

DEDICATION AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT AD1 PB AIRPORT HOTELS, LLC, OWNERS OF THE LAND DESCRIBED IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "HOLIDAY INN PBI", A SUBDIVISION IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF A LINE, PARALLEL TO AND 15 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 28, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, SAID POINT BEING 165 FEET EASTERLY, MEASURED ALONG SAID PARALLEL LINE FROM THE EASTERLY RIGHT-OF-WAY LINE OF SAID WEST PALM BEACH STUB CANAL; THENCE NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIR LINE RAILROAD, A DISTANCE OF 284.62 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID WEST PALM BEACH STUB CANAL; THENCE NORTHEASTERLY, ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 590.46 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED STATE ROAD NO. 9; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND MAKING AN ANGLE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STUB CANAL, MEASURED FROM THE SOUTHWEST TO SOUTHEAST, OF 70°08'50" A DISTANCE OF 169.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 1922.41 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 52.04 FEET TO A POINT IN A LINE PARALLEL TO AND 588.54 FEET WESTERLY FROM THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTHERLY, ALONG SAID PARALLEL LINE, DISTANCE OF 487.50 FEET TO A POINT IN SAID LINE PARALLEL TO, AND 15 FEET NORTH OF, THE SOUTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 25 FEET THEREOF DEEDED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR STREET PURPOSES.

ALSO LESS AND EXCEPT ALL RIGHT, TITLE AND INTEREST ACQUIRED BY THE DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, UNDER AND BY VIRTUE OF THAT CERTAIN PROCEEDING IN EMINENT DOMAIN LATELY PENDING IN THE CIRCUIT COURT OF THE 15TH JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY, FLORIDA, BEING CIVIL ACTIONS NO. 72 C 1979 ENTITLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PLAINTIFF VS. DECOA, INC., ET AL., DEFENDANTS, IN AND TO THE FOLLOWING DESCRIBED PROPERTY AND RIGHTS:

PARCEL 317 - R (7/8770) SECTION 93220-2405 - ACCESS RIGHTS ONLY:

ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN BELVEDERE ROAD AND THAT PORTION OF THE GRANTORS' LANDS IN THE EAST 442.19 FEET OF THE WEST 779.24 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, ALONG THE SOUTH BOUNDARY OF SAID LANDS.

ALSO LESS AND EXCEPT A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE SOUTH BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 AT A POINT 272.51 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1°39'18" EAST 40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°44'02" EAST 47.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 58 FEET, RUN THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY 113.45 FEET THROUGH A CENTRAL ANGLE OF 112°04'28" TO THE END OF A CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 56 FEET; RUN THENCE SOUTHEASTERLY 50.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°09'25" TO THE END OF A CURVE; THENCE SOUTH 88°20'44" EAST 344.29 FEET; THENCE SOUTH 1°39'18" WEST 29.50 FEET; THENCE NORTH 88°20'44" WEST 506.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, COUNTY OF PALM BEACH, FLORIDA AND MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY BOUNDARY OF THE FORMERLY PROPOSED RIGHT-OF-WAY OF STATE ROAD 9 AS SAID BOUNDARY IS DESCRIBED IN DEED BOOK 1042, PAGE 1, PALM BEACH COUNTY PUBLIC RECORDS, WITH NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, SAID RIGHT-OF-WAY LINE LYING 44.75 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 28; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1922.41 FEET, A CHORD BEARING OF NORTH 15°35'13" WEST AND A CENTRAL ANGLE OF 15°00'25" FOR A DISTANCE OF 503.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 86°06'20" EAST NON-RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 128.36 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF I-95 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID I-95 BEARING A LAST REVISION DATE OF OCTOBER 19, 1971; SAID POINT BEING THE P.T. AT STATION 1387 + 23.18 AS SHOWN ON THE RIGHT-OF-WAY MAP OF SAID I-95; THENCE NORTH 26°59'14" WEST A DISTANCE OF 242.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH STUB CANAL; THENCE RUN SOUTH 46°04'28" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STUB CANAL FOR A DISTANCE OF 122.58 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMERLY STATE ROAD 9; THENCE SOUTH 23°55'36" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 A DISTANCE OF 172.37 FEET TO A POINT OF CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID FORMERLY STATE ROAD 9 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1922.41 FEET, A CHORD BEARING OF SOUTH 23°30'37" EAST AND A CENTRAL ANGLE OF 0°50'11" FOR A DISTANCE OF 28.06 FEET TO THE POINT OF BEGINNING.

