.27 FEET, TO THE NORTH LINE OF LOT 1, BLOCK 1 AS SHOWN OF THE SAID PLAT OF CRANESNEST PARK; THENCE DEPARTING SAID EAST BOUNDARY AND ALONG SAID NORTH LINE, S88°55'28"E A DISTANCE OF 7.05 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID CORNER BEING ON THE WEST LINE OF THE 30 FOOT WIDE RIGHT-OF-WAY FOR SOUTH OLIVE AVENUE AS SHOWN ON SAID PLAT OF CRANESNEST PARK; THENCE ALONG SAID WEST LINE, S01°46'18"W 97.50 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID CORNER BEING ON THE NORTH LINE OF THE 30 FOOT WIDE RIGHT-OF-WAY FOR CRANESNEST WAY, AS SHOWN ON SAID PLAT OF CRANESNEST PARK; THENCE ALONG SAID NORTH LINE, N88°56'24"W A DISTANCE OF 483.39 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.96 ACRES MORE OR LESS.

AND:

#### PARCEL B

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF WOODLAWN PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 4, WOODLAWN PARK, SAID CORNER BEING ON THE WEST LINE OF THE RIGHT-OF-WAY FOR POINSETIA STREET AS SHOWN ON SAID PLAT (NOW U.S. 1 - SOUTH DIXIE HIGHWAY), SAID WEST LINE LYING 25.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY FOR PALM AVENUE, AS SHOWN ON SAID PLAT, N88°58'54"W A DISTANCE OF 12.00 FEET, TO A POINT ON THE WEST LINE OF THE MAINTENANCE RIGHT-OF-WAY AS SHOWN ON THE MAINTENANCE MAP FOR U.S. 1 - DIXIE HIGHWAY RECORDED IN ROAD BOOK 9, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH LINE OF THE RIGHT-OF-WAY FOR PALM AVENUE, AND A WESTERLY PROLONGATION THEREOF, N88°58'54"W A DISTANCE OF 447.72 FEET, TO THE EAST LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY FOR THE FLORIDA EAST COAST RAILROAD; THENCE N00°49'35"E, ALONG SAID EAST LINE, A DISTANCE OF 249.98 FEET, TO A LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF WOODLAWN PARK, AS SHOWN ON SAID PLAT, SAID 50.00 FEET IS AS MEASURED ALONG THE EAST LINE OF SAID SECTION 28; THENCE S88°58'54"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 451.83 FEET, TO THE WEST LINE OF THE SAID MAINTENANCE RIGHT-OF-WAY; THENCE ALONG SAID WEST LINE S01°46'06"W A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.58 ACRES, MORE OR LESS.

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

1) MUSEUM TRACT AND PARKING TRACT  
MUSEUM TRACT AND PARKING TRACT, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS 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 NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

2) TRACT R1 AND TRACT R2 (RIGHT-OF-WAY DEDICATION)  
TRACT R1 AND TRACT R2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

3) CITY OF WEST PALM BEACH WATER EASEMENTS  
THE CITY OF WEST PALM BEACH WATER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER UTILITY FACILITIES.

4) ELECTRICAL EASEMENT  
THE ELECTRICAL EASEMENT AS SHOWN HEREON OVER AND ACROSS A PORTION OF MUSEUM TRACT AND LOT 1 THROUGH LOT 5, INCLUSIVE IS HEREBY DEDICATED IN PERPETUITY TO NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION AND SERVICE FACILITIES FOR SAID LOT 1 THROUGH LOT 5, INCLUSIVE.

5) WATER EASEMENT  
THE WATER EASEMENT AS SHOWN HEREON OVER AND ACROSS A PORTION OF MUSEUM TRACT AND LOT 1 THROUGH LOT 5, INCLUSIVE IS HEREBY DEDICATED IN PERPETUITY TO NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF WATER DISTRIBUTION AND SERVICE FACILITIES FOR SAID LOT 1 THROUGH LOT 5, INCLUSIVE.

6) SANITARY EASEMENT  
THE SANITARY EASEMENT AS SHOWN HEREON OVER AND ACROSS A PORTION OF MUSEUM TRACT AND LOT 1 THROUGH LOT 5, INCLUSIVE IS HEREBY DEDICATED TO NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER COLLECTION AND SERVICE FACILITIES FOR SAID LOT 1 THROUGH LOT 5, INCLUSIVE.

IN WITNESS WHEREOF, NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

*[Signature]*  
WITNESS

*Lisa Nicoletti*  
PRINT NAME

*[Signature]*  
WITNESS

*Annel Tuan*  
PRINT NAME

NORTON MUSEUM OF ART, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION  
BY: *[Signature]*  
JOHN SAFRANEK, CHIEF FINANCIAL OFFICER

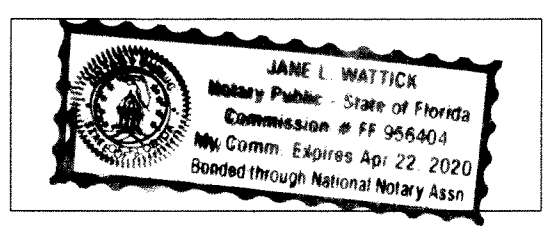
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN SAFRANEK WHO IS PERSONALLY KNOWN TO ME OR HS PRODUCED THE FOLLOWING AS IDENTIFICATION \_\_\_\_\_ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF FINANCIAL OFFICER OF NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 15 DAY OF November, 2018.

