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El Bravo - Singer Annex

BEING A REPLAT OF LOTS 3 AND 5 AND A PORTION OF LOT 1 OF THE PLAT OF EL BRAVO PARK AS RECORDED IN PLAT BOOK 8, PAGE 9, AND A REPLAT OF LOTS 72, 73, 74 AND A PORTION OF LOTS 12, 13, 14, 15, 69, 70 AND 71 OF THE PLAT OF SINGER ADDITION TO PALM BEACH AS RECORDED IN PLAT BOOK 8, PAGE 81, TOGETHER WITH A PORTION OF MIDDLE ROAD, ACCORDING TO SAID PLAT OF SINGER ADDITION TO PALM BEACH, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed by the State of Florida on 08/16/2017 at 11:51 AM. The fee is \$100.00. The recording fee is \$100.00. The total fee is \$200.00.
Sharon R. Cook, Clerk & Comptroller
Maura R. Hernandez



SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT 89 MIDDLE ROAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS EL BRAVO - SINGER ANNEX, BEING A REPLAT OF LOTS 3 AND 5 AND A PORTION OF LOT 1 OF THE PLAT OF EL BRAVO PARK AS RECORDED IN PLAT BOOK 8, PAGE 9, AND A REPLAT OF LOTS 72, 73, 74 AND A PORTION OF LOTS 12, 13, 14, 15, 69, 70 AND 71 OF THE PLAT OF SINGER ADDITION TO PALM BEACH AS RECORDED IN PLAT BOOK 8, PAGE 81, TOGETHER WITH A PORTION OF MIDDLE ROAD, ACCORDING TO SAID PLAT OF SINGER ADDITION TO PALM BEACH, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF LOT 74, SINGER ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°51'57" EAST, ALONG THE NORTH LINE OF SAID LOT 74, A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 74; THENCE NORTH 00°08'03" EAST, ALONG THE WEST LINE OF LOTS 69, 70 AND 71, ACCORDING TO SAID PLAT OF SINGER ADDITION TO PALM BEACH, A DISTANCE OF 137.80 FEET; THENCE SOUTH 89°51'57" EAST A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 69; THENCE SOUTH 00°08'03" WEST, ALONG THE EAST LINE OF SAID LOTS 69 AND 70, A DISTANCE OF 42.90 FEET; THENCE SOUTH 89°51'57" EAST A DISTANCE OF 6.02 FEET TO A POINT OF CUSP ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 60°00'00" AND A CHORD BEARING OF SOUTH 60°08'03" WEST, THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.23 FEET; THENCE NORTH 89°51'57" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 20.50 FEET; THENCE SOUTH 00°08'03" WEST A DISTANCE OF 34.00 FEET; THENCE SOUTH 89°51'57" EAST A DISTANCE OF 124.00 FEET; THENCE SOUTH 89°49'25" EAST A DISTANCE OF 27.84 FEET; THENCE SOUTH 43°41'55" EAST A DISTANCE OF 69.53 FEET; THENCE SOUTH 02°28'08" WEST A DISTANCE OF 104.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, SINGER ADDITION TO PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 81, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 88°54'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.65 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°20'31" WEST A DISTANCE OF 133.29 FEET TO A POINT ON THE EAST LINE OF LOT 3 (ALSO BEING THE WEST LINE OF LOT 1) ACCORDING TO SAID PLAT OF EL BRAVO PARK; THENCE SOUTH 00°08'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 41.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88°54'30" WEST, ALONG THE SOUTH LINE OF LOTS 3 AND 5, ACCORDING TO SAID PLAT OF EL BRAVO PARK, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°08'03" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF AFOREMENTIONED LOT 74 ACCORDING TO SAID PLAT OF SINGER ADDITION TO PALM BEACH, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING

CONTAINING IN ALL 3.120 ACRES, MORE OR LESS.

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

UTILITY EASEMENT - THE UTILITY EASEMENT (U.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

RESERVATIONS AND LIMITATIONS - THE DRIVEWAY AND THE CURB CUTS PROVIDING FOR VEHICULAR ACCESS TO AND FROM PARCEL A BY WAY OF SOUTH COUNTY ROAD SHALL ONLY BE LOCATED WITHIN AND BE FROM THE "DRIVEWAY ENVELOPE" AS IDENTIFIED ON THIS PLAT.

