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5794-001

GLADES ROAD SELF STORAGE, MUPD

A REPLAT OF A PORTION OF TRACT 36 BLOCK 76, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THAT PORTION OF TRACT 36 CONVEYED TO THE FLORIDA STATE TURNPIKE AUTHORITY BY ORDER OF TAKING RECORDED IN THE MINUTES CIRCUIT COURT BOOK 68, AT PAGE 209 AND BY THE RESULTS OF THE EMINENT DOMAIN PROCEEDINGS REFERENCED IN THAT NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 544, AT PAGE 293, ALL IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MARTINEZ & MARTINEZ ENTERPRISES, INC.

7179 WEST 13TH AVENUE, HIALEAH, FLORIDA 33014
PHONE: (786) 277-4851, PLSPSM@GMAIL.COM
BUSINESS LICENSE #7702

114

STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:09 A.M.
THIS 25 DAY OF October 2016, AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 114 THROUGH 115
SHARON R. BOCK, CLERK AND COMPTROLLER
BY _____ D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GLADES ROAD SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "GLADES ROAD SELF STORAGE M.U.P.D.", A REPLAT OF A PORTION OF TRACT 36 BLOCK 76, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THAT PORTION OF TRACT 36 CONVEYED TO THE FLORIDA STATE TURNPIKE AUTHORITY BY ORDER OF TAKING RECORDED IN THE MINUTES CIRCUIT COURT BOOK 68, AT PAGE 209 AND BY THE RESULTS OF THE EMINENT DOMAIN PROCEEDINGS REFERENCED IN THAT NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 544, AT PAGE 293, ALL IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THAT PORTION OF TRACT 36 BLOCK 76, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THAT PORTION OF TRACT 36 CONVEYED TO THE FLORIDA STATE TURNPIKE AUTHORITY BY ORDER OF TAKING RECORDED IN THE MINUTES CIRCUIT COURT BOOK 68, AT PAGE 209 AND BY THE RESULTS OF THE EMINENT DOMAIN PROCEEDINGS REFERENCED IN THAT NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORDS BOOK 544, AT PAGE 293 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

A PORTION OF TRACT 36, BLOCK 76 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 47, RANGE 42 EAST; THENCE S01°21'00"E FOR 379.67 FEET; THENCE S88°50'44"W FOR 352.41 FEET; THENCE N01°09'19"W FOR 100.53 FEET; THENCE S89°34'42"W ALONG THE NORTH LINE OF "GLADES ROAD SELF STORAGE PLAT MUPD", PLAT BOOK 112, PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR 291.43 FEET; THENCE N00°24'14"W FOR 88.90 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N89°34'42"E ALONG A LINE THAT IS 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 36 FOR 273.26 FEET; THE NEXT THREE COURSES BEING ALONG A LINE THAT IS 17 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA'S TURNPIKE PER MAP BOCA RATON INTERCHANGE PALM BEACH COUNTY FLORIDA PER OFFICIAL RECORD BOOK 544, PAGE 294; THENCE N01°09'19"W FOR 361.07 FEET; THENCE N23°39'19"W FOR 319.92 FEET; THENCE N46°09'19"W FOR 198.56 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID TRACT 36; THENCE S00°24'14"E ALONG SAID WEST LINE OF TRACT 36 FOR 793.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.857 ACRES MORE OR LESS, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

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

PARCEL 1, AS SHOWN HEREON IS HEREBY RESERVED BY GLADES ROAD SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLADES ROAD SELF STORAGE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 24467, PAGE 942 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF:

THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, SUNSHINE WIRELESS COMPANY, INC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF July, 2016.

GLADES ROAD SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: SUNSHINE WIRELESS COMPANY, INC., A FLORIDA CORPORATION, ITS MANAGER

