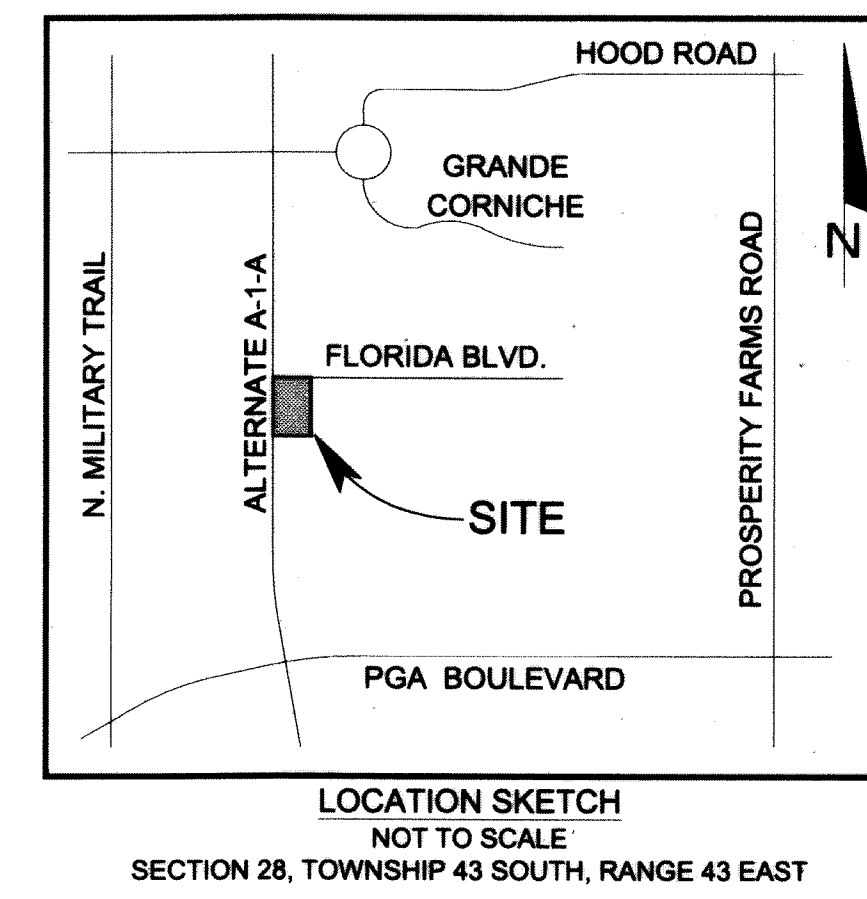


64

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:21 P.M.
THIS 11th DAY OF September
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 64-129 ON
PAGES 64 AND 65
SHARON R. BOCK
CLERK AND COMPTROLLER
By: *[Signature]*
DEPUTY CLERK



CABANA COLONY GAS STATION AND CAR WASH, A P.U.D.