NON-ACCESS EASEMENT - THE NON-ACCESS EASEMENT IS SHOWN HEREON TO PRECLUDE "CURB-CUTS" OR VEHICULAR ACCESS TO PARCEL "E" FROM SOUTH COUNTY ROAD AND IS HEREBY DEDICATED TO THE TOWN OF PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

SAFE SIGHT TRIANGLE - THE SAFE SIGHT TRIANGLE AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF PARCEL "A" AND AS A LIMITATION AGAINST PARCELS "A" AND "E" FOR CLEAR SIGHT LINE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SUCH PARCELS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF PALM BEACH.

EL BRAVO WAY - AS PROVIDED FOR IN THE DEDICATION OF THE PLAT OF EL BRAVO PARK AS RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE AREA SHOWN HEREON AS EL BRAVO WAY (20' PRIVATE ROAD EASEMENT) IS RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF EL BRAVO PARK.

DEDICATION NOTE - IT IS THE INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON THE "RESIDENCE BUILDING LINES" SHOWN ON SAID PLAT OF SINGER ADDITION TO PALM BEACH (PLAT BOOK 8, PAGE 81), AND SAME IS RESOLVED BY THE TOWN OF PALM BEACH, FLORIDA, IN CONNECTION WITH ITS APPROVAL AND SIGNATURE OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 15th DAY OF August, 2017.

89 MIDDLE ROAD LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Susan Neary
Susan Neary
PRINTED NAME
BY: Gregory E. Young
GREGORY E. YOUNG, AUTHORIZED SIGNATORY

WITNESS: Linda Ferguson
Linda Ferguson
PRINTED NAME

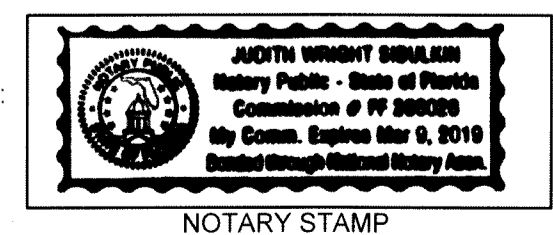
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

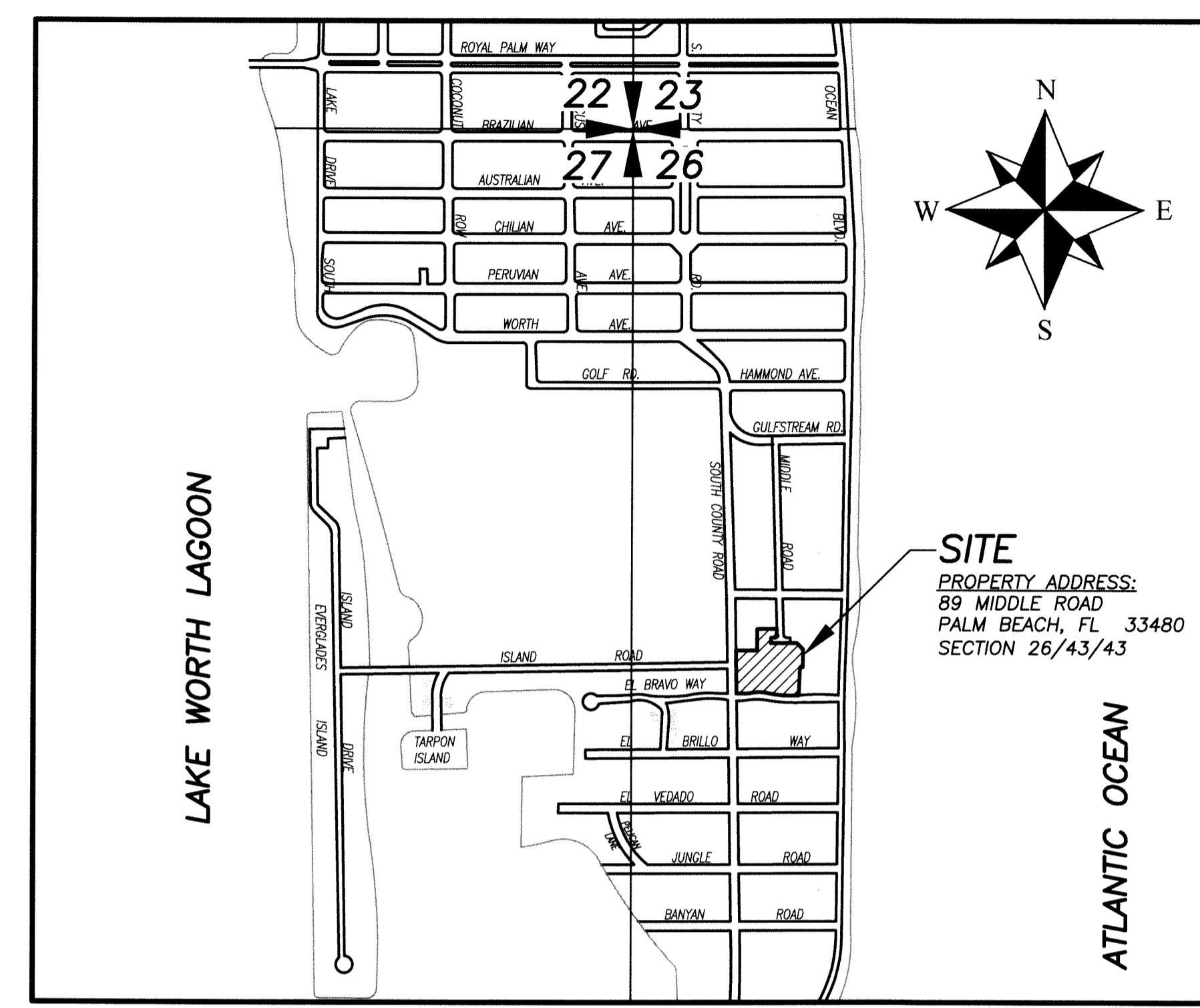
BEFORE ME PERSONALLY APPEARED GREGORY E. YOUNG, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF 89 MIDDLE ROAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August, 2017.

