

182

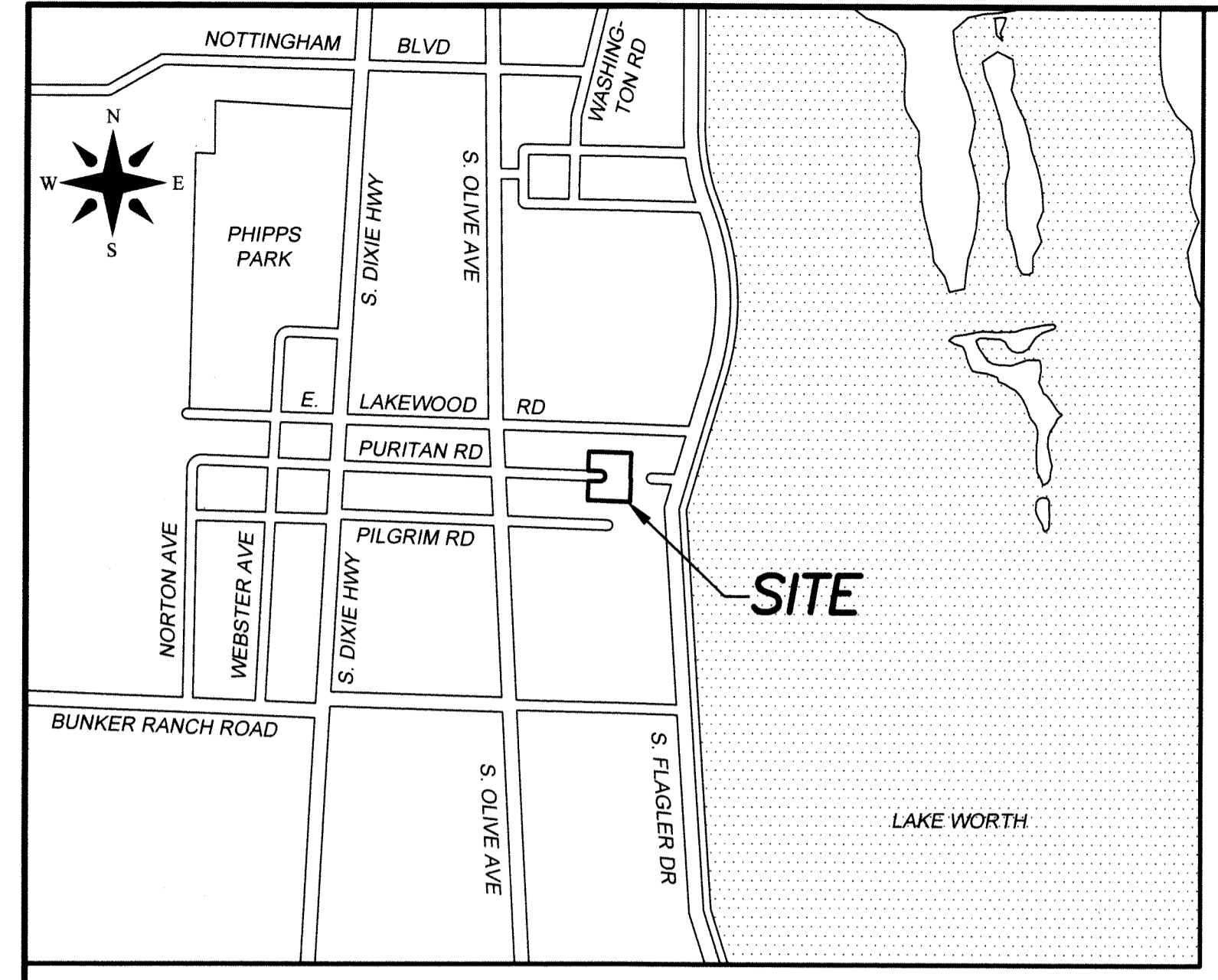
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was recorded on 2:39 PM
the 5th day of AUGUST 20 20
and duly recorded in Book 182
on Page 182
EJW

SHEET 1 OF 2



201 PURITAN ROAD

BEING A REPLAT OF LOTS 3, 4, 17 AND 18 AND THE STRIP OF LAND BETWEEN LOTS 3 AND 18,
AND THE STRIP OF LAND BETWEEN THE EAST HALF OF LOT 4 AND THE EAST HALF OF LOT 17,
ACCORDING TO THE PLAT OF SHADOWLAWN, AS RECORDED IN PLAT BOOK 10, PAGE 54,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 44
SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH N.T.S.