*[Signature]*  
SIGNATURE OF NOTARY PUBLIC



SEAL

4/22/2020  
MY COMMISSION EXPIRES  
*JANE L. WATTICK*  
PRINTED NAME OF NOTARY PUBLIC

### TITLE CERTIFICATION

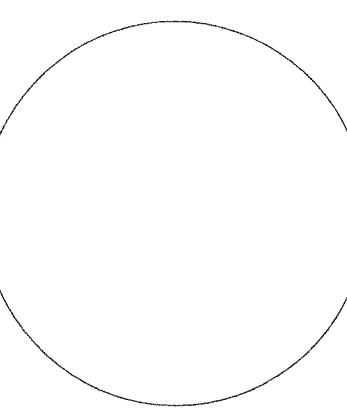
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 NORTON MUSEUM OF ART, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS 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.

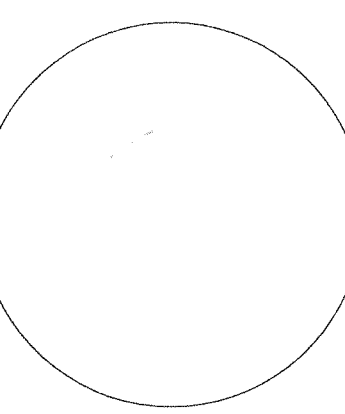
DATED: 10/31/2018

*[Signature]*  
BY: **ROBERT M. GRAHAM**  
PRINT NAME:

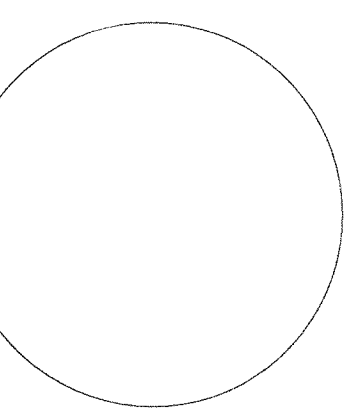
SEAL  
NORTON MUSEUM OF ART, INC



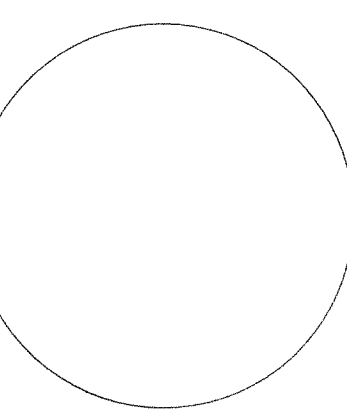
SEAL  
SURVEYOR AND MAPPER



SEAL  
PREPARING  
SURVEYOR AND MAPPER



SEAL  
WEST PALM BEACH CLERK



### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE GRID BEARINGS (NAD83/90) AND BASED ON BASED ON THE MAINTENANCE MAP FOR U.S.1- SOUTH DIXIE HIGHWAY AS RECORDED IN ROAD BOOK 9, PAGE 15 AND THE MAINTENANCE MAP FOR STATE ROAD NO. 5 - U.S.1 (OLIVE AVENUE).
- 2. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES HAVING A SCALE FACTOR OF 1.00005 TO GROUND.
- 3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, FLORIDA EAST ZONE FIPS 0901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. SECTION COORDINATES SHOWN ARE AS SHOWN ON THE MAINTENANCE MAP OR DERIVED BY CALCULATION.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION 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.
- 5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY NEW NORTON COMMUNITY SERVICE PLANNED DEVELOPMENT REGULATIONS.
- 6. THIS PLAT IS BEING PREPARED IN REFERENCE TO PLANNING BOARD CASE NUMBER 1647C.
- 7. 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 PALM BEACH COUNTY.

### CITY OF WEST PALM BEACH APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS DEDICATIONS CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THE UNDERLYING PLATS THAT LIE WITHIN THE LIMITS OF THIS PLAT THIS 16th DAY OF December, 2018.

CITY PLANNING BOARD APPROVAL  
BY: *[Signature]*  
STEVEN MAYANS, CHAIR

*[Signature]*  
GERALDINE MUDJO, MAYOR

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 IN ACCORDANCE WITH CHAPTER 177.081, 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 MONUMENTS AT LOT CORNERS.

DATED THIS 29 DAY OF November, 2018

*[Signature]*  
VINCENT J. NOEL, PSM  
FLORIDA CERTIFICATE NO. 4169

### 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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*[Signature]*  
JOHN J. RICE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4506  
STATE OF FLORIDA L.B. 6603

DATE: 11/27/2018

THIS INSTRUMENT PREPARED BY JOHN J. RICE, P.S.M. LS4506 STATE OF FLORIDA.  
ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS  
1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409.  
CERTIFICATE OF AUTHORIZATION NO. LB0006603

## NORTON MUSEUM OF ART



DATE	09/17/2018
SCALE	1"=50'
CAD FILE	00001.05plat
SUSK PROJECT	00001
DRAWN	JJR
CHECKED	JCM

SH E N E D T  
**1/4**  
JOB NO.  
**00001.05**

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