March 9, 2019
MY COMMISSION EXPIRES:
772016028
MY COMMISSION NO.:



Judith Wright Situlkin
Judith Wright Situlkin
SIGNATURE OF NOTARY PUBLIC
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 28224, PAGE 864, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2017.

THE NORTHERN TRUST COMPANY,
AN ILLINOIS BANKING CORPORATION
BY: Cheryl Clup
CHERYL CLUP, SENIOR VICE PRESIDENT

WITNESS: Cindy James
Cindy James
PRINTED NAME
WITNESS: Sarah Benson
Sarah Benson
PRINTED NAME

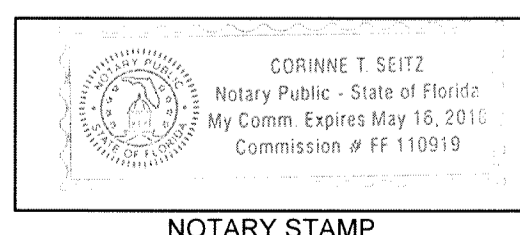
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED CHERYL CLUP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 15th DAY OF August, 2017.

May 16, 2018
MY COMMISSION EXPIRES:
FF 110919
MY COMMISSION NO.:



Corinne T. Seitz
SIGNATURE OF NOTARY PUBLIC
Corinne T. Seitz
PRINTED NAME OF NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
ROBERT J. CAJAL IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF LOT 5, EL BRAVO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS ASSUMED TO BEAR NORTH 00°08'30" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE TOWN OF PALM BEACH.
- 3. 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.
- 4. 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.
- 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE 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.
- 6. ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- 8. IN ACCORDANCE WITH F.S. CHAPTER 177.091(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

TOWN OF PALM BEACH APPROVAL

THE PLAT AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THE PLAT THIS DAY 30 OF August, 2017.

Thomas G. Bradford
THOMAS G. BRADFORD, TOWN MANAGER

REVIEWING SURVEYOR

ON BEHALF OF THE TOWN OF PALM BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AS REQUIRED BY SECTION 177.091(1), FLORIDA STATUTES.

DATE: August 16, 2017

STEVEN M. WATTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4588

TITLE CERTIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 89 MIDDLE ROAD LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 CREATED BY THIS PLAT.

DATED THIS 15th DAY OF August, 2017.

GREGORY E. YOUNG - PARTNER
SQUIRE PATTON BOGGS (US) LLP
AS AGENT FOR FIRST AMERICAN
TITLE INSURANCE COMPANY

SURVEYOR AND MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF 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 SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF PALM BEACH, FLORIDA.

CRAIG L. WALLACE, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 3357
WALLACE SURVEYING CORPORATION
LICENSED BUSINESS NUMBER 4569
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407

89 MIDDLE ROAD SEAL	NORTHERN TRUST SEAL	TOWN SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL
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Subdivision 1-2017
El Bravo - Singer Annex
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551
FIELD: JOB NO.: 14-1338.14 F.B. PG.
OFFICE: R.C./N.I. DATE: APRIL 2017 DWG. NO. 14-1338-9
CKD: C.W. REF: 14-1338-1.DWG SHEET 1 OF 2