DESCRIPTION ALSO-KNOWN-AS:

ALL OF THOSE CERTAIN LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE, PARALLEL TO AND 40 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 28, WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD; THENCE ON A GRID NORTH BEARING (BASED ON STATE PLANE COORDINATES) OF NORTH 21°19'24" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIR LINE RAILROAD, A DISTANCE OF 258.37 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE WEST PALM BEACH STUB CANAL AS RECORDED IN ROAD BOOK 2, PAGE 84, PALM BEACH COUNTY RECORDS; THENCE NORTH 45°40'38" EAST, ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 713.91 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9, INTERSTATE 95 (I-95) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP (PROJECT SECTION NO. 93220-2417 (2405), BEARING A LAST REVISION DATE OF OCTOBER 19, 1971); THENCE SOUTH 27°23'56" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 242.61 FEET TO A POINT IDENTIFIED AS STATION 1387+23.18 ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 65°41'38" WEST A DISTANCE OF 128.36 FEET TO POINT OF INTERSECTION WITH THE FORMER WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 PER PROJECT FDOT RIGHT-OF-WAY MAP, PROJECT SECTION NO. 93220-202; SAID POINT BEING ON THE ARC OF A 1922.41 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 66°29'53" EAST; THENCE SOUTHEASTERLY ALONG SAID ARC AND SAID FORMER WESTERLY RIGHT-OF-WAY LINE, THOUGH A CENTRAL ANGLE OF 00°42'55", AN ARC DISTANCE OF 24.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 588.54 FEET WESTERLY FROM THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 02°08'34" WEST, ALONG SAID PARALLEL LINE, DISTANCE OF 433.21 FEET TO A POINT ON A LINE 69.25 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF F.D.O.T. PARCEL 317-R AS RECORDED IN OFFICAL RECORDS BOOK 2014, PAGE 1926 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°45'24" WEST ALONG SAID NORTH LINE OF PARCEL 317-R AND SAID PARALLEL LINE, A DISTANCE OF 345.32 FEET TO A POINT OF CURVATURE OF A 56.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTH LINE OF PARCEL 317-R, THROUGH A CENTRAL ANGLE OF 51°09'25", AN ARC DISTANCE OF 50.00 FEET TO A POINT OF REVERSE CURVATURE OF A 58.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTH LINE OF PARCEL 317-R, THROUGH A CENTRAL ANGLE OF 112°04'28", AN ARC DISTANCE OF 113.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°19'29" WEST, ALONG SAID NORTH LINE OF PARCEL 317-R, A DISTANCE OF 47.99 FEET TO THE NORTH LINE OF SAID BELVEDERE ROAD, BEING ON A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28; THENCE NORTH 88°45'24" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 83.70 FEET TO THE POINT OF BEGINNING.

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

- 1. PARCEL A AND PARCEL B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS.
- 2. 20' ACCESS AND UTILITY EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS

HOLIDAY INN PBI

A SUBDIVISION IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

IN WITNESS WHEREOF:

THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AD1 MANAGEMENT, INC, A FLORIDA CORPORATION, THIS 22nd DAY OF December 2020

WITNESS: Julian Bobilev  
PRINTED NAME: JULIAN BOBILEV

AD1 PB AIRPORT HOTELS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: AD1 MANAGEMENT INC, A FLORIDA CORPORATION, ITS DIRECTOR  
JOSE DANIEL BERMAN, PRESIDENT

WITNESS: Gisela Levy  
PRINT NAME: Gisela Levy

ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY: THAT ON THIS DAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION BY JOSE DANIEL BERMAN, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AS PRESIDENT OF AD1 MANAGEMENT, INC, AS DIRECTOR OF AD1 PB AIRPORT HOTELS, LLC, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December A.D. 2020

