

HEMSTREET PARK II

BEING A REPLAT OF HEMSTREET PARK LESS THE EAST 5 FEET, AS RECORDED IN PLAT BOOK 42, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 30.00 FOOT WIDE ROAD DYKE & DITCH RESERVATION RELEASED IN OFFICIAL RECORDS BOOK 13889, PAGE 490 AND TOGETHER WITH A PORTION OF THE EAST 315 FEET OF THE WEST 675 FEET OF TRACT 37, BLOCK 6 OF PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

63
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 3:30 P.M.
 THIS 13 DAY OF January 2023 AND DULY RECORDED IN PLAT BOOK NO. 135 ON PAGE(S) 63-64
 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER
 BY: [Signature] DEPUTY CLERK
 SEAL
 CLERK OF THE CIRCUIT COURT & COMPTROLLER

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WH CLEARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LAND SHOWN HEREON AS HEMSTREET PARK II, BEING A REPLAT OF HEMSTREET PARK LESS THE EAST 5 FEET, AS RECORDED IN PLAT BOOK 42, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 30.00 FOOT WIDE ROAD DYKE & DITCH RESERVATION RELEASED IN OFFICIAL RECORDS BOOK 13889, PAGE 490 AND TOGETHER WITH A PORTION OF THE EAST 315 FEET OF THE WEST 675 FEET OF TRACT 37, BLOCK 6 OF PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN A PORTION OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 OF SAID PLAT OF HEMSTREET PARK; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT OF HEMSTREET PARK, N89°03'55"E A DISTANCE OF 625.00 FEET TO THE WESTERLY LINE OF A 5 FOOT ADDITIONAL RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID PLAT OF HEMSTREET PARK; THENCE LEAVING SAID NORTHERLY LINE AND ALONG SAID RIGHT-OF-WAY LINE S00°58'05"E A DISTANCE OF 675.00 FEET TO A POINT ON THE CENTERLINE OF THE 30.00 FOOT WIDE RIGHT-OF-WAY OF WALLIS ROAD AS ABANDONED IN OFFICIAL RECORDS BOOK 13889, PAGE 490 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID CENTERLINE S89°03'55"W A DISTANCE OF 310.00 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 315.00 FEET OF TRACT 37, BLOCK 6 OR SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE LEAVING SAID CENTERLINE AND ALONG SAID WESTERLY LINE S00°58'05"E A DISTANCE OF 416.12 FEET; THENCE LEAVING SAID WESTERLY LINE N89°23'03"W A DISTANCE OF 315.12 FEET TO THE EASTERLY LINE OF THE WESTERLY 360 FEET OF TRACT 37, BLOCK 6 OF SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID PLAT OF HEMSTREET PARK, N00°58'05"W A DISTANCE OF 1082.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.663 ACRES MORE OR LESS.

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

- PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR WH CLEARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATION OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WH CLEARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ADDITIONAL RIGHT-OF-WAY: TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO AND GRANTED IN FEE SIMPLE TO PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC RIGHT OF WAY PURPOSES.
- GENERAL UTILITY EASEMENTS: THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE 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.
- THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, WILLIAM D. HODGES, AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF December 2022.

WH CLEARY, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY,
 AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: [Signature] WILLIAM D. HODGES, MANAGER
 WITNESS: [Signature] ANGELA M. PATINO
 PRINT NAME: ANGELA MARIA PATINO

ACKNOWLEDGMENTS

STATE OF FLORIDA
 COUNTY OF: PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF December 2022, BY William Hodges AS Manager FOR WH Cleary LLC ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.
 MY COMMISSION EXPIRES: 11/6/24

[Signature] Anne S. Walker
 (PRINTED NAME) - NOTARY PUBLIC
 SEAL

MORTGAGEE'S JOINDER AND 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 RECORD BOOK 33907 AT PAGE 578 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT COMMERCIAL BANKING AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF December 2022.

AMERANT BANK, NATIONAL ASSOCIATION
 BY: [Signature] Alberto Zuniga
 TITLE: Vice President Manager

ACKNOWLEDGEMENTS

STATE OF FLORIDA
 COUNTY OF: PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF December 2022, BY Alberto Zuniga AS VP Comm Banking FOR AMERANT BANK, NATIONAL ASSOCIATION, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.
 MY COMMISSION EXPIRES: 11/6/24

[Signature] Anne S. Walker
 (PRINTED NAME) - NOTARY PUBLIC
 SEAL

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 WH CLEARY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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: 12-1-2022 BY: [Signature] ROBERT M. GRAHAM
 PRINT NAME: ROBERT M. GRAHAM

SEAL MORTGAGEE SEAL WH CLEARY LLC SEAL COUNTY ENGINEER SEAL SURVEYOR

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 11 DAY OF January 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
 BY: [Signature] David L. Ricks
 DAVID L. RICKS, P.E.
 COUNTY ENGINEER

SURVEYORS 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"), 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.
 DATE: 12-05-2022
 C. ANDRE RAYMAN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 4938
 STATE OF FLORIDA L.B.# 6603

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N88°14'12"W, NAD 83, 1990 ADJUSTMENT, ALONG A LINE BETWEEN PALM BEACH COUNTY CONTROL MONUMENT "SOUTHERN" AND PALM BEACH COUNTY CONTROL MONUMENT "PBF 13", AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE 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 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 THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90) ZONE = FLORIDA EAST ZONE LINEAR UNITS = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED SCALE FACTOR: 1.0000277 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL EASEMENTS DEDICATED BY PLAT BOOK 42, PAGE 104 ARE HEREBY RELEASED.

LEGEND

- CENTERLINE
- OFFICIAL RECORD BOOK
- ORB PLAT BOOK
- PB PAGE(S)
- PG(S) RIGHT-OF-WAY
- R/W
- SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
- FOUND PERMANENT REFERENCE MONUMENT AS NOTED
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- PBCWUD PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

SITE DATA

CONTROL NO. 1979-00226
 THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 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

HEMSTREET PARK II

DATE	11/4/2022
SCALE	N/A
CAD FILE	18070.01
SWK PROJECT	18070.01
DRAWN	JCM
CHECKED	CAR

SEAL 1/2
 JOB NO. 18070.01.16

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CFN 20230015762 PL BK 135 PG 63

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