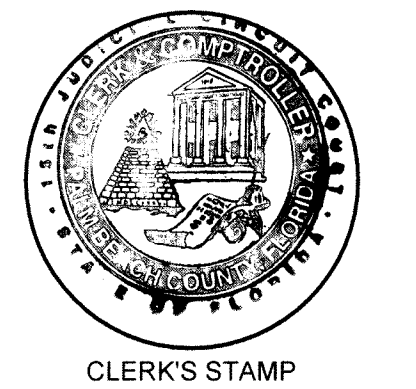
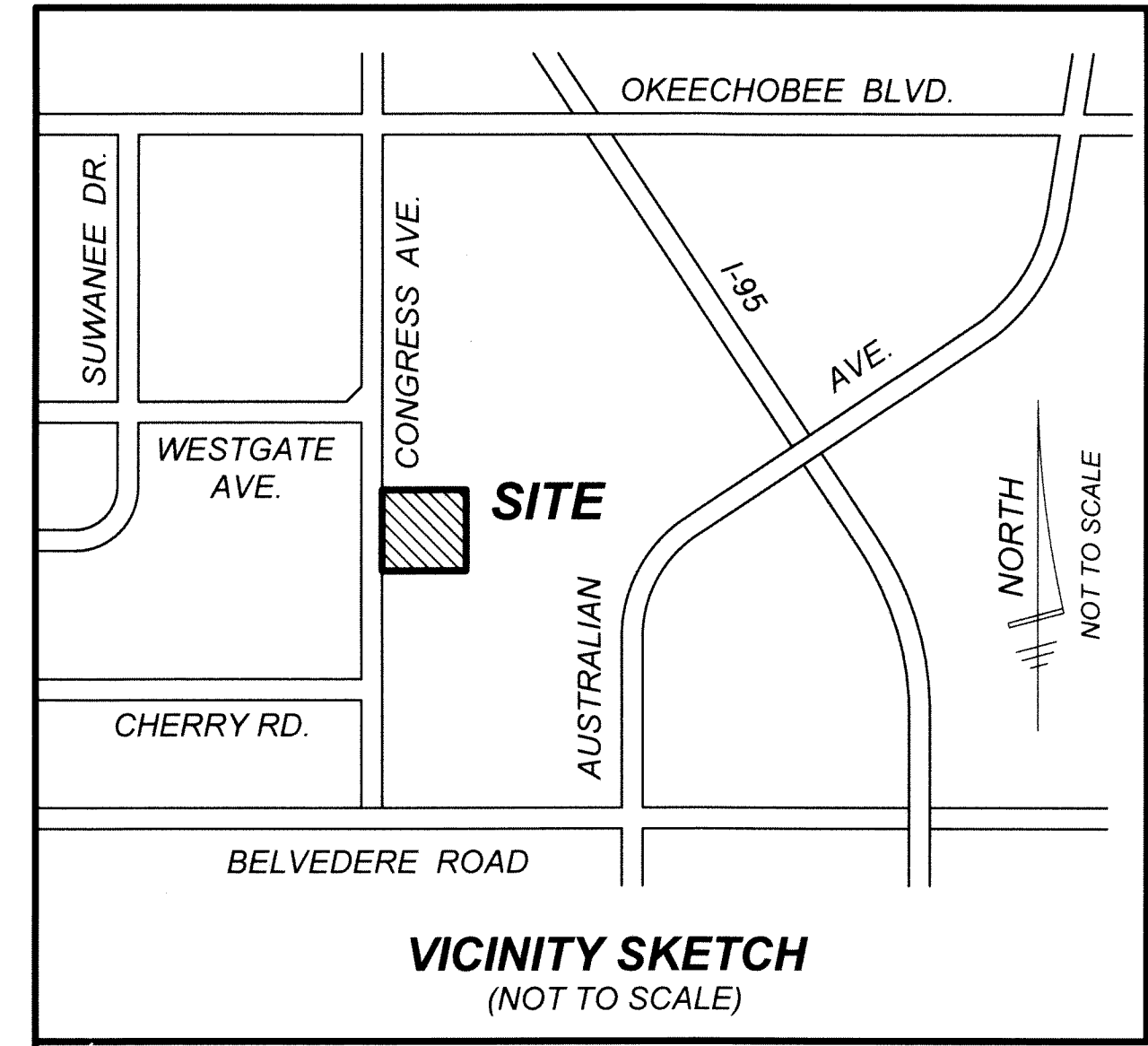


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:46 AM
THIS 8 DAY OF December
A.D. 20 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 46 AND 97
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Debra McCarroll
DEPUTY CLERK



GREENE APARTMENTS

LYING IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA



This instrument prepared by:
Robert J. Cajal in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

IN WITNESS WHEREOF, I, Jeff Greene, a married man, as his sole and separate property, do hereunto set my hand and seal this 27 day of October, 2020.