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 201 Puritan, LLC, a Florida limited liability company, owner of the land shown hereon as 201 PURITAN ROAD, being a replat of Lots 3, 4, 17 and 18 and the strip of land between Lots 3 and 18, and the strip of land between the East half of Lot 4 and the East half of Lot 17, according to the plat of SHADOWLAWN, as recorded in Plat Book 10, Page 54, Public Records of Palm Beach County, Florida, lying in Section 3, Township 44 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

Lots 3, 4, 17 and 18 and the strip of land between Lots 3 and 18, and the strip of land between the East half of Lot 4 and the East half of Lot 17, according to the plat of SHADOWLAWN, on file in the office of the Clerk and Comptroller in and for Palm Beach County, Florida, recorded in Plat Book 10, Page 54, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 4; thence North 90°00'00" East, along the North line of said Lot 4 and said Lot 3, a distance of 200.00 feet to the Northeast corner of said Lot 3; thence South 00°00'00" West along the East line of said Lot 3 and its Southerly prolongation thereof, a distance of 120.63 feet to a point of intersection with the centerline of that strip of land immediately South of, and contiguous with, the South line of said Lot 3 labeled as "Not Dedicated" as shown on said plat of SHADOWLAWN; thence North 89°59'45" East, along the centerline of said strip of land, a distance of 3.11 feet; thence departing said centerline, South 00°00'30" East, along the East line of said Lot 18 and its Northerly prolongation thereof, a distance of 120.63 feet to the Southeast corner of said Lot 18; thence South 89°59'30" West, along the South line of said Lot 18 and said Lot 17, a distance of 200.00 feet to the Southwest corner of said Lot 17; thence North 00°00'30" West, along the West line of said Lot 17, distance of 100.00 feet to the Northwest corner of said Lot 17; thence North 89°59'30" East, along the North line of said Lot 17, a distance of 46.89 feet to the beginning of a curve, concave to the West, having a radius of 20.64 feet and a central angle of 179°59'30"; thence Easterly, Northerly and Westerly, along the arc of said curve (the arc of said curve being the Westerly limits of the "Not Dedicated" strip of land and the Easterly limits of Shadowlawn Avenue (now known as Puritan Road) as shown on said plat), a distance of 64.83 feet to a point of tangency on the South line of said Lot 4; thence North 90°00'00" West along said South line a distance of 50.00 feet to the Southwest corner of said Lot 4; thence North 00°00'00" East, along the West line of said Lot 4, a distance of 100.00 feet to the Northwest corner of said Lot 4 and the **POINT OF BEGINNING**.

Containing in all 45,585.4 square feet or 1.0465 acres, more or less.

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

LOTS 1A, 2A & 3A

Lots 1A, 2A and 3A, as shown hereon, are hereby reserved by 201 Puritan, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said 201 Puritan, LLC, a Florida limited liability company, its successors and assigns, without recourse to the City of West Palm Beach, Florida.

TRACT A

Tract A, as shown hereon, is hereby dedicated to the City of West Palm Beach, Florida, for the perpetual use of the public for public street and utility purposes.

UTILITY EASEMENTS

The Utility Easements as shown hereon are nonexclusive easements and are hereby dedicated in perpetuity to the public for the construction and maintenance of utility facilities, including, but not limited to water, sewer, cable, electric transmission, and gas. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

IN WITNESS WHEREOF, the above-named company has caused these presents to be signed by its Manager and its company seal to be affixed hereto by and with the authority of its Board of Directors, this 21 day of July, 2020.

201 Puritan, LLC,
a Florida limited liability company
BY: Mark A. Marcello
Mark A. Marcello, as Trustee, Manager

WITNESS: Mark Klein
Printed Name

WITNESS: Gina Parrish
Printed Name

ACKNOWLEDGEMENT

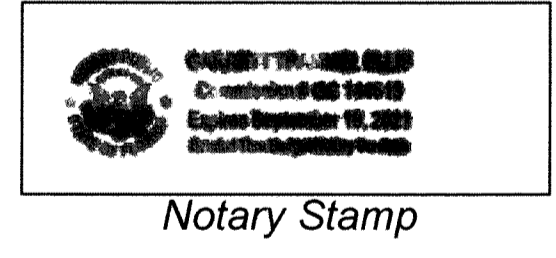
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of July, 2020, by Mark A. Marcello, as Trustee, Manager of 201 Puritan, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal this 21st day of July, 2020.

September 19, 2021
My Commission Expires

66144513
My Commission Number



Garrett Ellis
Signature of Notary Public
Printed Name of Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Guy Rabideau, 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 201 Puritan, LLC, a Florida limited liability company; that the current taxes have been paid; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 17th day of July, 2020.

Guy Rabideau
Guy Rabideau, Esquire
Florida Bar Number: 802972

PREPARING SURVEYOR & MAPPER'S STATEMENT

This instrument was prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the ordinances of the City of West Palm Beach, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 23 day of July, 2020.

Vincent J. Noel
Vincent J. Noel, PSM
Florida Certificate No. 4169

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) have been placed as required by law, and that Permanent Control Points ("P.C.P.'s) and Monuments according to Sec. 177.091(9), F.S., will be set; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Dated this 21st day of July, 2020.

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

APPROVAL-CITY OF WEST PALM BEACH

State of Florida
County of Palm Beach

This plat is hereby approved for record by the City Commission of West Palm Beach, Florida, and the Commission accepts the dedications to the City of West Palm Beach contained on this plat this ____ day of _____, 2020.

By: Keith A. James
Keith A. James, Mayor

201 PURITAN, LLC SEAL 	REVIEWING SURVEYOR'S SEAL 	SURVEYOR'S SEAL 	CITY OF WEST PALM BEACH SEAL
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PLAT OF:			
201 PURITAN ROAD			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD:	JOB No.: 99-1253.1	F.B.	PG.
OFFICE: R.C.	DATE: JULY 2020	DWG. No.:	09-1013-8
C/K'D:	REF.: 09-1013-8.DWG	SHEET 1 OF 2	