WITNESS: Jeffrey D. Greenhaut BY: Dan Cohen
DAN COHEN, PRESIDENT

PRINT NAME: Jeffrey D. Greenhaut

WITNESS: Spencer L. Brown

PRINT NAME: Spencer L. Brown

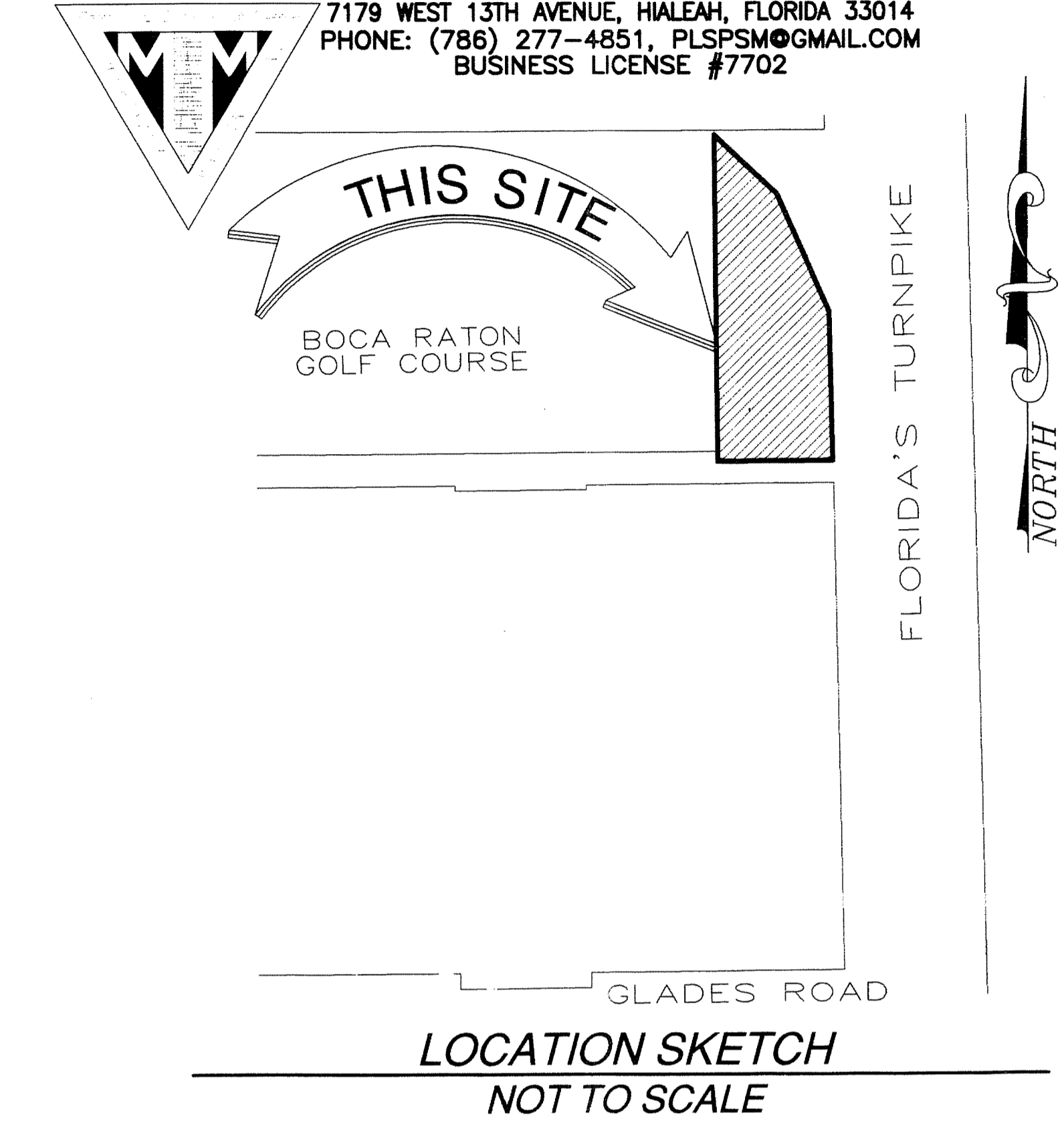
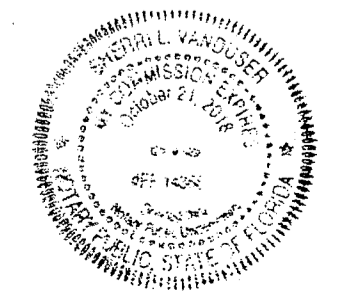
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAN COHEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNSHINE WIRELESS COMPANY, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 19th DAY OF July, 2016.