BEING A REPLAT OF A PORTION OF LOTS A-10 AND A-11,
PALM BEACH CABANA COLONY COMMERCIAL AREA,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 27, PAGE 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS CABANA COLONY GAS STATION AND CAR WASH, BEING A REPLAT OF A PORTION OF LOTS A-10 AND A-11, PALM BEACH CABANA COLONY COMMERCIAL AREA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND SITUATED IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT A-10, PALM BEACH CABANA COLONY COMMERCIAL AREA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 59, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF PROPERTY THEREOF CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3580, PAGE 1807, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT A-10; THENCE NORTH 87°53'27" WEST, ALONG THE SOUTH LINE OF SAID LOT A-10 A DISTANCE OF 206.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°53'27" WEST A DISTANCE OF 38.97 FEET; THENCE NORTH 02°06'19" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 87°53'26" EAST A DISTANCE OF 38.38 FEET; THENCE SOUTH 01°45'54" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; FURTHER LESS AND EXCEPT THE EAST 100 FEET OF SAID LOT A-10 CONVEYED BY DEED RECORDED IN OFFICIAL RECORD BOOK 4252, PAGE 1374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOT A-11, PALM BEACH CABANA COLONY COMMERCIAL AREA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 59, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA FOR STATE ROAD ALT. A-1-A BY DEED RECORDED OFFICIAL RECORD BOOK 3667, PAGE 915, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT A-11; THENCE N. 87°53'26" W. ALONG THE SOUTH LINE OF SAID LOT A-11, A DISTANCE OF 111.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 87°53'26" W., A DISTANCE OF 38.38 FEET; THENCE N. 02°06'19" E., A DISTANCE OF 150.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 89°35'18", AN ARC DISTANCE OF 39.09 FEET TO THE END OF SAID CURVE; THENCE S. 88°19'23"E., A DISTANCE OF 52.22 FEET; THENCE S.73°09'33" W., A DISTANCE OF 22.94 FEET; THENCE S.39°56'41" W., A DISTANCE OF 29.06 FEET; THENCE S. 01°45'54" W., A DISTANCE OF 145.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,959.0312 SQUARE FEET, OR 0.688 ACRES, MORE OR LESS.

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

1. PARCEL 1 AND PARCEL 2
PARCEL 1 AND PARCEL 2, AS SHOWN HEREON ARE HEREBY RESERVED BY A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2. 5' SUA EASEMENT
THE 5' SUA EASEMENT WITH LANDSCAPE ENCROACHMENTS AS SET FORTH IN RESOLUTION 12, 2019 OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AS AMENDED, AND AS DEPICTED HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. ANY REVISION OR RELOCATION OF THE SUBJECT LANDSCAPE ENCROACHMENTS SHALL REQUIRE THE MUTUAL APPROVAL OF BOTH THE CITY OF PALM BEACH GARDENS AND SEACOAST UTILITY AUTHORITY. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. LANDSCAPE BUFFER EASEMENT
THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

IN WITNESS WHEREOF, A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 22nd DAY OF August 2019.

A1A CABANA PARTNERS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

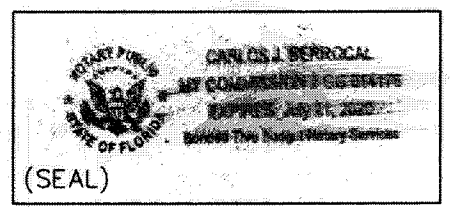
WITNESS: *[Signature]* BY: *[Signature]*
KEVIN DALTON, MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN DALTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 CORPORATE SEAL 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 22d DAY OF August 2019.



[Signature]
NOTARY
Carlos J. Berrocal
PRINT NAME
MY COMMISSION EXPIRES: July 21, 2020
COMMISSION NUMBER: CG 014176

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORDS BOOK 30724, AT PAGE 1922 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS WEST PALM BEACH MARKET PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF August 2019.

LEGACY BANK OF FLORIDA
A FLORIDA CORPORATION
BY: *[Signature]*
RICK A SIMPSON
WEST PALM BEACH MARKET PRESIDENT

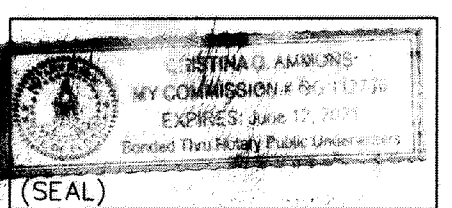
WITNESS: Cristina G. Ammons
NAME
Cristina G. Ammons
PRINT NAME
WITNESS: Patricia M. Saunders
NAME
Patricia Saunders
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF

BEFORE ME PERSONALLY APPEARED RICK A SIMPSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WEST PALM BEACH MARKET PRESIDENT OF LEGACY BANK OF FLORIDA, A BANKING 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 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 22nd DAY OF August 2019.



[Signature]
NOTARY
Cristina G. Ammons
PRINT NAME
MY COMMISSION EXPIRES: 6/12/2021
COMMISSION NUMBER: CG 112736

REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS AT LOT CORNERS.

