
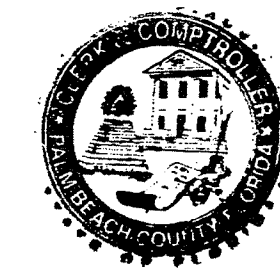


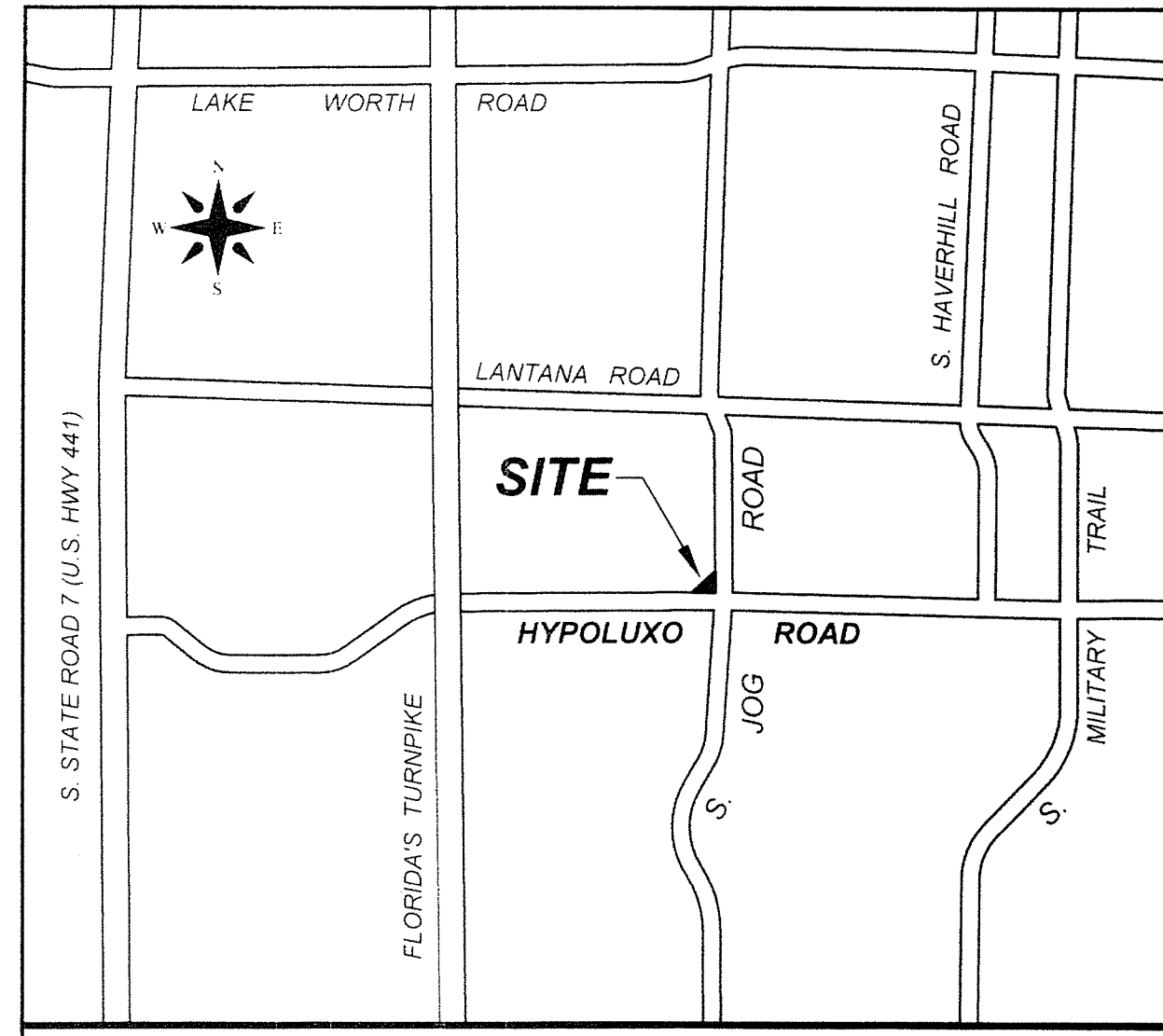
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:53 A.M.
THIS 15 DAY OF MARCH
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 123 ON
PAGES 56 AND 57.

