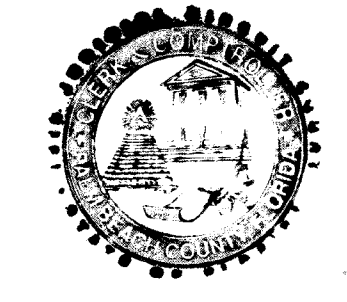


# BW 10TH AND MILITARY

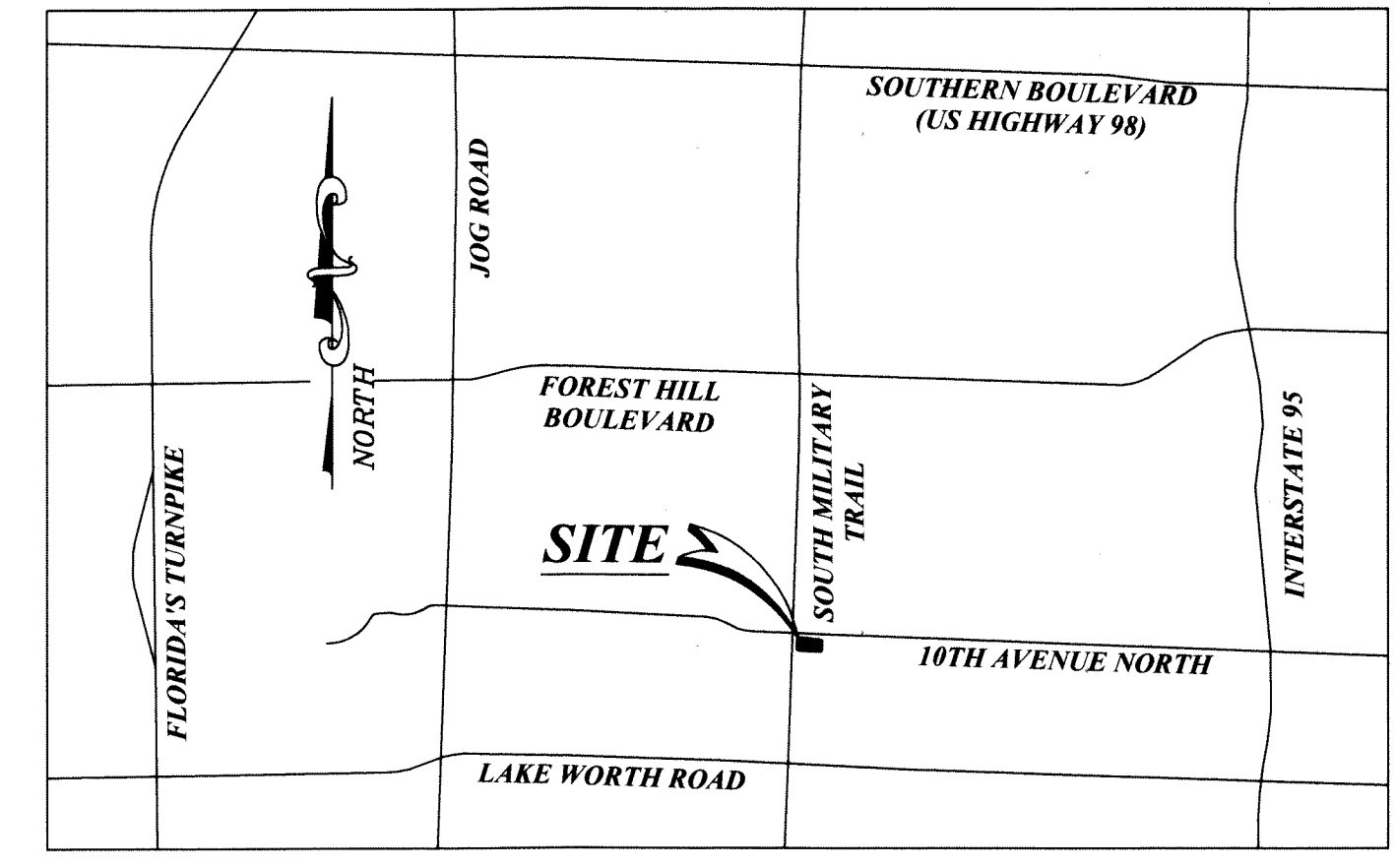
**BEING A REPLAT OF LOTS 1166 THROUGH 1179, INCLUSIVE, AND THAT CERTAIN ABANDONED 20' ALLEY LYING WEST OF LOT 1179 AND A PORTION OF LOTS 1180 THROUGH 1183, INCLUSIVE, KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45, TOGETHER WITH A PORTION OF TRACT 20, MODEL LAND COMPANY'S SUBDIVISION OF THE N.1/2 SEC. 24 T.44S. R.42E., AS RECORDED IN PLAT BOOK 5, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING WITHIN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA**