THIS 27th DAY OF August 2019.
[Signature]
JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4506

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CARLOS J. BERROCAL, 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 A1A CABANA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS, IF ANY, HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: August 22, 2019
[Signature]
CARLOS J. BERROCAL
ATTORNEY AT LAW
FLORIDA BAR 468908

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF September 2019.
BY: *[Signature]* ATTEST: *[Signature]*
MARK T. MARCIANO, MAYOR PATRICIA SNIDER, CMC CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF September 2019.
BY: *[Signature]*
TODD B. ENGLE, P.E.
CITY ENGINEER

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 CHAPTER 177.091(9), F.S. WILL BE PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATED: August 22, 2019
[Signature]
KEVIN M. BECK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 6168
STATE OF FLORIDA

SURVEYOR'S NOTES

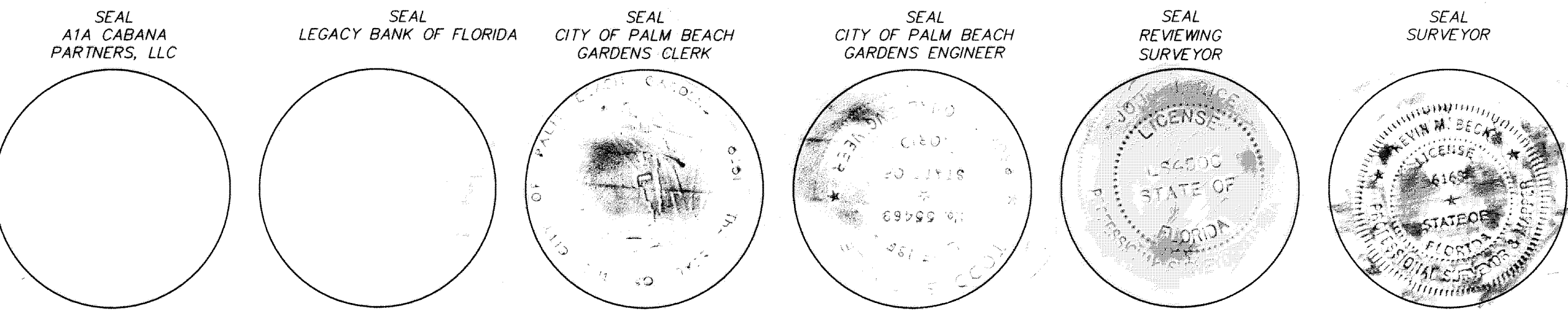
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD ALTERNATE A-1-A (S.R. 811) AS DESCRIBED IN OFFICIAL RECORD BOOK 29069, PAGE 981 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING NORTH 01°45'54" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL DISTANCES ARE GROUND AND BASED ON U.S. SURVEY FEET.
- 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.
- 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 THERE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS REGULATIONS.
- ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ABBREVIATION LEGEND

ESMT	EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
P.U.D.	PLANNED UNIT DEVELOPMENT
SUA	SEACOAST UTILITY AUTHORITY
N90°E	DESCRIPTION DATA

SYMBOL LEGEND

- SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB7241"
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "MEI LB 7241"
- △ SET NAIL AND DISK STAMPED "MEI LB7241"



THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF MARLIN ENGINEERING, INC., 10415 RIVERSIDE DRIVE, SUITE 101, PALM BEACH GARDENS, FLORIDA, 33410.

NAME	DATE
DRAWN BY LS	03/19/19
CHECKED BY KMB	03/21/19
PROJECT NUMBER:	2019022.002

MARLIN ENGINEERING
10415 RIVERSIDE DRIVE, SUITE 101,
PALM BEACH GARDENS, FL 33410
Tel: (561) 229-0239,
Fax: (305) 477-7590
L.B. # 7241

SHEET
1 of 2

K:\Survey\Survey Projects\2019\2019022.002 Plat.dwg LAYOUT: Sheet 1 PLOTTED: Aug 15, 2019 - 5:08pm PLOTTED BY: kbeck