

# GRUBER-CARLBERG ADDITION TO WEST PALM BEACH REPLAT

A REPLAT OF LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 2, GRUBER-CARLBERG ADDITION TO WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



COUNTY CLERKS CERTIFICATION  
STATE OF FLORIDA COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:19 PM THE 28th DAY OF January 2018 AND HAD BEEN RECORDED IN PLAT BOOK 127, PAGE(S) 133-134  
SHARON R. BOCK  
CLERK OF COURTS AND CONTROLLER  
BY: *Janet M. Carlin*

**DEDICATION AND RESERVATIONS**  
KNOW ALL MEN BY THESE PRESENTS THAT 300 PBL DEVELOPMENT, LLC, OWNER OF THE LAND DESCRIBED IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED GRUBER-CARLBERG ADDITION TO WEST PALM BEACH REPLAT, A REPLAT OF LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 2, GRUBER-CARLBERG ADDITION TO WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, THE SAME BEING DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**  
LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, IN BLOCK 2, OF GRUBER-CARLBERG ADDITION TO WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF: 300 PBL DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY ITS VICE PRESIDENT THIS 13 DAY OF December, 2018.

BY: *Deann Manchester*  
DEANN MANCHESTER  
VICE PRESIDENT

*Carol L. Burnett*  
WITNESS  
Carol L. Burnett  
PRINTED NAME  
*Christine L. Miller*  
WITNESS  
CHRISTINE L. MILLER  
PRINTED NAME

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME PERSONALLY APPEARED DEANN MANCHESTER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 300 PBL DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 13 DAY OF December, 2018.

*Kim Siedelmann*  
PRINT NAME:

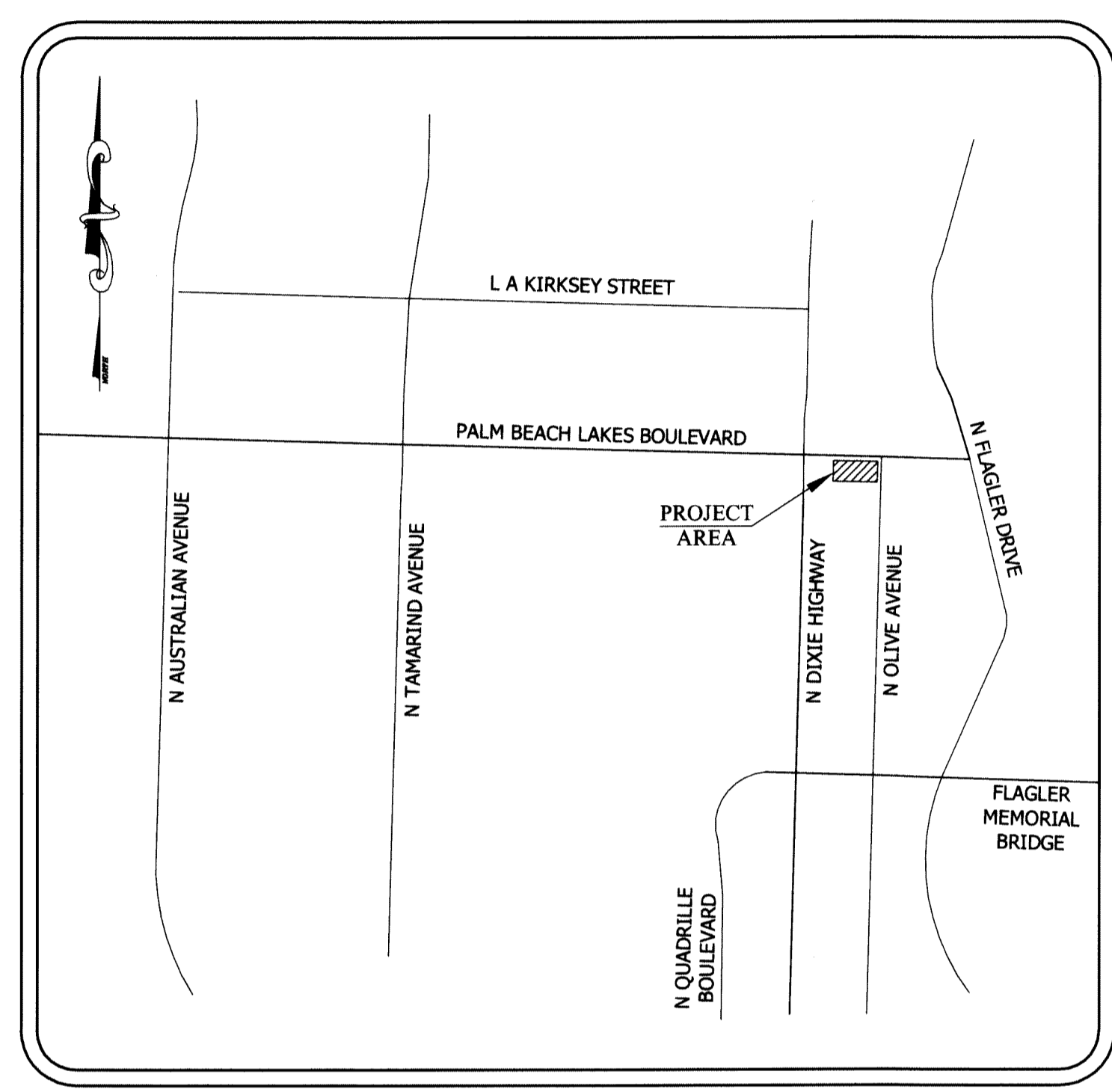
MY COMMISSION EXPIRES:  
03-21-21



*Kim Siedelmann*  
NOTARY PUBLIC  
*Kim Siedelmann*  
PRINT NAME

**SURVEYOR'S NOTES**

- 1. 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.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM NAD 83 (2011 AD) WITH THE WEST RIGHT OF WAY LINE OF N OLIVE AVENUE, BEING N 01°17'34" E.
- 3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS.