MY COMMISSION EXPIRES: 10/21/2018

NOTARY PUBLIC: Sherry A. Vanduser



MORTGAGEE'S JOINDER AND CONSENT

STATE OF Missouri
COUNTY OF St. Louis
THE UNDERSIGNED HEREBY CERTIFIES THAT "GUGGENHEIM LIFE AND ANNUITY COMPANY", A DELAWARE LIFE INSURANCE COMPANY 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 27401 AT PAGES 1734-1778 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF:

THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Director AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF August, 2016.
Guggenheim Partners Investment Management, LLC, as Investment Adviser for "GUGGENHEIM LIFE AND ANNUITY COMPANY", A DELAWARE LIFE INSURANCE COMPANY

WITNESS: Roberta J Weeks BY: William Bennett
PRINT NAME: Roberta J Weeks William Bennett

WITNESS: John R Dyer
PRINT NAME: John R Dyer

ACKNOWLEDGMENT:

STATE OF FLORIDA Missouri
COUNTY OF PALM BEACH St. Louis
BEFORE ME PERSONALLY APPEARED William Bennett WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Director OF "GUGGENHEIM LIFE AND ANNUITY COMPANY", A DELAWARE LIFE INSURANCE 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. Guggenheim Partners Investment Management, LLC, as Investment Adviser for

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August, 2016.

MY COMMISSION EXPIRES: 11-03-2019

NOTARY PUBLIC: Judy M. Walther
Judy M. Walther



TABULAR DATA:

APPLICATION NUMBER: 2011-627
TOTAL GROSS ACREAGE: 3.86 acres
CONTROL/ PETITION NUMBER: 1992-044
PROJECT NUMBER: 03100-407
NAME OF DEVELOPMENT/PROJECT: GLADES ROAD SELF STORAGE
PROPERTY CONTROL NUMBER: 00-42-43-27-05-076-0361

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Norman I. Weil, 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 GLADES ROAD SELF STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES THAT 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.

BY: Norman I. Weil DATED THIS 20th DAY OF September, 2016.
NORMAN I. WEIL

FLORIDA BAR NO. 0204706

PALM BEACH COUNTY APPROVAL:
COUNTY ENGINEER

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 24th DAY OF October, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES AND LEGEND:

- BEARINGS SHOWN ON THIS PLAT ARE BASED ON A VALUE OF N86°47'11"E BETWEEN MONUMENTS PBF-80 AND SSP RAD. PER NAD 83,1990 ADJUSTMENT.
- THE COORDINATES SHOWN HEREON ARE PER:
GRID DATUM = NAD83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCE ARE GROUND UNLESS OTHERWISE SHOWN.
SCALE FACTOR = 1.000024791
GROUND DISTANCE X FACTOR = GRID DISTANCE
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- THERE IS ACCESS TO AND FROM THE GLADES ROAD SELF STORAGE BY VIRTUE OF THE
(I) EASEMENT AGREEMENT DATED SEPTEMBER 26, 2007 BETWEEN SUNSHINE WIRELESS COMPANY OF MARYLAND, A MARYLAND GENERAL PARTNERSHIP ("SUNSHINE/MARYLAND"), GLADES-PIKE EAST, LTD., A FLORIDA LIMITED PARTNERSHIP AND GLADES-PIKE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED FEBRUARY 20, 2008 IN OFFICIAL RECORDS BOOK 22451 AT PAGE 22, PUBLIC RECORDS OF PALM BEACH COUNTY ("PUBLIC RECORDS"), AS MODIFIED BY AGREEMENT REGARDING EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008 IN OFFICIAL RECORDS BOOK 22451 AT PAGE 122, PUBLIC RECORDS; AND
(II) DECLARATION OF UNITY OF CONTROL AND CROSS ACCESS EASEMENTS BETWEEN SUNSHINE/MARYLAND AND GLADES ROAD RECORDED MARCH 30, 2011 IN OFFICIAL RECORDS BOOK 24432 AT PAGE 1803, PUBLIC RECORDS.
LWDD LAKE WORTH DRAINAGE DISTRICT
O.R.B. OFFICIAL RECORD BOOK P.O.B POINT OF BEGINNING
P.B. PLAT BOOK P.O.C POINT OF COMMENCEMENT
PG. PAGE
S.F. SQUARE FEET
U.E. UTILITY EASEMENT
PRM (PERMANENT REFERENCE MONUMENT WITH CAP LS 5443 ON 4"x4" CONCRETE MONUMENT)

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 THIS COUNTY.

SURVEYOR'S 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.
MARTINEZ & MARTINEZ ENTERPRISES, INC.
7179 WEST 13TH AVENUE,
HIALEAH, FLORIDA 33014

BY: Pedro Luis Martinez 6-7-2016
REGISTERED SURVEYOR AND MAPPER NO. 5443
STATE OF FLORIDA.