WITNESS: Sarah Nilsen
Printed Name
WITNESS: Lee Sutherland
Printed Name
BY: Jeff Greene
Jeff Greene, a married man, as his sole and separate property

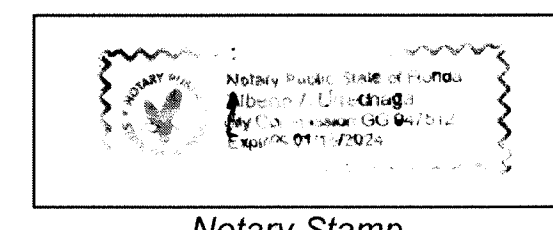
SITE DATA
CONTROL No.: 2016-00052

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of October, 2020, by Jeff Greene, a married man, as his sole and separate property, who is personally known to me or has produced _____ (type of identification) as identification.

1-15-2024
My commission expires:



Alicia Hernandez
Signature of Notary Public
Printed name of Notary Public

MORTGAGEE'S JOINDER AND CONSENT

State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of an unrecorded 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 dated December 1, 2016, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27 day of October, 2020.

GPI Insurance Company, Inc.
a Utah corporation

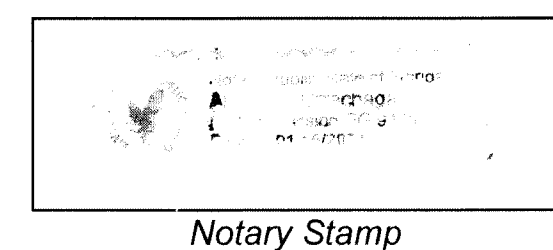
WITNESS: Sarah Nilsen
Printed Name
WITNESS: Lee Sutherland
Printed Name
BY: Jeff Greene
Jeff Greene, President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of October, 2020, by Jeff Greene, as President for GPI Insurance Company, Inc., on behalf of said corporation, who is personally known to me or has produced _____ (type of identification) as identification.

1-15-2024
My commission expires:



Alicia Hernandez
Signature of Notary Public
Printed name of Notary Public

TITLE CERTIFICATION

State of Florida
County of Dade

I, Stuart I. Grossman, 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 Jeff Greene, a married man, as his sole and separate property; 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.

Dated this 30 day of October, 2020.

Stuart I. Grossman
Stuart I. Grossman, Attorney at Law
Florida Bar No. 176699

COUNTY APPROVAL:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 04 day of December, 2020, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

David L. Ricks
David L. Ricks, P.E.
County Engineer

SURVEYOR & 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.

Dated this 3rd day of November, 2020.
Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