MY COMMISSION EXPIRES: 4/24/2024

COMMISSION NO. HH014135  
NOTARY PUBLIC  
Miguel Martinez  
PRINTED NAME

MORTGAGEE'S 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 RECORD BOOK 30681 PAGE 782 AND ASSIGNED BY THAT ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 31255 PAGES 353-357 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

READYCAP WAREHOUSE FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MORTGAGEE

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER AND ITS CORPORATE SEAL AFFIXED HEREON THIS 21st DAY OF January 2021

WITNESS: Gina Francione  
PRINTED NAME: Gina Francione

BY: DOMINICK SCALI  
PRINTED NAME: DOMINICK SCALI  
TITLE: AUTHORIZED PERSON

WITNESS: Daniela Scali  
PRINT NAME: Daniela Scali

ACKNOWLEDGMENT

STATE OF New York  
COUNTY OF New York

I HEREBY CERTIFY: THAT ON THIS DAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION BY DOMINICK SCALI, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AS AUTHORIZED PERSON OF READYCAP WAREHOUSE FINANCING, LLC, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF January A.D. 2021

MY COMMISSION EXPIRES: December 19, 2021  
NOTARY PUBLIC  
Doris Hugh-Alporn

COMMISSION NO. 01 HUB18453  
PRINTED NAME: Doris Hugh-Alporn

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ERIC COFFMAN, A DULY LICENSED ATTORNEY-AT-LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERIC DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AD1 PB AIRPORT HOTELS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Eric Coffman  
PRINTED NAME: ERIC COFFMAN  
TITLE: ATTORNEY

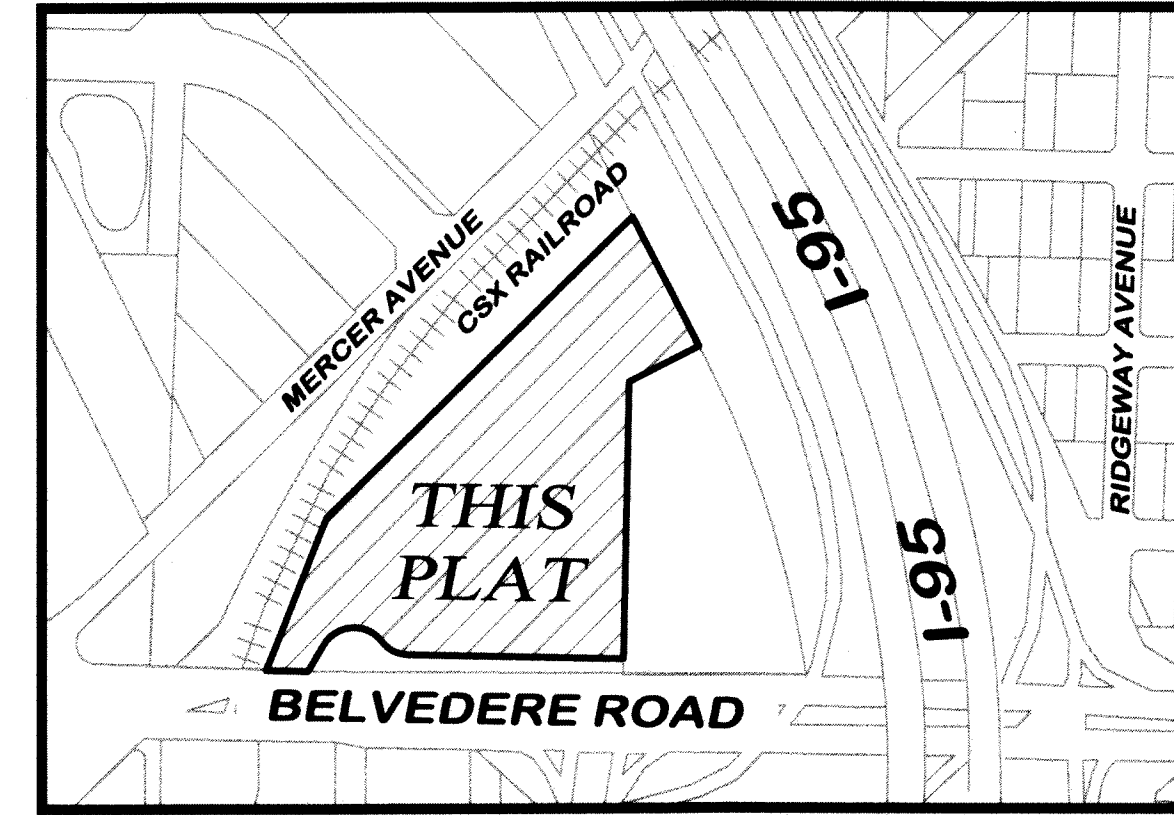
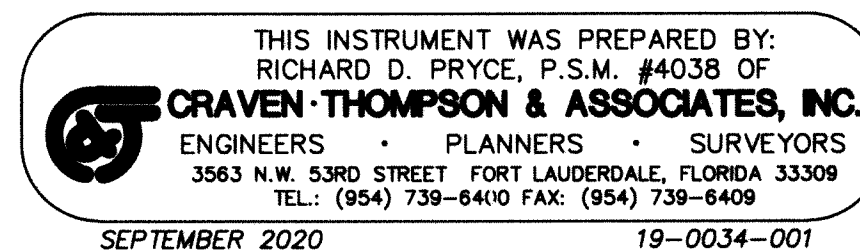
DATED THIS 28th DAY OF December, 2020