LOCATION MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATION**

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS SHALL BE SET ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 12/11/18

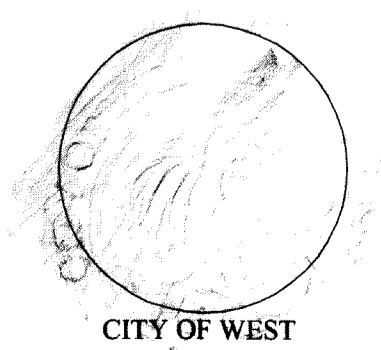
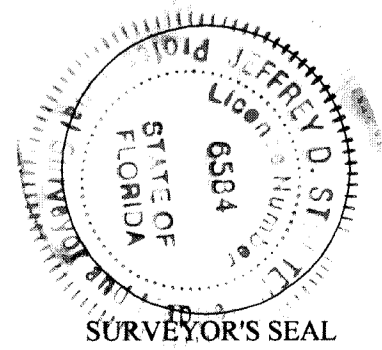
*Jeffrey D. Stouten*  
JEFFREY D. STOUTEN, PSM  
(FLORIDA CERTIFICATE NO. 6584)  
KING ENGINEERING ASSOCIATES, INC. (L.B. 2610)  
324 NICHOLAS PARKWAY WEST, SUITE A  
CAPE CORAL, FLORIDA 33991  
PHONE 239-673-9541 FAX 239-424-8181  
FLORIDA AUTHORIZATION NO. LB2610

**CITY SURVEYOR'S CERTIFICATION**

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *Vincent J. Noel*  
VINCENT J. NOEL, PSM  
FLORIDA SURVEYOR AND MAPPER, REG. #4169

DATE 12/17/18



**MORTGAGEE'S CONSENT**

STATE OF Texas  
COUNTY OF Tarant

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 RECORD BOOK 30139 AT PAGE 311 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID FROST BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS 12 DAY OF December, 2018.

*Clint Cockerell*  
WITNESS  
Gabrielle Vaughn  
PRINTED NAME  
*Clint Cockerell*  
WITNESS  
Nathan Beck  
PRINTED NAME

FROST BANK  
A TEXAS STATE BANK  
BY: *Clint Cockerell*  
NAME: CLINT COCKERELL  
TITLE: SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF TARANT

BEFORE ME PERSONALLY APPEARED CLINT COCKERELL WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FROST BANK, A TEXAS STATE BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF December, 2018.

*Kerri Blackerby*  
PRINT NAME:

MY COMMISSION EXPIRES:

*Kerri Blackerby*  
NOTARY PUBLIC  
*Kerri Blackerby*  
PRINT NAME



**CERTIFICATE OF APPROVALS BY THE CITY OF WEST PALM BEACH**

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THIS 19 DAY OF December, A.D. 2018.

BY: *Geraldine Muoio*  
GERALDINE MUOIO  
MAYOR

**TITLE CERTIFICATION**

I, WILLIAM T. LINK, JR., A DULY LICENSED ATTORNEY AT LAW IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED ON THIS PLAT ("PARCEL"); THAT RECORD TITLE OF THE PARCEL IS VESTED IN 300 PBL DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29251, PAGE 212, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THAT THE 2017 REAL ESTATE TAXES ON THE PARCEL HAVE BEEN PAID, THAT THE 2018 REAL ESTATE TAXES ON THE PARCEL ARE PAYABLE BUT NOT YET DUE, AND SUBSEQUENT YEARS REAL ESTATE TAXES ON THE PARCEL ARE NOT YET DUE AND PAYABLE; THAT THE PARCEL IS ENCUMBERED BY THE FOLLOWING MORTGAGE INTERESTS: (1) THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT TO FROST BANK, A TEXAS STATE BANK, MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 30139, PAGE 311, PUBLIC RECORDS OF PALM BEACH COUNTY, AND (2) THAT CERTAIN ASSIGNMENT OF LEASES AND RENTS RECORDED IN OFFICIAL RECORDS BOOK 30139, PAGE 339, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; AND THAT THE PARCEL IS NOT FURTHER ENCUMBERED BY ANY ADDITIONAL MORTGAGE INTERESTS, AS OF THE DATE HEREOF.

DATE: DECEMBER 12, 2018

*William T. Link Jr.*  
WILLIAM T. LINK JR.  
FLORIDA BAR #: 769851  
REED MAWHINNEY & LINK, PLLC  
1611 HARDEN BLVD.  
LAKELAND, FLORIDA 33803

KING ENGINEERING ASSOCIATES, INC.  
324 NICHOLAS PARKWAY WEST, SUITE A  
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