NOTES

- All lines intersecting circular curves, if any, are radial unless otherwise noted.
- Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- Zone = Florida East
- Linear unit = U.S. Survey Foot
- Coordinates shown on the control P.R.M.'s are Grid and are based upon the Florida State Plane coordinate system on the North American Datum of 1983, 1990 adjustment.
- All distances are ground unless labeled otherwise as measured on horizontal plane.
- Scale factor = 1.000043
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid (NAD 83, 1990 Adjustment) and are based on the West line of the Northwest quarter (NW 1/4) of Section 29, Township 43 South, Range 43 East, which bears South 01°32'12" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided land 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This plat position and orientation conforms to the Florida State Plane Coordinate System by past occupation and backsighting of the Palm Beach County monuments identifying the Southwest Section Corner and West One-Quarter Corners of Section 29, Township 43 South, Range 43 East and subsequent field traverse to and along known control points for N. Congress Avenue established by this office, to achieve a minimum relative distance accuracy of 1:10,000.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Jeff Greene, a married man, as his sole and separate property, owner of the land shown hereon as GREENE APARTMENTS, lying in the Northwest quarter of Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land lying in the Northwest quarter of Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 29, Township 43 South, Range 43 East; thence South 01°32'12" West, along the West line of the Northwest quarter of said Section 29, a distance of 1619.88 feet to a point of intersection with the Westerly prolongation of the South line of the Congress Avenue Office Park, according to the plat thereof, recorded in Plat Book 123, Page 138, Public Records of Palm Beach County, Florida; thence departing said West line, South 88°39'17" East, along the Westerly prolongation of said South line of plat of Congress Avenue Office Park, a distance of 40.00 feet to the Southwest corner of said plat and the POINT OF BEGINNING of the following described parcel; thence continue along said South line, South 88°39'17" East a distance of 620.00 feet to the Southeast corner of said plat; thence South 01°32'12" West, parallel with the West line of the Northwest quarter of said Section 29, a distance of 524.62 feet; thence North 88°45'35" West, parallel with the North line of said Section 29 a distance of 620.00 feet to a point on the East right-of-way line of Congress Avenue (State Road 807) as recorded in Official Records Book 1654, Page 908, said Public Records of Palm Beach County; thence continue along said East right-of-way line as recorded in Official Records Book 1654, Pages 902, 903, 904, 907 and 908, North 01°32'12" East, a distance of 525.76 feet to the POINT OF BEGINNING.

Containing 7.48 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

TRACT A

Tract A, as shown hereon, is hereby reserved for Jeff Greene, a married man, as his sole and separate property, his successors and assigns, for use in accordance with the zoning approval of record for this site, including future amendments on file with the Palm Beach County Zoning Division. The maintenance of this tract shall be the perpetual maintenance obligation of Jeff Greene, a married man, as his sole and separate property, his successors and assigns, without recourse to Palm Beach County.

TRACT R

Tract R, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

UTILITY EASEMENT

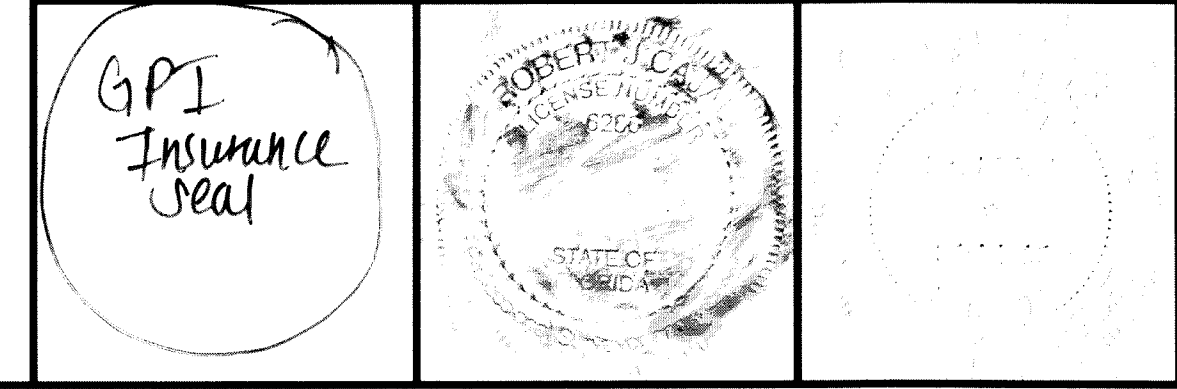
The Utility Easement running adjacent and parallel to public streets as shown hereon, is a non-exclusive easement and is hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

PUBLIC DRAINAGE EASEMENT

The Public Drainage Easement, as shown hereon, is hereby dedicated in perpetuity for drainage purposes. Said easement is for the purpose of providing drainage, storage, and conveyance for lands adjoining the lands platted herein or stormwater that contributes or flows through them. The maintenance of the public drainage easement including all drainage facilities located therein shall be the perpetual maintenance obligation of Jeff Greene, a married man, as his sole and separate property, his successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to construct and maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

GPI INSURANCE CO. SEAL SURVEYOR'S SEAL COUNTY ENGINEER'S SEAL



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4909
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 16-1675.9	F.B.	PG.
OFFICE: R.C.	DATE: DEC., 2019	DWG. No.:	16-1675-2
C'KD:	REF.: 16-1675-2.DWG.	SHEET 1 OF 2	