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: 
DEPUTY CLERK



FALLS COMMERCIAL MUPD

BEING A REPLAT OF A PORTION OF THE FALLS COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 177, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

CONTROL No.: 1985-00155
AREAS:
PARCEL "B" 152,939.16 S.F.
(3.511 ACRES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Max Realty Corporation, a Florida corporation, owner of the land shown hereon as FALLS COMMERCIAL MUPD, being a replat of a portion of the FALLS COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 61, Page 177, of the Public Records of Palm Beach County, Florida, lying in the Southwest quarter of Section 3, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION

A parcel of land lying within the plat of the FALLS COUNTRY CLUB, according to the plat thereof, as recorded in Plat Book 61, Page 177, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said plat; thence South 89°07'17" West, along the South line of said plat a distance of 11.92 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence continue along said South line, South 89°07'17" West a distance of 577.21 feet to a point; thence departing said South line, North 44°42'32" East a distance of 310.82 feet to a point; thence North 55°04'03" East a distance of 239.49 feet to a point; thence North 44°57'37" East a distance of 236.28 feet to a point on the East line of said plat; thence South 00°47'15" East, along said East line, a distance of 347.78 feet to a point; thence South 03°15'34" West, along the West line of "Additional Thoroughfare Right-of-Way" as shown on said plat, a distance of 168.90 feet to the POINT OF BEGINNING.

Containing in all 3.511 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

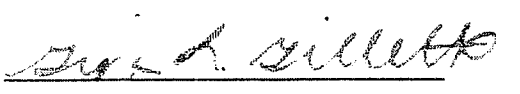
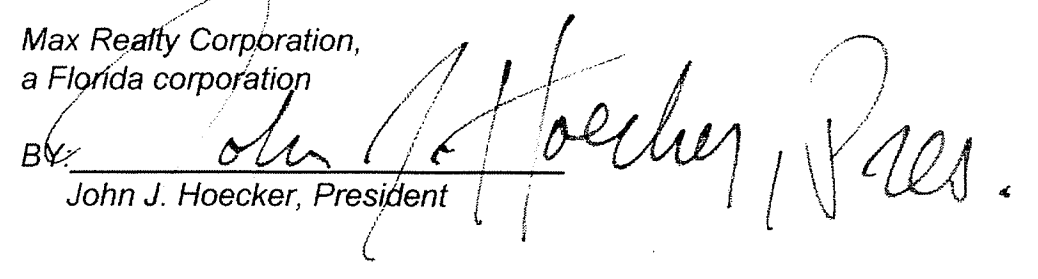
PARCEL "B"


Parcel "B" as shown hereon, is hereby reserved by Max Realty Corporation, a Florida corporation, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Max Realty Corporation, a Florida corporation, its successors and assigns, without recourse to Palm Beach County.

UTILITY EASEMENT

The utility easements running adjacent and parallel to Hypoluxo Road and Jog Road, as shown hereon, are non-exclusive 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. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of January, 2017.

WITNESS: 
Gina L. Gillette
Printed Name
BY: 
John J. Hoecker, Pres.
John J. Hoecker, President

WITNESS: 
Kent Wilmering
Printed Name

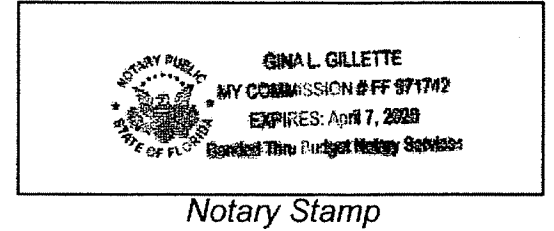
ACKNOWLEDGEMENT

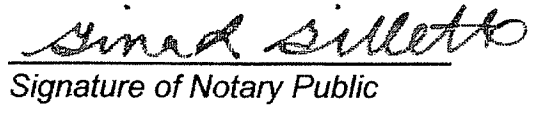
State of Florida
County of Palm Beach

BEFORE me personally appeared John J. Hoecker, who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of Max Realty Corporation, a Florida corporation, 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 13th day of January, 2017.

