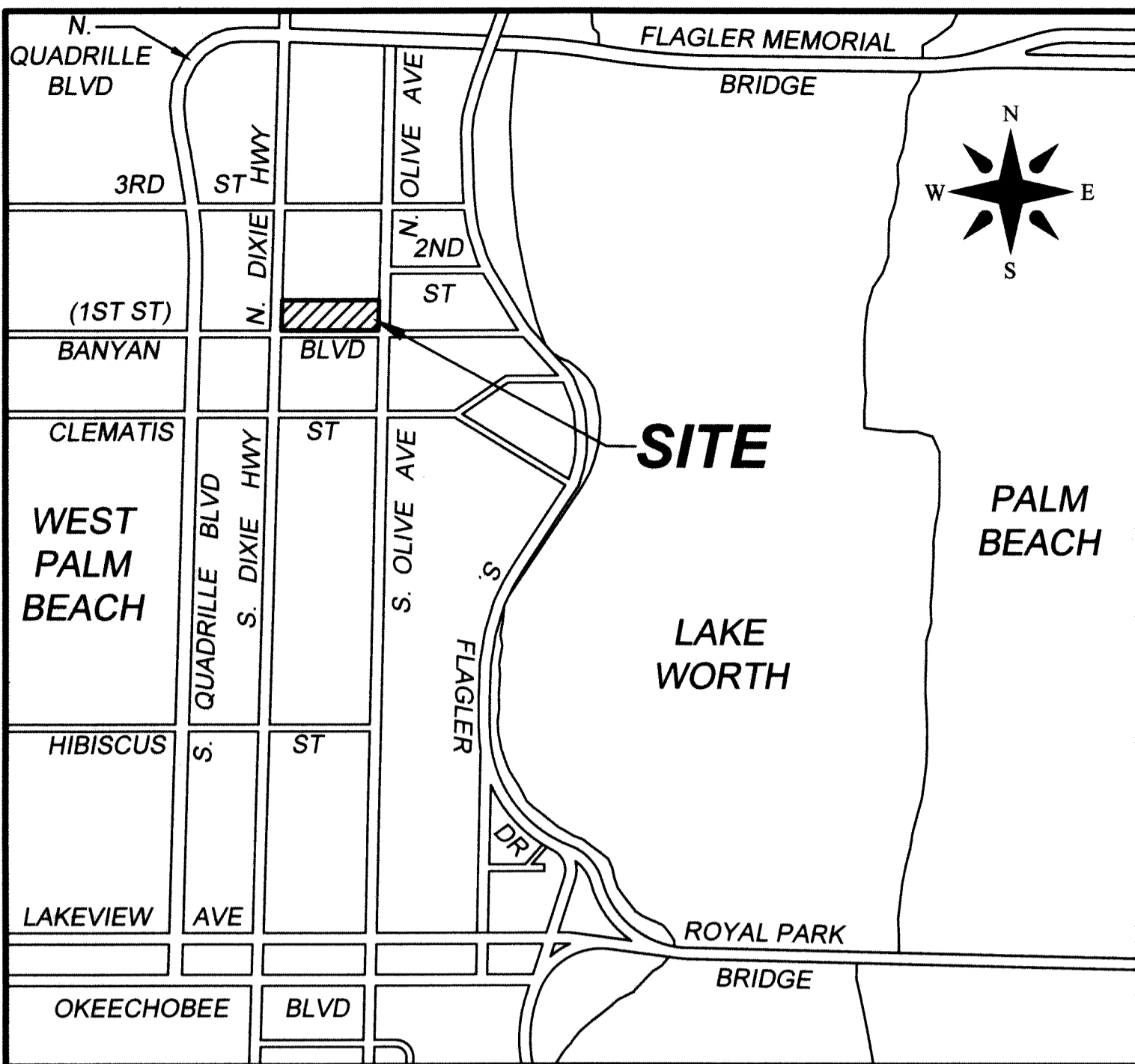


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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 2



# 303 BANYAN BOULEVARD

BEING A REPLAT OF LOTS 13 THROUGH 18, TOGETHER WITH A PORTION OF LOTS 11, 12, 19, 20, AND ALL OF THE 40 FOOT WIDE RIGHT OF WAY, ALL WITHIN BLOCK 53, MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE UNANIMOUS CONSENT OF ITS MANAGING MEMBERS, THIS 30<sup>th</sup> DAY OF September, 2020.

303 BANYAN STREET, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: PISHON I, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
MANAGING MEMBER

BY: Glenn E. Straub  
NAME: GLENN E. STRAUB  
TITLE: MANAGING MEMBER

WITNESS: Gina Roberts  
PRINTED NAME

WITNESS: Lisa Lyda  
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 30 2020, BY GREG COLEMAN AS MANAGING MEMBER OF 303 BGM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

Apr 25, 2022  
MY COMMISSION EXPIRES

57181674  
MY COMMISSION NUMBER

Adelou S. Benavente  
SIGNATURE OF NOTARY PUBLIC

ADELOU S. BENAVENTE  
PRINTED NAME OF NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL A. KRASKER, 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 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 30<sup>th</sup> DAY OF September, 2020.

Paul A. Krasker  
PAUL A. KRASKER, ESQUIRE  
FLORIDA BAR NO. 893196

### 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 6 DAY OF October, 2020.

Vincent J. Koel  
VINCENT J. KOEL, 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) 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATED THIS 1st DAY OF October, 2020.

Robert J. Cajal  
ROBERT J. CAJAL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6286  
WALLACE SURVEYING CORPORATION

### APPROVAL & ACCEPTANCE TO DEDICATION-CITY OF WEST PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH AS STATED AND SHOWN HEREON. THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 30 DAY OF November, 2020.

BY: Keitha James  
KEITHA JAMES, MAYOR

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 303 BANYAN BOULEVARD, BEING A REPLAT OF LOTS 13 THROUGH 18, TOGETHER WITH A PORTION OF LOTS 11, 12, 19, 20, AND THE 40 FOOT WIDE RIGHT-OF-WAY, ALL WITHIN BLOCK 53, MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 13 THROUGH 18, TOGETHER WITH A PORTION OF LOTS 11, 12, 19, 20, AND THE 40 FOOT WIDE RIGHT-OF-WAY, ALL WITHIN BLOCK 53, MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF LOT 12 OF SAID BLOCK 53; THENCE SOUTH 89°39'11" EAST, ALONG THE SOUTH LINE OF SAID LOT 12 (THE SOUTH LINE OF SAID LOT 12 BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 53) A DISTANCE OF 13.00 FEET TO A POINT ON THE EASTERLY MAINTENANCE RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY AS SHOWN ON ROAD PLAT BOOK 9, PAGE 81, SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE ALONG THE SOUTH LINE OF SAID BLOCK 53, SOUTH 89°39'11" EAST (SAID SOUTH LINE OF BLOCK 53 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BANYAN BOULEVARD, A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY) A DISTANCE OF 466.42 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY MAINTENANCE RIGHT OF WAY LINE OF N. OLIVE AVENUE (A PUBLIC RIGHT OF VARIABLE WIDTH) AS SHOWN ON ROAD PLAT BOOK 8, PAGE 21, SAID PUBLIC RECORDS; THENCE DEPARTING THE SOUTH LINE OF SAID BLOCK 53, CONTINUE ALONG SAID WESTERLY MAINTENANCE RIGHT OF WAY LINE, NORTH 00°08'31" EAST A DISTANCE OF 72.63 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID BLOCK 53; THENCE DEPARTING SAID EAST LINE, CONTINUE ALONG SAID WESTERLY MAINTENANCE RIGHT OF WAY LINE, NORTH 00°09'31" WEST A DISTANCE OF 82.95 FEET TO A POINT ON THE NORTH LINE OF THE 40 FOOT WIDE RIGHT OF WAY THAT SEPARATES LOTS 1 THROUGH 10 ON THE NORTH SIDE OF SAID BLOCK 53 FROM LOTS 11 THROUGH 20 ON THE SOUTH SIDE OF SAID BLOCK 53 AS SHOWN ON SAID PLAT; THENCE NORTH 89°40'08" WEST, ALONG THE NORTH LINE OF SAID 40 FOOT WIDE RIGHT OF WAY (SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID LOTS 2 THROUGH 10) A DISTANCE OF 462.18 FEET TO A POINT ON SAID EASTERLY MAINTENANCE RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY; THENCE CONTINUE ALONG SAID EASTERLY MAINTENANCE RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE COURSES, SOUTH 00°04'01" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89°40'08" WEST A DISTANCE OF 4.00 FEET; THENCE SOUTH 00°04'01" WEST A DISTANCE OF 115.45 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 1.661 ACRES, MORE OR LESS.

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

### PARCELS 1 & 2

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY 303 BANYAN STREET, 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 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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.

### CWPB EASEMENT

THE CWPB (CITY OF WEST PALM BEACH) EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

### SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FOR USE BY THE PUBLIC FOR SIDEWALK PURPOSES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

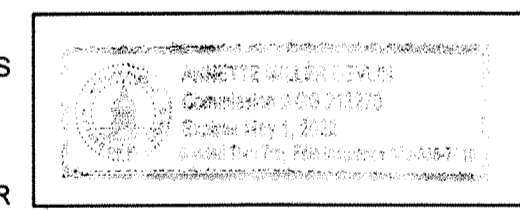
### ACKNOWLEDGEMENT

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 September 2020, BY GLENN E. STRAUB AS MANAGING MEMBER OF PISHON I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

May 1, 2022  
MY COMMISSION EXPIRES

GG213279  
MY COMMISSION NUMBER



Annette Miller Devlin  
SIGNATURE OF NOTARY PUBLIC

Annette Miller Devlin  
PRINTED NAME OF NOTARY PUBLIC

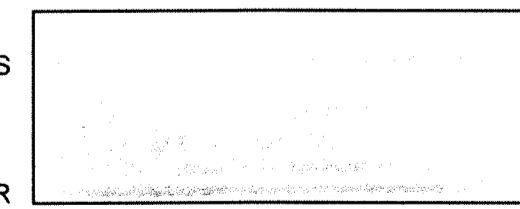
### ACKNOWLEDGEMENT

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 September 2020, BY SCOTT A. JOHNSON AS MANAGING MEMBER OF 303 JK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF 303 BANYAN STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

May 1, 2022  
MY COMMISSION EXPIRES

GG213279  
MY COMMISSION NUMBER



Annette Miller Devlin  
SIGNATURE OF NOTARY PUBLIC

Annette Miller Devlin  
PRINTED NAME OF NOTARY PUBLIC

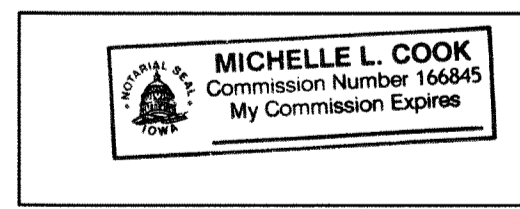
### ACKNOWLEDGEMENT

STATE OF IOWA  
COUNTY OF FOLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF September 2020, BY Brent Mathisen AS Investment VP- Real Estate OF FARM BUREAU LIFE INSURANCE COMPANY, AN IOWA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

10-6-2022  
MY COMMISSION EXPIRES

166845  
MY COMMISSION NUMBER



Michelle L. Cook  
SIGNATURE OF NOTARY PUBLIC

Michelle L. Cook  
PRINTED NAME OF NOTARY PUBLIC

### PREPARING SURVEYOR & MAPPER'S STATEMENT

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

303 BANYAN SEAL	LENDER'S SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL

**PLAT OF:**

**303 BANYAN BOULEVARD**

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4099  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 08-1298-20	F.B. PG.
OFFICE: R.C.	DATE: JUNE 2020	DWG. No.: 08-1298-3
CK'D:	REF.: 08-1298-2.DWG	SHEET 1 OF 2