

20200303834

188  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on 1:50 PM  
on the 12th day of August, 2020  
and duly recorded in Public Records  
on Page(s) 188  
Surveyor, P.C. Clerk & Comptroller  
By: [Signature]

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that TOBIAS PARTNERS, L.P., a California limited partnership, authorized to do business in Florida, owner of the land shown hereon as 2001 S. DIXIE PRIVATE SCHOOL, being a replat of Lots 4, 5, 6, 12, 13, 14, and a portion of Lots 7, 8, 9, 10 & 11, Block 11, together with Lot 6 and a portion of Lot 7, Block 20, FLAMINGO PARK, according to the plat thereof, as recorded in Plat Book 8, Page 30, Public Records of Palm Beach County, Florida, lying in Section 28, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

**LEGAL DESCRIPTION:**

Lots 4 through 14, inclusive, Block 11, FLAMINGO PARK, according to the plat thereof as recorded in Plat Book 8, Page 30, Public Records of Palm Beach County, Florida.

LESS and EXCEPT the East 7 feet of said Lots 7 through 11, inclusive.

**TOGETHER WITH:**

Lots 6 and 7, Block 20, FLAMINGO PARK, according to the plat thereof as recorded in Plat Book 8, Page 30, Public Records of Palm Beach County, Florida.

LESS and EXCEPT the West 15 feet and the East 7 feet of said Lot 7.

Containing in all, 1.80 Acres, more or less.

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

**PARCEL "A", "B" & "C"**

Parcels "A", "B" & "C", as shown hereon are hereby reserved by TOBIAS PARTNERS, L.P., a California limited partnership, authorized to do business in Florida, 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 TOBIAS PARTNERS, L.P., a California limited partnership, authorized to do business in Florida, its successors and assigns, without recourse to City of West Palm Beach, Florida.

**UTILITY EASEMENT**

The Utility Easement as shown hereon is hereby dedicated in perpetuity to the City of West Palm Beach 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 WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its General Partner, Millennium Holdings, Inc., a California corporation, licensed to do business in Florida, this 29 day of May, 2020.

TOBIAS PARTNERS, L.P.  
a California limited partnership

BY: Millennium Holdings, Inc.,  
a California corporation,  
as General Partner

BY: Sarah Nilsen,  
Sarah Nilsen, Secretary

WITNESS: [Signature]  
Anna Laszkiewicz  
Printed Name

WITNESS: [Signature]  
Justin Vanderwiele  
Printed Name

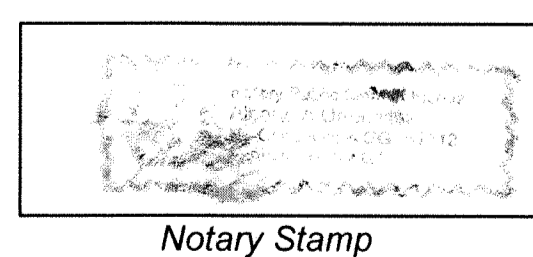
**ACKNOWLEDGEMENT**

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of MAY 29<sup>th</sup>, 2020, by Sarah Nilsen as Secretary of Millennium Holdings, Inc., a California corporation, on behalf of the corporation, who is  personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