April 7, 2020
My Commission Expires:
FF991742
My Commission No.:



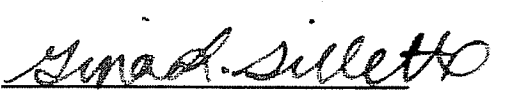


Signature of Notary Public
Gina L. Gillette
Printed Name of Notary Public

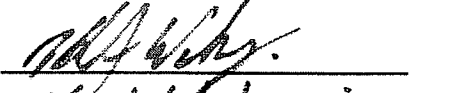
MORTGAGEE'S JOINDER AND CONSENT

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 Records Book 28725 at Page 1307, 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 Manager and its company seal to be affixed hereon by and with the authority of its Board of Directors this 12th day of JANUARY, 2017.

WITNESS: 
Gina L. Gillette
Printed Name
BY: 
Gary C. Klein, Manager
Falls Funding LLC,
a Florida limited liability company

WITNESS: 
Kent Wilmering
Printed Name

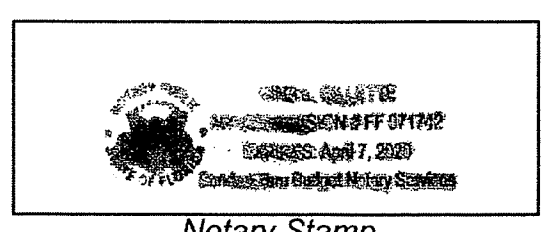
ACKNOWLEDGEMENT


State of Florida
County of Palm Beach

BEFORE me personally appeared Gary C. Klein, who is personally known to me or has produced as identification, and who executed the foregoing instrument as Manager of Falls Funding LLC, a Florida limited liability company, and severally acknowledged before me that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 12th day of January, 2017.

April 7, 2020
My Commission Expires:
FF991742
My Commission No.:

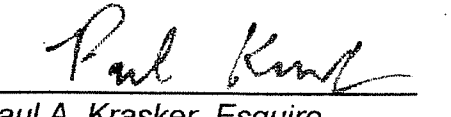



Signature of Notary Public
Gina L. Gillette
Printed Name of Notary Public

TITLE CERTIFICATION

I, Paul A. Krasker, 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 Max Realty Corporation, a Florida corporation; 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 subdivision depicted by this plat.


Dated this 6th day of January, 2017.


Paul A. Krasker, Esquire
Florida Bar No. 893196

SURVEYOR & MAPPER'S CERTIFICATE

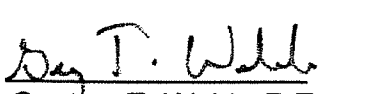
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) according to Sec. 177.091 (9), F.S., have 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.

Dated this 17th day of January, 2017.


Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation


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 14th day of March, 2017, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.


George T. Webb, P.E.
County Engineer

SURVEYOR NOTES

- Coordinates shown hereon are grid, datum based on NAD 83, 1990 adjustment, Florida East Zone, 1983 Transverse Mercator Projection.
- Linear unit = US foot
- All distances are ground unless labeled otherwise.
- Scale factor = 1.000030453
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid and are based on the North right-of-way line of Hypoluxo Road (also being the South line of the plat of Falls Country Club) which bears South 89°07'17" West and all other bearings are relative thereto.
- No building or any kind of construction of trees or shrubs shall be placed on any easement without written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- 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.
- 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.
- All lines intersecting circular curves are radial unless otherwise noted.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- This instrument prepared by:
Robert J. Cajal in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

PLAT OF:
FALLS COMMERCIAL MUPD

WALLACE SURVEYING CORPORATION
CORP. LICENSED BUSINESS # 495
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551
FIELD: JOB No.: 14-1035.16 F.B. PG.
OFFICE: R.C. DATE: NOV. 2015 DWG. No.: 14-1035-15
C'K'D: REF.: 14-1035-15.DWG SHEET 1 OF 2

MAX REALTY SEAL: MAX REALTY
LENDER'S SEAL: FALLS FUNDING LLC
SURVEYOR'S SEAL: WALLACE SURVEYING CORPORATION
ENGINEER'S SEAL: GEORGE T. WEBB, P.E.