**SHEET 1 OF 3**



COUNTY OF PALM BEACH } SS  
 STATE OF FLORIDA  
 THIS PLAT WAS FILED FOR RECORD AT  
 11:05 AM THIS 3<sup>rd</sup> DAY OF November  
 2017 AND DULY RECORDED IN PLAT  
 BOOK No. 124 ON PAGE 177-179  
 SHARON R. BOCK, CLERK AND  
 COMPTROLLER  
 BY *Jennifer McGee*

VICINITY MAP  
(NOT TO SCALE)



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT BW 10TH MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BW 10TH AND MILITARY", BEING A REPLAT OF LOTS 1166 THROUGH 1179, INCLUSIVE, AND THAT CERTAIN ABANDONED 20' ALLEY LYING WEST OF LOT 1179 AND A PORTION OF LOTS 1180 THROUGH 1183, INCLUSIVE, KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45, TOGETHER WITH A PORTION OF TRACT 20, MODEL LAND COMPANY'S SUBDIVISION OF THE N.1/2 SEC. 24 T.44S. R.42E., AS RECORDED IN PLAT BOOK 5, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:  
 A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 266.09 FEET OF THAT PART OF LOT 20, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH LINE OF KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 20.00 FEET AND THE WEST 28.00 FEET THEREOF FOR STATE AND COUNTY ROAD RIGHTS OF WAY.

AND

THE WEST 5.00 FEET OF LOT 1174, ALL OF LOTS 1175 THROUGH 1179, THE ABANDONED 20 FOOT WIDE ALLEY LYING WEST OF SAID LOT 1179, AND LOTS 1180 THROUGH 1183, LESS THE WEST 3.00 FEET THEREOF, IN KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE PARCEL OF LAND CAN ALSO BE KNOWN BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE CENTER LINES OF STATE ROAD NO. 809 (MILITARY TRAIL) AND 10TH AVENUE NORTH; THENCE RUN SOUTHERLY ON SAID CENTERLINE OF STATE ROAD NO. 809 (MILITARY TRAIL) A DISTANCE OF 25.00 FEET; THENCE RUN EASTERLY, ANGLING 89°23'40" FROM SOUTH TO EAST A DISTANCE OF 53.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 10TH AVENUE NORTH WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 809 (MILITARY TRAIL), SAID POINT BEING 5.00 FEET SOUTH AND 28.00 FEET EAST OF THE NORTHWEST CORNER OF LOT 20, MODEL LAND COMPANY'S SUBDIVISION OF THE NORTH HALF (N 1/2) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76, PALM BEACH COUNTY, PUBLIC RECORDS, AND THE POINT OF BEGINNING OF PARCEL HEREIN CONVEYED; THENCE CONTINUE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH A DISTANCE OF 238.09 FEET; THEN RUN SOUTHERLY ANGLING 90°36'20" FROM WEST TO SOUTH, A DISTANCE OF 209.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEYMOUTH STREET, AS SHOWN ON THE PLAT OF KENWOOD, AS RECORDED IN PLAT BOOK 3, PAGES 44 AND 45, PALM BEACH COUNTY; PUBLIC RECORDS, SAID POINT BEING 5.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1174 OF SAID PLAT OF KENWOOD; THENCE RUN WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WEYMOUTH STREET, ANGLING 89°16'00" FROM NORTH TO WEST, A DISTANCE OF 238.09 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 809 (MILITARY TRAIL), THENCE RUN NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, ANGLING 90°44'00" FROM WEST TO NORTH; A DISTANCE OF 209.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE NORTHERLY 15.00 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND FOR ROAD RIGHT OF WAY, AS CONVEYED TO PALM BEACH COUNTY, STATE OF FLORIDA FROM ACE OIL COMPANY VIA SPECIAL WARRANTY DEED RECORDED MAY 2, 1968 IN OFFICIAL RECORDS BOOK 1652, PAGE 551, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE PARCEL CONVEYED TO MCDONALD'S CORPORATION, RECORDED APRIL 28, 1993 IN OFFICIAL RECORDS BOOK 7682, PAGE 1972, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: OFFICIAL RECORD BOOK 27566, PAGE 250 BEING LOTS 1166 THROUGH 1174, KENWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGES 44 AND 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WESTERLY 5.00 FEET OF SAID LOT 1174, TOGETHER WITH A PORTION OF TRACT 20 OF MODEL LAND CO. SUBDIVISION OF THE NORTH 1/2 OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL OF THE ABOVE BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1166; THENCE NORTH 89 DEGREES 16' 00" WEST ALONG THE SOUTHERLY LINES OF SAID LOTS 1166 THROUGH 1174 (INCLUSIVE), SAID SOUTHERLY LINES ALSO BEING THE NORTHERLY ROAD RIGHT-OF-WAY LINE OF WEYMOUTH STREET AS SHOWN ON SAID PLAT OF KENWOOD FOR 220.00 FEET; THENCE NORTH 00 DEGREES 02' 01" WEST ALONG A LINE PARALLEL WITH AND 5.00 FEET EAST OF THE WESTERLY LINE OF SAID LOT 1174 AND THE EAST LINE OF THE WEST 266.09 FEET OF SAID LOT 20 FOR 180.78 FEET TO A POINT ON THE SOUTHERLY ROAD RIGHT-OF-WAY LINE OF TENTH AVENUE NORTH; PER O.R. BOOK 4907, PAGE 1270, THENCE SOUTH 89 DEGREES, 25' 50" EAST ALONG SAID ROAD RIGHT-OF-WAY LINE, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING 34.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID TRACT 20 FOR 220.00 FEET; THENCE SOUTH 00 DEGREES 01' 34" EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1166 FOR 181.41 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LYING AND BEING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PARCELS 1 AND 2 TOGETHER, IN AGGREGATE:

A PORTION OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 24; THENCE S01°40'00"W, A DISTANCE OF 40.00 FEET; THENCE, S87°43'45"E, A DISTANCE OF 53.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 809 (MILITARY TRAIL) FOR A POINT OF BEGINNING; THENCE S87°43'45"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 238.09 FEET; THENCE S01°37'05"W, A DISTANCE OF 14.00 FEET; THENCE S87°43'45"E, A DISTANCE OF 220.00 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°40'37"W, A DISTANCE OF 181.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEYMOUTH STREET; THENCE N87°33'49"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 458.09 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 809 (MILITARY TRAIL); THENCE N01°40'00"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 194.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,126 SQUARE FEET OR 1.977 ACRES, MORE OR LESS.

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

- 1) LOT 1 IS HEREBY RESERVED FOR THE OWNER, (BW 10TH MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY), FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
- 2) TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- 3) TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR DEDICATION TO PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- 4) THE UTILITY EASEMENT 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY THIS 7<sup>th</sup> DAY OF September, 2017.

OWNER: BW 10TH MILITARY, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 BY: BRIGHTWORK REAL ESTATE, INC.,  
 A FLORIDA CORPORATION, ITS MANAGER  
 BY: *HK*  
 HENRY G. HILSMAN, VICE PRESIDENT

WITNESS: *BW*  
 PRINT NAME: Bradley Wright Barrs  
 WITNESS: *MB*  
 PRINT NAME: Matt Barron

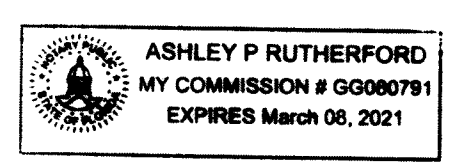
**ACKNOWLEDGMENT:**

STATE OF Florida  
 COUNTY OF Hillsborough

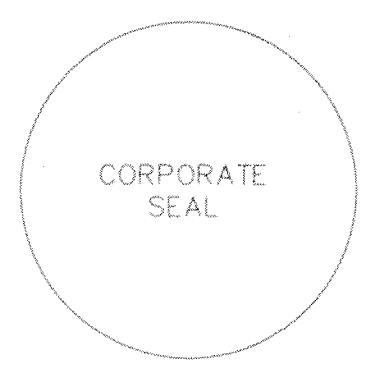
BEFORE ME PERSONALLY APPEARED HENRY G. HILSMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NIA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 7<sup>th</sup> DAY OF September, 2017.

MY COMMISSION EXPIRES:



*ASR*  
 NOTARY PUBLIC  
 NAME: Ashley Rutherford  
 COMMISSION No. \_\_\_\_\_



**AREA TABULATION:**

TRACT "A"	0.108 ACRES
TRACT "B"	0.063 ACRES
LOT 1	1.806 ACRES
<b>TOTAL AREA</b>	<b>1.977 ACRES</b>

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH Hillsborough  
 I/WE, Christopher Brewer as Agent for Old Republic National Title DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN BW 10th and Military, LLC THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8/21/17 BY: *BWB*  
 PRINT NAME: Christopher L. Brewer  
 TITLE: vplaw

**MORTGAGEE'S JOINDER AND CONSENT:**

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 \_\_\_\_\_ AT PAGE \_\_\_\_\_ THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7<sup>th</sup> DAY OF September, 2017.

(MORTGAGEE NAME)  
 WITNESS: *Cassandra Emmons*  
 PRINT NAME: Cassandra Emmons  
 WITNESS: *Helen M. Dion*  
 PRINT NAME: Helen M. Dion  
 BY: *Joseph Taggart*  
 PRINT NAME: JOSEPH TAGGART  
 TITLE: SVP

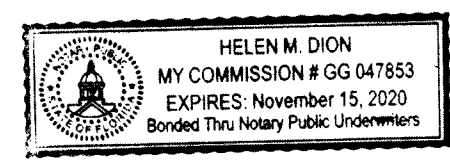
**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED Joseph Taggart WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior VP OF US Bank AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE/SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 7<sup>th</sup> DAY OF September, 2017.

MY COMMISSION EXPIRES: Nov. 15, 2020



NAME: Helen M. Dion  
 COMMISSION No. \_\_\_\_\_

**EBI Surveying**  
 8415 Sunstate Street  
 Tampa, Florida 33634  
 Phone: (813) 886-6080 / Fax: (813) 886-6081  
 LB Number 7652