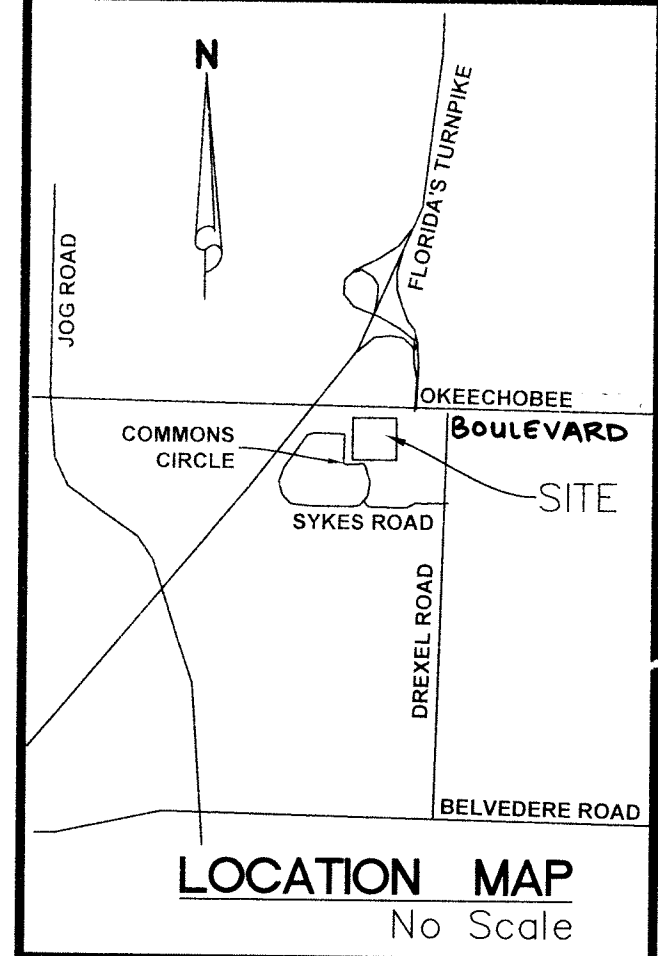


20200416150

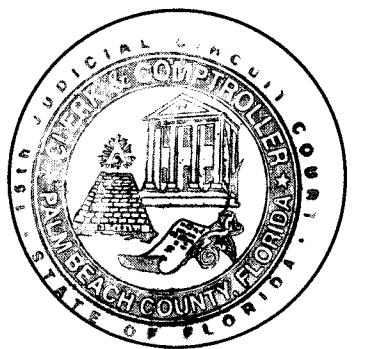
SYKES COMMERCIAL M.U.P.D.

BEING A SUBDIVISION OF A PORTION OF SECTION 27,
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH
COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 43
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



62
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 10:45 A.M.
THIS 2 DAY OF November
2020 AND DULY RECORDED
IN PLAT BOOK NO.
62-63 ON PAGE
12
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Janet McCaul* D.C.

CLERK'S SEAL



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT GOLD COAST PREMIER PROPERTIES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS SYKES COMMERCIAL M.U.P.D., IS, BY A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE N.88°41'30"W, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 639.98 FEET; THENCE S.01°29'35"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF OKEECHOBEE BOULEVARD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4080, PAGE 1969 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO THE **POINT OF BEGINNING**; THENCE S.01°29'35"W, ALONG THE WEST LINE OF ROSE DIAMOND INVESTMENT, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 22130, PAGE 1673 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 239.37 FEET; THENCE CONTINUE S.01°29'35"W, ALONG THE WEST LINE OF DAROSY, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 5949, PAGE 1180 OF SAID PUBLIC RECORDS; A DISTANCE OF 270.61 FEET TO A POINT ON THE NORTH LINE OF THE DONALD C. WALKER COMMUNITY PLAT, AS RECORDED IN PLAT BOOK 53, PAGES 17 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.88°41'31"W, ALONG SAID NORTH LINE OF THE DONALD C. WALKER COMMUNITY PLAT, A DISTANCE OF 298.52 FEET TO A POINT ON THE NORTH LINE OF TRACT B-3, THE CLASSIC AT WEST PALM BEACH, AS RECORDED IN PLAT BOOK 61, PAGES 158 THROUGH 160, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID TRACT B-3 BOUNDARY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) N.88°41'31"W, A DISTANCE OF 321.84 FEET; 2) N.01°29'35"E, A DISTANCE OF 174.59 FEET TO A POINT ON THE EAST LINE OF TRACT R-1 OF SAID THE CLASSIC AT WEST PALM BEACH PLAT OF SAID PUBLIC RECORDS; THENCE CONTINUE N.01°29'35"E, ALONG SAID EAST LINE OF TRACT R-1, A DISTANCE OF 325.39 FEET TO A POINT ON THE SOUTH LINE OF RONALD REAGAN TURNPIKE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1121, PAGE 622 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE OF RONALD REAGAN TURNPIKE RIGHT-OF-WAY FOR THE NEXT TWO (2) COURSES: 1) S.88°41'31"E, A DISTANCE OF 68.19 FEET; 2) N.88°26'44"E, A DISTANCE OF 200.23 FEET TO A POINT ON SAID SOUTH LINE OF OKEECHOBEE BOULEVARD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4080, PAGE 1969 OF SAID PUBLIC RECORDS; THENCE S.88°41'31"E, ALONG SAID SOUTH LINE OF OKEECHOBEE BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 352.21 FEET TO THE **POINT OF BEGINNING**.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 314,711.1505 SQ. FT. OR 7.225 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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

DEVELOPMENT TRACT: TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR GOLD COAST PREMIER PROPERTIES VI, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF GOLD COAST PREMIER PROPERTIES VI, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT-1 AND WATER MANAGEMENT TRACT-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GOLD COAST PREMIER PROPERTIES VI, LLC, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLD COAST PREMIER PROPERTIES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

UTILITY EASEMENTS (U.E.): THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, GOLD COAST PREMIER PROPERTIES VI, LLC, A FLORIDA LIMITED LIABILITY 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 23 DAY OF September, 2020.

WITNESS: *Wanda Tiefert*
PRINT NAME: Wanda Tiefert
WITNESS: *[Signature]*
PRINT NAME: Pedro Alvarez

GOLD COAST PREMIER PROPERTIES VI, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Veronica Garcia*
Veronica M. Garcia, MANAGER

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23 DAY OF September, 2020 BY *Veronica Garcia* AS MANAGER FOR GOLD COAST PREMIER PROPERTIES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/2/2020

[Signature]
SHEILA MARTINEZ
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

COMMISSION NO. 66044496

SITE DATA
ZONING CONTROL NUMBER: 1982-00129

COUNTY APPROVAL

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 2 DAY OF November, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

BY: *David L. Ricks*
DAVID L. RICKS, P.E. - COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, **Jorge E. Otero** A DULY LICENSED ATTORNEY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS 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 GOLD COAST PREMIER PROPERTIES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: Sept 25, 2020

[Signature]
Jorge E. Otero
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER : 438596

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") AND MONUMENTS 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.

DATE: September 28, 2020

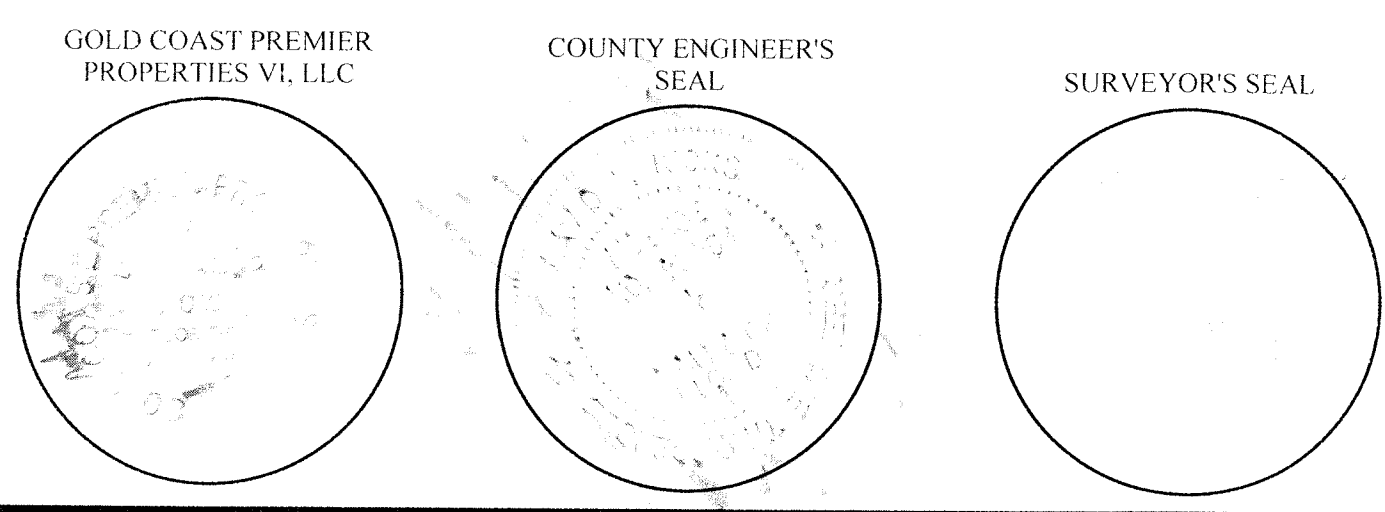
[Signature]
LUIS J. ORTIZ, P.S.M.
LICENSE NO. L57006
STATE OF FLORIDA

SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL PALM BEACH 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 SUBORDINATE TO THESE WITH THE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RATIONAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL PORTION 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST PORTION OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY BASED ON THE NORTH BOUNDARY OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF N.88°41'30"W, AND ALL BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATE NOTES:
a. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
b. SCALE FACTOR= 1.0000314
c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
COORDINATES SHOWN ARE GRID COORDINATES
d. ZONE = FLORIDA EAST ZONE
e. DATUM = NAD 83-1990 ADJUSTMENT
f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
g. LINEAR UNIT = U.S. SURVEY FEET
h. PLAT BEARINGS = GRID BEARINGS
NO ROTATION

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
L57006 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 License# Business Number 18 7768
Sheet No. 1 of 2 Sheets