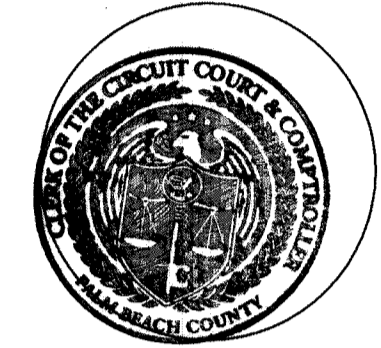


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:53 A.M.
THIS 25 DAY OF January
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 144 AND 145
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

By: *Joseph Abruzzo*
DEPUTY CLERK

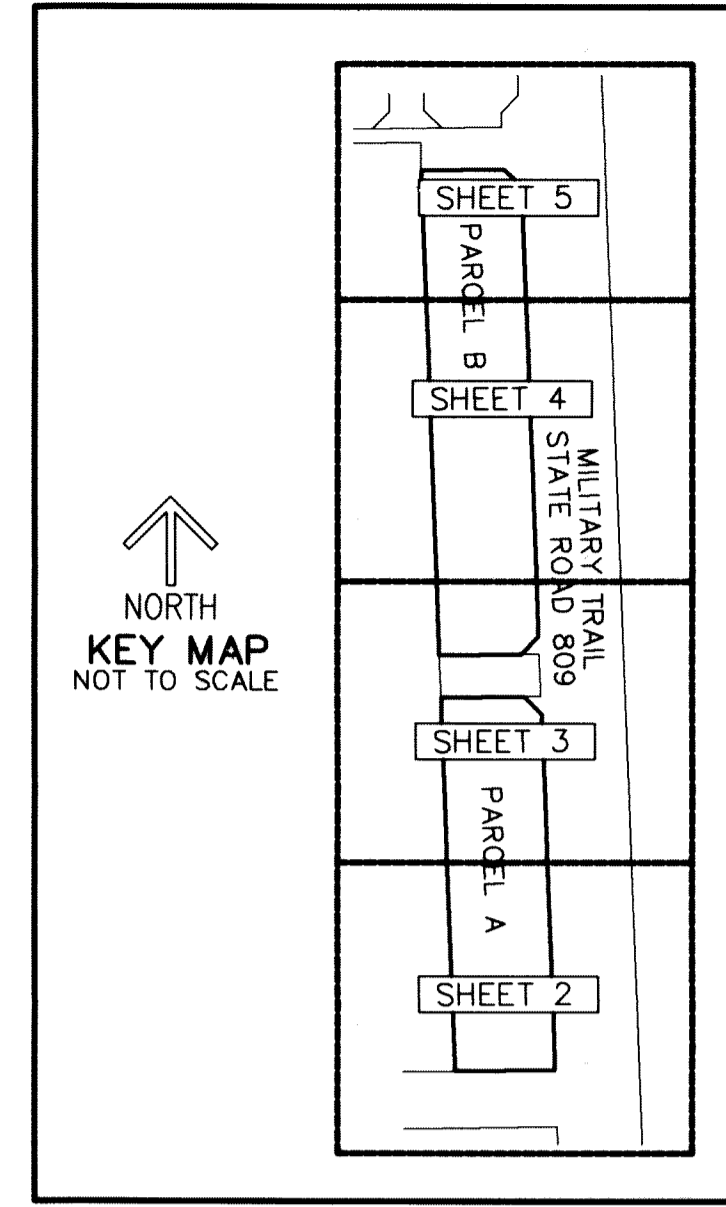
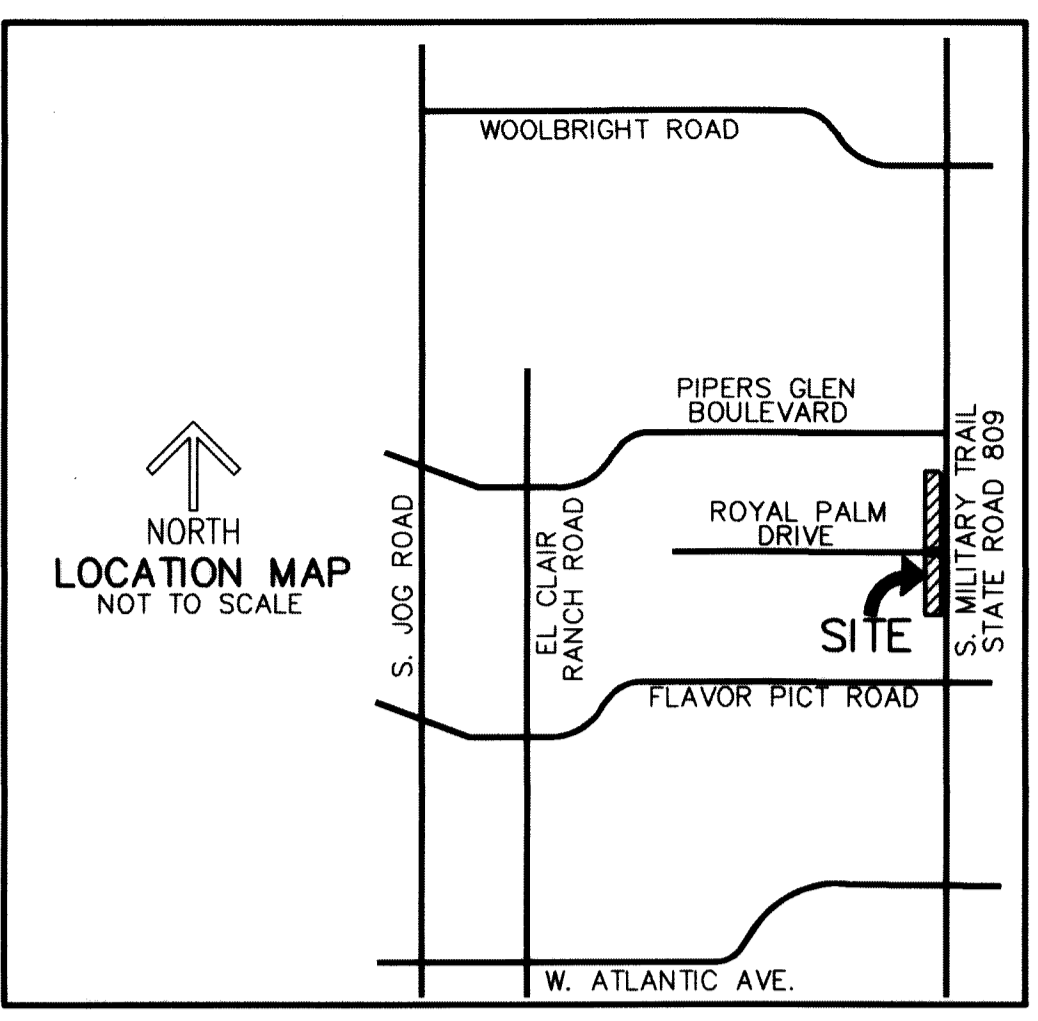
SHEET 1 OF 5
CLERK OF THE CIRCUIT COURT
& COMPTROLLER



