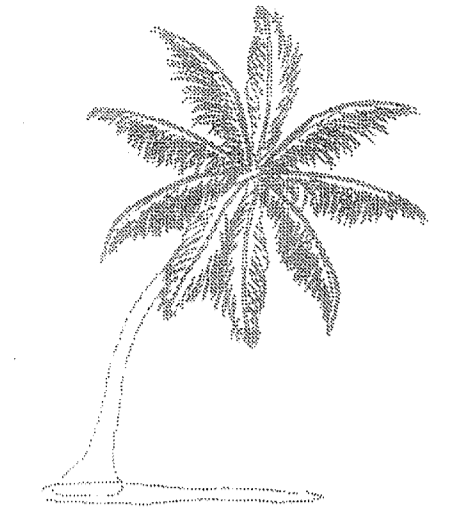


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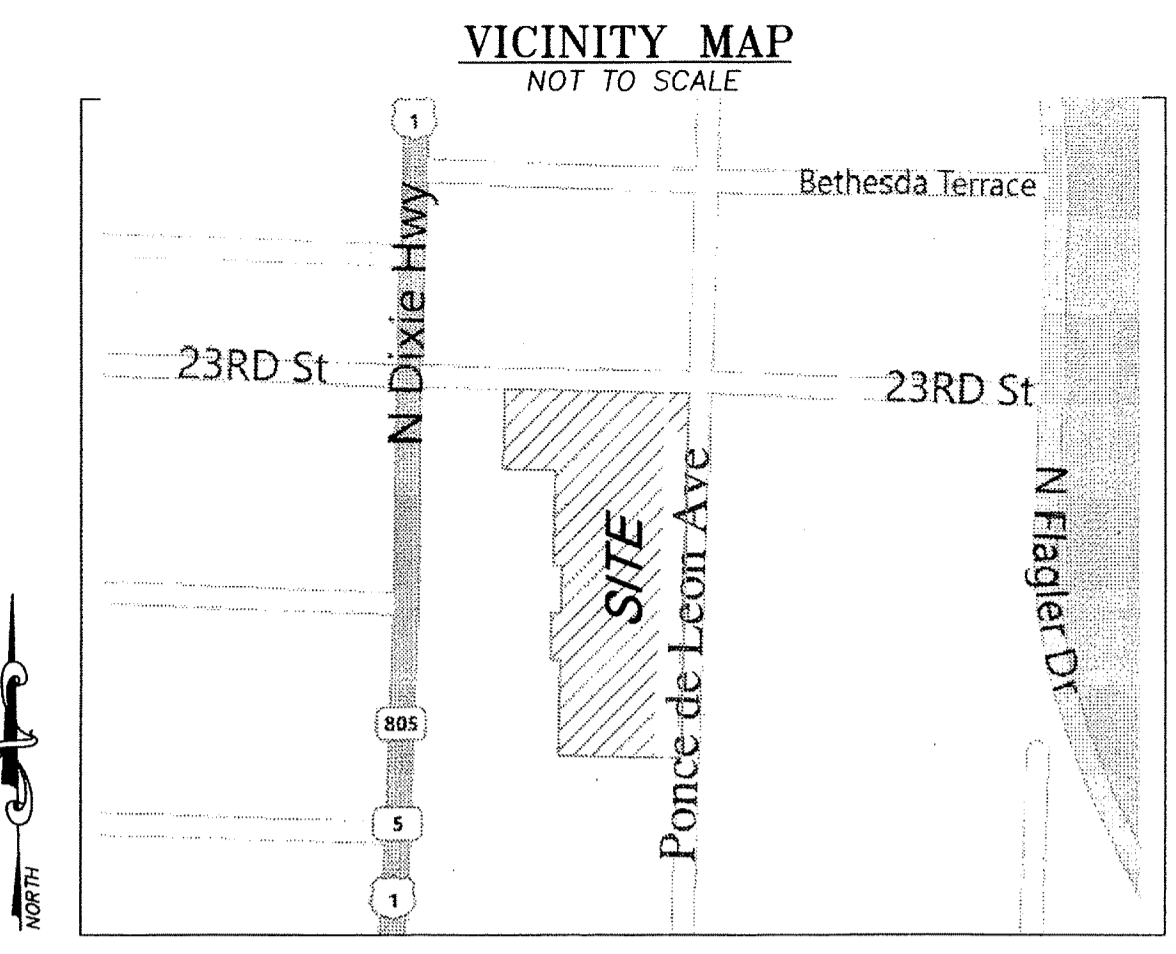
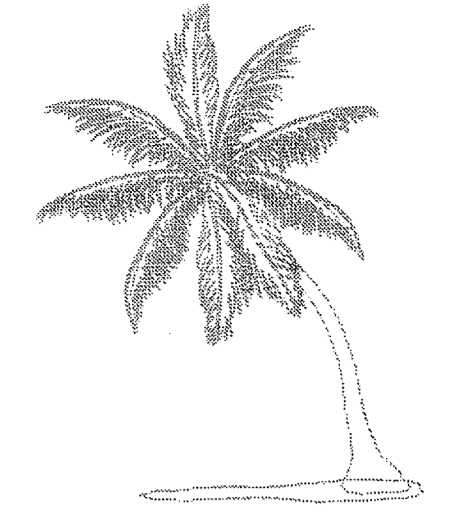
48



# PARKLAND REPLAT

BEING A REPLAT OF A PORTION OF LOTS 8 THROUGH 14, BLOCK 3, ACCORDING TO THE PLAT OF BETHESDA PARK, AS RECORDED IN PLAT BOOK 1, PAGE 136, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST

SHEET 1 OF 2 - APRIL 2015



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 1:42 P.M.  
THIS 16 DAY OF February  
A.D. 2016 AND DULY RECORDED IN PLAT BOOK  
136 ON PAGES 48 THRU 54  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*



SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PARK PB, LLC, a Florida Limited Liability Company, Managed by Park PB, LLC, is managed by PREDCO, LLC, a Florida Limited Liability Company, the Owners of the lands shown hereon as PARKLAND REPLAT being more particularly described as follows:

### DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 43 EAST BEING A PORTION OF LOTS 8 THROUGH 14, BLOCK 3, BETHESDA PARK, AS RECORDED IN PLAT BOOK 1, PAGE 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 14, BLOCK 3; THENCE SOUTH 01°09'29" WEST ALONG THE EAST LINE OF SAID BLOCK 3 (THE EAST LINE OF SAID BLOCK 3 IS ASSUMED TO BEAR SOUTH 01°09'29" WEST AND ALL OTHER BEARINGS ARE RELATIVE TO SAID BEARING), A DISTANCE OF 384.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 3; THENCE NORTH 88°50'36" WEST ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 3, A DISTANCE OF 130.50 FEET; THENCE NORTH 01°09'29" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 88°50'36" WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 01°09'29" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°50'36" EAST, A DISTANCE OF 10.50 FEET; THENCE NORTH 01°09'29" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°50'36" WEST, A DISTANCE OF 9.0 FEET; THENCE NORTH 01°09'29" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 88°50'36" WEST, A DISTANCE OF 56.25 FEET; THENCE NORTH 01°09'29" WEST, A DISTANCE 84.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SAID LOT 14, BLOCK 3, THENCE SOUTH 88°50'36" EAST ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 3, A DISTANCE OF 195.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,018 SQUARE FEET OR 1.31 ACRES MORE OR LESS.

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

- THE UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING ELECTRIC, CABLE TELEVISION AND TELEPHONE SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

BY: *Neil Kozokoff*  
Neil Kozokoff  
Manager of PREDCO, LLC.

WITNESS: *Linda Lionetti*  
LINDA LIONETTI  
PRINT NAME  
*Edward Schroeder*  
Edward Schroeder  
PRINT NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NEIL KOZOKOFF, MANAGER OF PREDCO, LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Id* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF *October*, 2015

By: *[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/20/19

### ACKNOWLEDGMENT

STATE OF FLORIDA,  
COUNTY OF PALM BEACH,  
BEFORE ME PERSONALLY APPEARED *Neil Kozokoff* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Id* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Mgr* OF PREDCO, 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 COMPANY SEAL OF SAID COMPANY 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 23 DAY OF *October*, 2015.

By: *[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/20/19

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
*Carole Brown* 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 PARK PB, A FLORIDA LLC, AND PARK PB, LLC.; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: 2/15/16 BY: *[Signature]*

FLORIDA BAR NO. 886416

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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 THE PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT CORNERS.

THIS 11 DAY OF February 2016

*[Signature]*  
VINCENT J. NOEL, PSM  
FLORIDA CERTIFICATE NO. 4169

### CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY ACCEPTED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH THIS 12<sup>th</sup> DAY OF February 2016

By: *[Signature]*  
GERALDINE MUOIO, MAYOR

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WEST PALM BEACH PLANNING AND ZONING BOARD THIS 15<sup>th</sup> DAY OF February 2016

By: *[Signature]*  
STEVEN MAYANS, CHAIR

### SURVEYOR'S NOTES:

1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLAN COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (NAD 83) (ADJUSTMENT OF 1990).

### 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 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTED  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLAN  
TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR = 0.000000000  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE

### LEGEND

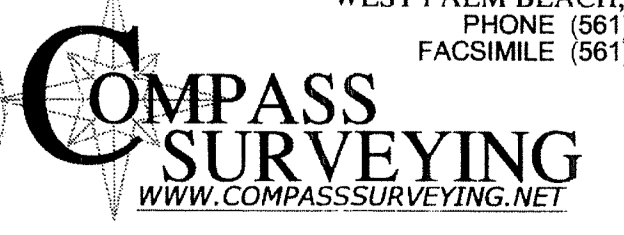
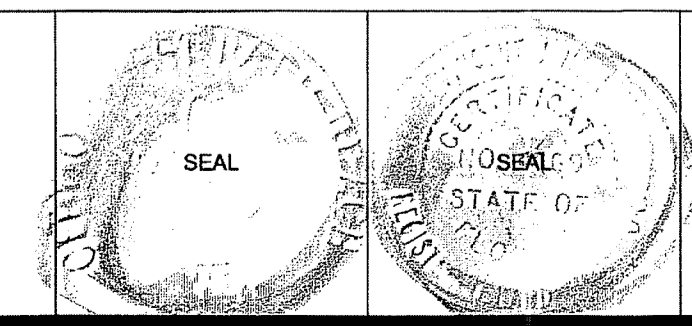
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- R. RADIUS
- & NUMBER
- # AT
- @ CENTERLINE
- ©

### SURVEYOR'S CERTIFICATE

I HEREBY 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 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 THE CITY OF WEST PALM BEACH, FLORIDA.

*[Signature]*  
CLYDE O. MCNEAL  
FLORIDA LICENSED SURVEYOR AND MAPPER  
PROFESSIONAL SURVEYOR AND MAPPER #2883  
DATE

SEAL	SEAL	SEAL	SEAL	SEAL
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LB #7463