CERTIFICATE OF APPROVALS BY THE CITY OF WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD AND DEDICATIONS TO THE CITY AS SHOWN ON THIS PLAT ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 26th DAY OF January A.D. 2021

BY: Keith A. James  
NAME: KEITH A. JAMES, MAYOR



LOCATION MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1. THE RIGHT-OF-WAY FOR BELVEDERE ROAD IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2405. THE RIGHT-OF-WAY FOR C.S.X. RAILROAD, THE PALM BEACH STUB CANAL AND THE EAST BOUNDARY OF THE PLAT IS BASED ON PALM BEACH ROADWAY MAP FOR STATE ROAD 9, AS RECORDED IN PALM BEACH ROAD BOOK 2, PG. 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY RECORDS.
- 2. THE BEARINGS SHOWN HEREON ON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 (NAD 83/90), AS REFERENCED TO PALM BEACH COUNTY'S SURVEY DEPARTMENT PUBLISHED COORDINATES FOR SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST. THE SOUTH LINE OF THE SW ONE-QUARTER (SW 1/4) OF SAID SECTION 28, BEARING OF SOUTH 88°45'24" WEST AND ALL OTHER BEARINGS SHOWN HEREON HAVE BEEN ADJUSTED TO SAID BEARING AND ARE RELATIVE THERETO.
- 3. SW CORNER, SECTION 28-43-43 FND BRASS DISC N=857862.5730 E=959574.8170 S 1/4 CORNER, SECTION 28-43-43 FND N&D "BROWN & PHILLIPS, INC." N=857804.4880 E=962251.1485
- 4. A 12' F.P. & L. COMPANY EASEMENT RECORDED IN O.R.B. 5053, PG. 107 HAS CONFLICTING INFORMATION AND THEREFORE IS NOT SHOWN HEREON. THE EASEMENT IS INTENDED TO BE ABANDONED IN THE FUTURE.
- 5. NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
- 6. ALL THE RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7. 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.

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. 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 1-25-2021

VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

SURVEYOR'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."), PERMANENT CONTROL POINTS ("P.C.P.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 AND THE CITY OF WEST PALM BEACH, FLORIDA.

Craven-Thompson & Associates, Inc.  
LICENSED BUSINESS NUMBER #271

Richard D. Pryce, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO 4038  
STATE OF FLORIDA

CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA	CITY SURVEYOR	SURVEYOR AND MAPPER
SEAL	SEAL	SEAL	SEAL

149

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:25 PM  
THIS 27 DAY OF January, 2021  
AND DULY RECORDED IN PLAT BOOK NO. 131  
ON PAGES 149-150  
JOSEPH ABRUZZO  
CLERK & COMPTROLLER  
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS