

PRESIDENTIAL STORAGE

BEING A REPLAT OF A PORTION OF TRACT "C", PLAT 11 THE PRESIDENT COUNTRY CLUB, CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 29, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17 & 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDELL
OF
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA, 33434 - (561)392-1891
CERTIFICATE OF AUTHORIZATION NO. LB3591
JULY - 2016

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:37 AM
ON THE 11TH DAY OF AUGUST
A.D. 2016 AND ONLY RECORDED
IN THIS PLAT BOOK 29
ON PAGES 56 AND 57

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATA IS HAD BY FIRST ADJUSTMENT
ZONE = FLORIDA EAST
LINE LINE = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000444
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID BEARINGS
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CONGRESS AVENUE CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT BEING PRESIDENTIAL STORAGE BEING A REPLAT OF A PORTION OF TRACT "C", PLAT 11 THE PRESIDENT COUNTRY CLUB, CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 29, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17 & 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT "C" OF PLAT 11 THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 72, THROUGH 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE, ALONG THE SOUTH LINE OF SAID TRACT "C" AND THE NORTH RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, NORTH 57°00'00" WEST, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH LINE OF TRACT "C" AND NORTH RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, NORTH 57°00'00" WEST, A DISTANCE OF 53.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEYING TO THE NORTHEAST HAVING A RADIUS OF 88.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5.00°; A DISTANCE OF 18.30 FEET, THENCE NORTH 52°30'31" EAST, A DISTANCE OF 124.42 FEET, THENCE SOUTH 57°00'00" EAST, A DISTANCE OF 60.00 FEET, THENCE SOUTH 57°00'00" WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 105,662 SQUARE FEET OR 2.426 ACRES, MORE OR LESS.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.

6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFITORS AND ALL APPLICABLE CITY APPROVALS AND PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CONGRESS AVENUE CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 10TH DAY OF August, 2016.

CONGRESS AVENUE CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: AP CAMBRIDGE PCC LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: CAMBRIDGE INVESTMENTS WEST PALM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED MANAGING MEMBER

BY: *[Signature]*
ETHEAN M. SOZAK, MANAGING MEMBER

BY: *[Signature]*
NICOLE SCHWITZER

PROXY FOR: *[Signature]*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ETHEAN SOZAK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CAMBRIDGE INVESTMENTS WEST PALM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF CAMBRIDGE PCC LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF CONGRESS AVENUE CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HEREBY ACKNOWLEDGED TO AND BEFORE ME THAT HE DECIDED TO SIGN THIS INSTRUMENT AND THAT THE SAID AFFIRMED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIRMED TO SAID INSTRUMENT BY SAID MANAGING MEMBER AND THAT SAID INSTRUMENT IS THE FINAL ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10TH DAY OF August, 2016

MY COMMISSION EXPIRES:

7/18/19

COMMISSION NUMBER: FF219198

[Signature]
NOTARY PUBLIC
[Signature]
PRINT NAME



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.

DATE: 10TH DAY OF August, 2016

APPROVED: *[Signature]*
PETROSKA WOODRUFF
CITY PLANNING BOARD
BY: *[Signature]*
STEVEN WATKINS, CHAIRMAN

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.001 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: 8/15/16
[Signature]
DAVID P. LINDELL
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JAMES LOVEJOY, DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON RECORDED PROPERTY, THAT I HAD THE TITLE TO THE PROPERTY AS SET FORTH IN CONGRESS AVENUE CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMORANDUM ON THE RECORDS IN PALM BEACH, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PREVENT THE OPERATION OF THE SUBDIVISION DESCRIBED BY THIS PLAT.
DATED August 11, 2016 BY: *[Signature]*
JAMES LOVEJOY
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, GRANTOR 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.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING AS NORTH 57°00'00" WEST ALONG THE SOUTH LINE OF TRACT "C", PLAT 11 THE PRESIDENT COUNTRY CLUB ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 29 AT PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 3. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NAD 83, WITH THE 1980 ADJUSTMENT BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
- 4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000444 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE); ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- 5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- 6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFITORS AND ALL APPLICABLE CITY APPROVALS AND PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 7. "NOTICE" THIS PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DETECTION OF THE SUBDIVISION LINES DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED, IN WHOLE OR IN PART, 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.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SAID SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT FURTHER REPRESENTATIONS (P.S.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.001(9)(F), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
DATED: 8/10/16

DAVID P. LINDELL
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

