

360 ROSEMARY

BEING A REPLAT OF A PORTION OF BLOCK 22, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

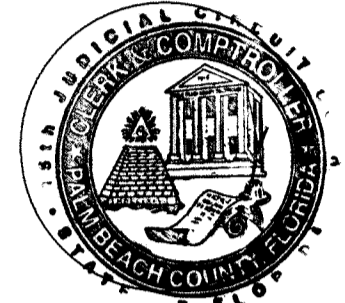
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:01 P.M.
THIS 14 DAY OF December
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 102 THROUGH 103

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Debra McCull*
DEPUTY CLERK

SHEET 1 OF 2
CLERK



LOCATION MAP
NOT TO SCALE

DESCRIPTION:

A PORTION OF BLOCK 22, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 22; THENCE S.88°48'35"E ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 22, A DISTANCE OF 5.00 FEET; THENCE N.00°52'09"E, ALONG A LINE 5' EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 5, BLOCK 22, A DISTANCE OF 133.10 FEET TO A POINT OF INTERSECTION WITH A LINE 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 22; THENCE S.88°48'20"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 245.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ONE HALF OF LOT 3 OF SAID BLOCK 22; THENCE S.00°52'19"W, ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 147.08 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT 14.00 FOOT WIDE ALLEY, AS SHOWN ON SAID PLAT; THENCE N.88°48'35"W, ALONG SAID SOUTH LINE, A DISTANCE OF 50.03 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 22, AS SHOWN ON SAID PLAT; THENCE S.00°52'20"W, ALONG THE WEST LINE OF SAID LOT 8, BLOCK 22, A DISTANCE OF 133.05 FEET TO A POINT OF INTERSECTION WITH A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 22; THENCE N.88°49'22"W, ALONG SAID SOUTH LINE, A DISTANCE OF 200.10 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE LOT 6 OF SAID BLOCK 22; THENCE N.00°52'09"E, ALONG SAID WEST LINE, A DISTANCE OF 147.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,753 SQUARE FEET OR 1.4406 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CITYPLACE NORTH II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS: 360 ROSEMARY

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCEL A IS HEREBY RESERVED BY CITYPLACE NORTH II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR PEDESTRIAN ACCESS, AND IS THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 18 DAY OF NOVEMBER, 2020.

CITYPLACE NORTH II, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *Michael*
PRINT NAME MICHAEL

Gopal Rajegowda
GOPAL RAJEGOWDA
VICE PRESIDENT

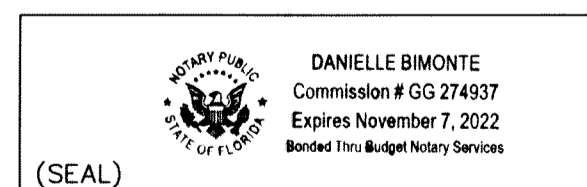
WITNESS: *Stephen Travers*
PRINT NAME STEPHEN TRAVERS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

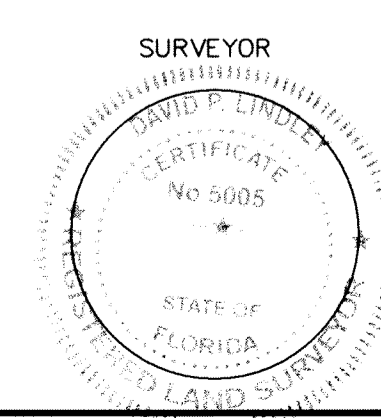
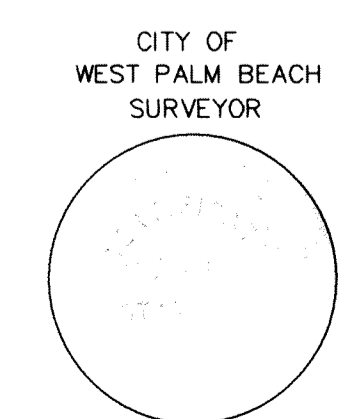
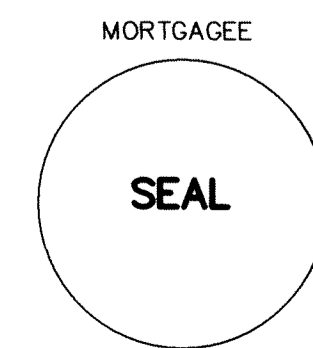
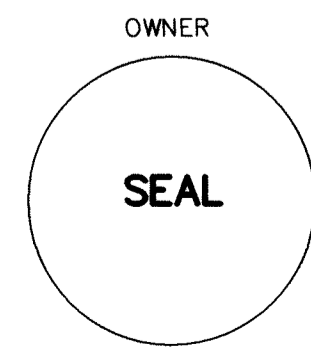
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18 DAY OF NOVEMBER, 2020, BY GOPAL RAJEGOWDA AS VICE PRESIDENT OF CITYPLACE NORTH II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF NOVEMBER, 2020.