BARKLEY PLACE

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 2,
TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS BARKLEY PLACE, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE S.89°08'07"W. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 203.09 FEET; THENCE N.02°11'10"W. ALONG THE WEST LINE OF THE EAST 203.04 FEET OF SAID SECTION 2, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL, AS RECORDED IN DEED BOOK 67, PAGE 527 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N.02°11'10"W. ALONG SAID WEST LINE, A DISTANCE OF 533.82 FEET TO A POINT TO BE LATER REFERRED TO AS POINT A; THENCE N.89°08'07"E. ALONG THE NORTH LINE OF THE SOUTH 548.68 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 118.08 FEET; THENCE S.46°31'31"E. ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 7141, PAGE 1827 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.76 FEET; THENCE S.02°11'10"E. ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 5206, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 508.82 FEET; THENCE S.89°08'07"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID L-29 CANAL, A DISTANCE OF 143.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT A; THENCE N.02°11'10"W. ALONG THE WEST LINE OF THE EAST 203.04 FEET OF SAID SECTION 2, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.02°11'10"W. ALONG SAID WEST LINE, A DISTANCE OF 692.48 FEET; THENCE N.89°05'11"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STEINER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5206, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 118.08 FEET; THENCE S.46°32'59"E. ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 7141, PAGE 1827 OF SAID PUBLIC RECORDS, A DISTANCE OF 35.75 FEET; THENCE S.02°11'10"E. ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 5206, PAGE 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 642.48 FEET; THENCE S.43°27'01"W. ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 7141, PAGE 1827 OF SAID PUBLIC RECORDS, A DISTANCE OF 34.96 FEET; THENCE S.89°05'11"W. ALONG THE SOUTH LINE OF THE NORTH 732.31 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 118.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,
CONTAINING 174,473 SQUARE FEET/4.0053 ACRES MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION
PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PARCEL A, AS SHOWN HEREON, IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 5702, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. GENERAL UTILITY EASEMENT
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.

3. MASS TRANSIT EASEMENT
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF December, 2020.

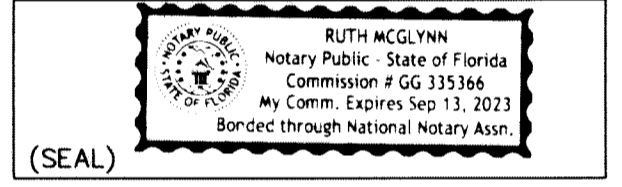
WITNESS: *Ely Schwartz*
PRINT NAME: ELY SWARTZ
WITNESS: *Lauren G. Odom*
PRINT NAME: LAUREN G. ODOM
BY: *Jay Wallshien*
JAY WALLSHEIN
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF December, 2020, BY JAY WALLSHEIN AS PRESIDENT OF BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 2020.



Ruth McGlynn
NOTARY PUBLIC
PRINT NAME: Ruth McGlynn
MY COMMISSION EXPIRES: 12/13/2023
COMMISSION NUMBER: 66335366

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GARY S. DUNAY, 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 BARKLEY INTERNATIONAL, INC., A FLORIDA CORPORATION; 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: Dec. 1, 2020

Gary S. Dunay
GARY S. DUNAY, ESQ.
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

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 22 DAY OF JANUARY, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR & MAPPER'S NOTES:

1. 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS 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 APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.61°00'51"E. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "PIPER'S" AND "PROP 2", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET. THIS WAS ACCOMPLISHED BY CONDUCTING A STATIC GPS SURVEY ON THE CONTROL PRM'S SHOWN ON THE ATTACHED MAP.
6. "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 PALM BEACH COUNTY.
7. NO INSTRUMENT OF CONVEYANCE FOR PUBLIC RIGHT-OF-WAY OVER THE WEST 3 FEET OF THE EAST 53 FEET OF SECTION 2 WAS PROVIDED TO THE SURVEYOR.

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 PALM BEACH COUNTY, FLORIDA.

DATED: 12/3/2020

David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