1/15/2024  
My Commission Expires

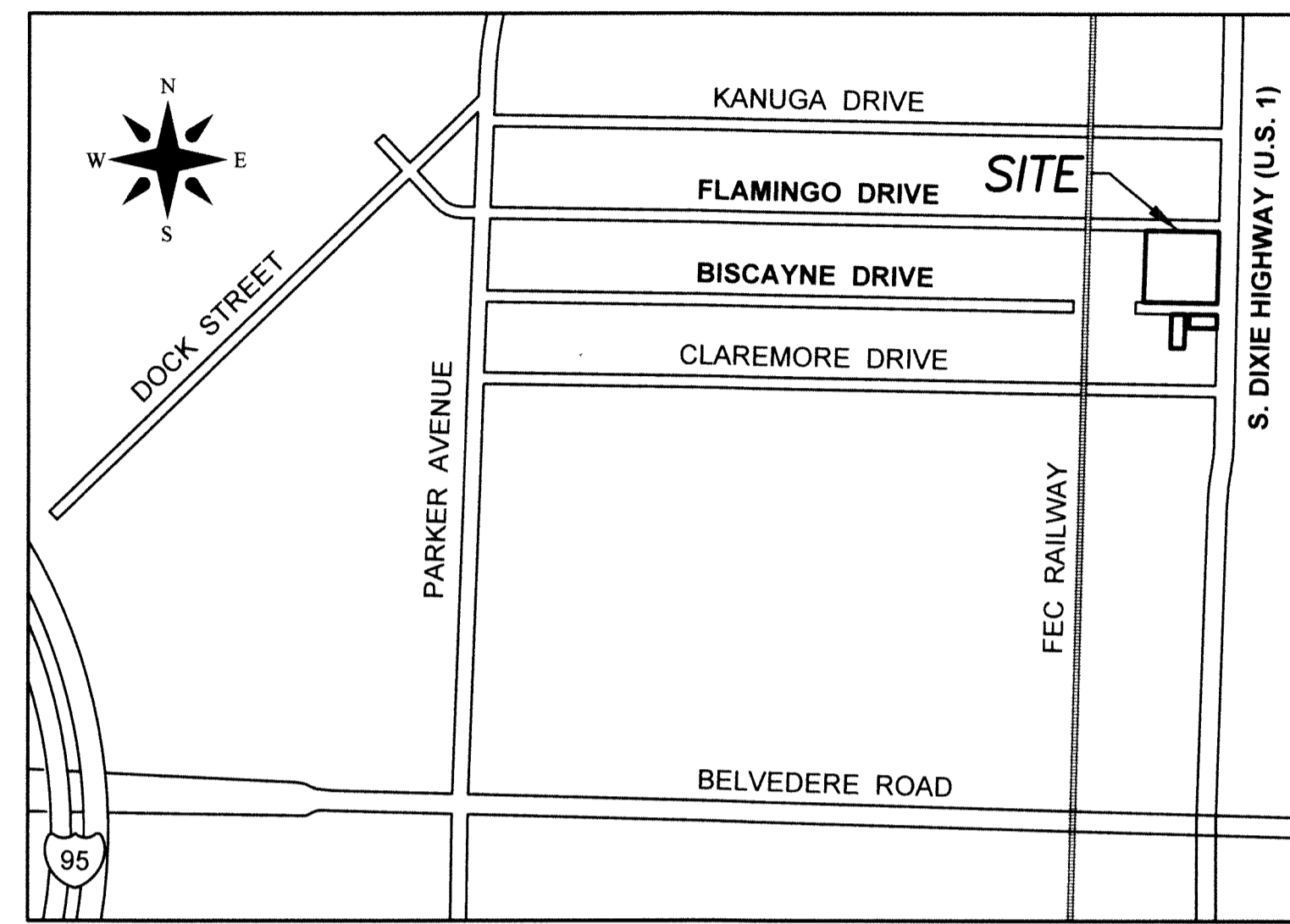
65947512  
My Commission Number



[Signature]  
Signature of Notary Public  
AIBERO ROSENBERG  
Printed Name of Notary Public

# 2001 S. Dixie Private School

BEING A REPLAT OF A LOTS 4, 5, 6, 12, 13, 14, AND A PORTION OF LOTS 7, 8, 9, 10 & 11, BLOCK 11, TOGETHER WITH LOT 6 AND A PORTION OF LOT 7, BLOCK 20, FLAMINGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH N.T.S.

**MORTGAGEE'S JOINDER AND CONSENT**

State of New York  
County of New York

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 26932, at Page 1791, of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said Bank has caused these presents to be signed by its AUTHORIZED SIGNATORY and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 19<sup>th</sup> day of MAY, 2020.

GOLDMAN SACHS BANK USA

By: [Signature]  
GOSIA LEWIS AUTHORIZED SIGNATORY  
Print Name, Print Title:

WITNESS: [Signature]  
Melissa A. Murphy  
Printed Name

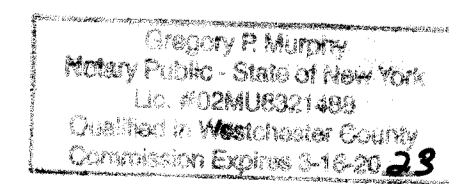
WITNESS: [Signature]  
Ryan P. Murphy  
Printed Name

**ACKNOWLEDGEMENT**

State of New York  
County of New York

On the 19<sup>th</sup> day of May in the year 2020 before me, personally came Gosia Lewis to me, known, who, being by me duly sworn, did depose and say that he/she/they reside(s) in 635 West 42<sup>nd</sup> Street, NYC the place of residence is in a city, include the street and street number, if any, thereof; that he/she/they is (are) the (president or other officer or director or attorney in fact duly appointed) of the Goldman Sachs Bank USA [name of corporation], the corporation described in and which executed the above instrument, that he/she/they signed his/her/their name(s) thereto by like authority of the board of directors of said corporation.

[Signature]  
Signature and office of individual taking acknowledgment



**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.

**TITLE CERTIFICATION**

State of Florida  
County of Palm Beach

I, Stuart I. Grossman, a duly licensed attorney in the State of Florida, do hereby certify that, to the best of my actual knowledge, property is vested in TOBIAS PARTNERS, L.P., a California limited partnership, authorized to do business in Florida; that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon; and that there are easements and encumbrances of record, but those easements and encumbrances do not appear to prohibit the subdivision created by this plat.

Dated this 26 day of May, 2020.

[Signature]  
Stuart I. Grossman, Esquire  
Florida Bar No. 176699

**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 4 day of June, 2020.

[Signature]  
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) 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 the City of West Palm Beach, Florida.

Dated this 28<sup>th</sup> day of May, 2020.

[Signature]  
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 10<sup>th</sup> day of August, 2020.

[Signature]  
By: Keith A. James, Mayor

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

MILLENNIUM HOLDINGS SEAL	GOLDMAN SACHS BANK USA SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
[Seal]	[Seal]	[Seal]	[Seal]	[Seal]

Plat of:  
**2001 S. Dixie Private School**

**WALLACE SURVEYING CORP.**  
CORP. LICENSED BUSINESS # 4991  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD:	JOB No.: 13-1383.26	F.B. PG.
OFFICE: R.C.	DATE: OCT, 2017	DWG. No.: 13-1383-7
C'KD:	REF.: 13-1383-5	SHEET 1 OF 2