Danielle Bimonte
NOTARY PUBLIC
DANIELLE BIMONTE
PRINT NAME

MY COMMISSION EXPIRES: NOVEMBER 7, 2022
COMMISSION NUMBER: GG274937



City seal

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK
COUNTY OF New York

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 31259, AT PAGE 618 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 17 DAY OF NOVEMBER, 2020.

MSD ROOF PARTNERS VI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AS AGENT FOR THE BENEFIT OF
MSD ROOF PARTNERS VI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AS LENDER, AND MSD PCOF PARTNERS XXIII, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AS LENDER

PRINT NAME

WITNESS: *Sabrina Biancaniello*
PRINT NAME Sabrina Biancaniello

BY: *Kenneth Gerald*
NAME KENNETH GERALD
TITLE VICE PRESIDENT

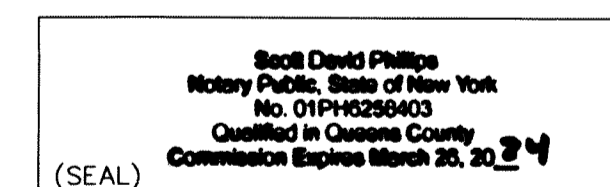
WITNESS: *Erin Foster*
Erin Foster

ACKNOWLEDGEMENT:

STATE OF NEW YORK
COUNTY OF New York

ON THE seventeenth DAY OF November, 2020, BEFORE ME PERSONALLY APPEARED BY PHYSICAL PRESENCE Kenneth Gerald, AS Vice President of MSD ROOF PARTNERS VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT FOR THE BENEFIT OF MSD ROOF PARTNERS VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER, AND MSD PCOF PARTNERS XXIII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER, WHO BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT 445 Fifth Ave, 21st Fl, New York, NY 10017; THAT THE LIMITED LIABILITY COMPANY DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT IS SUCH COMPANY SEAL; THAT IT WAS SO AFFIXED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID COMPANY, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE AUTHORITY AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID COMPANY.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT NEW YORK, IN THE COUNTY OF NEW YORK AND STATE OF NEW YORK THE DAY AND YEAR AFORESAID.



Scott David Phillips
NOTARY PUBLIC STATE OF NEW YORK
Scott David Phillips
PRINT NAME

MY COMMISSION EXPIRES: 03/20/24
COMMISSION NUMBER: 01PH6250403

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION HEREON

THIS 30 DAY OF November, 2020.

BY: *Keith A. James*
KEITH A. JAMES, MAYOR

REVIEWING SURVEYOR:

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 WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 11/23/2020

Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SHUTTS & BOWEN LLP, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN CITYPLACE NORTH II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 10/1/20

SHUTTS & BOWEN LLP,
AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY
Adam Bayan
Adam Bayan ESQUIRE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT 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: 11/16/2020

David P. Lindley
DAVID P. LINDLEY P.L.S.
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SURVEY NOTES AND LEGEND:

- 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 THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- O.R.B. - OFFICIAL RECORD BOOK
- PRM - INDICATES SET PERMANENT REFERENCE MONUMENT; 4"x4" CONCRETE POST WITH DISC MARKED LB3591 PRM, UNLESS NOTED OTHERWISE.
- PRM - INDICATES SET PERMANENT REFERENCE MONUMENT, NAIL WITH DISC MARKED LB3591 PRM, UNLESS NOTED OTHERWISE.
- PG. - PAGE
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THE BEARINGS REFERENCED HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°52'09" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH ROSEMARY AVENUE.
- "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.
- FPL - FLORIDA POWER AND LIGHT COMPANY
- P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
- LB - LICENSED BUSINESS
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- C - CENTERLINE
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- D.B. - DEED BOOK