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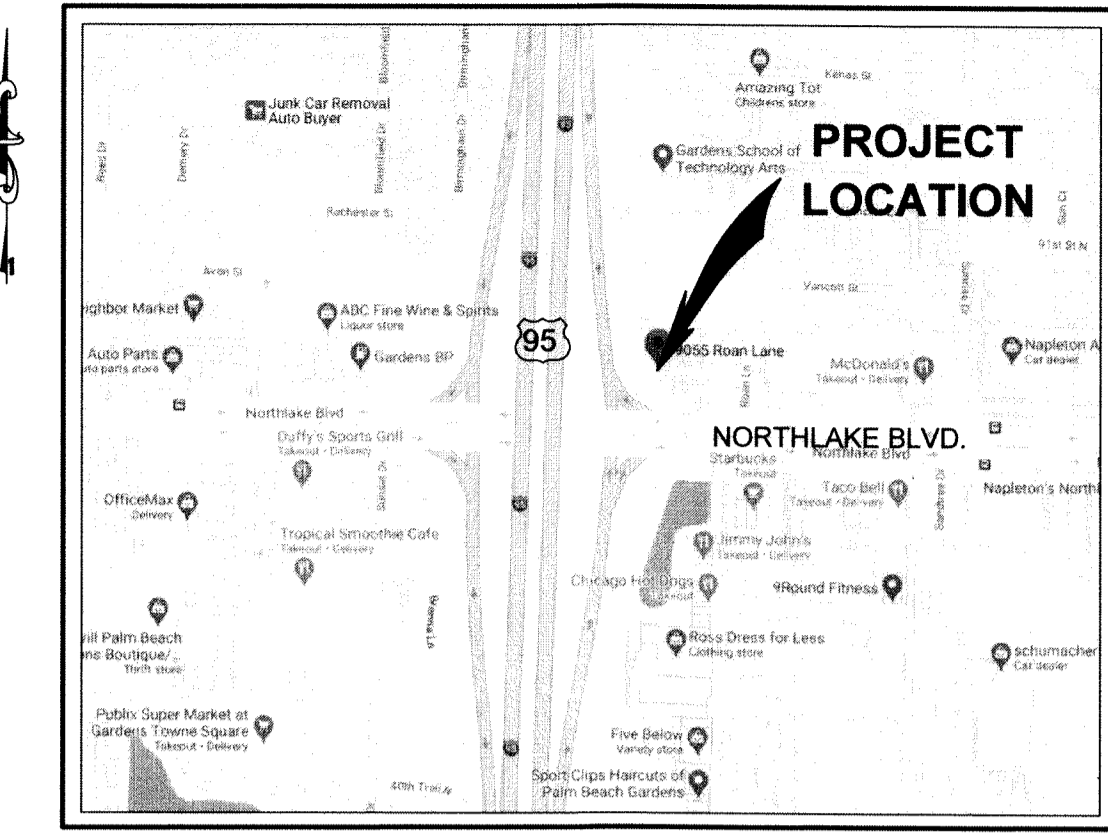
THIS INSTRUMENT PREPARED BY:

**Bowman CONSULTING**

Bowman Consulting Group, Ltd. Phone: (772) 283-1413  
301 S.E. Ocean Blvd. Suite 301 Fax: (772) 220-7887  
Stuart, Florida 34994 www.bowmanconsulting.com  
CERTIFICATE OF AUTHORIZATION NO. LB 8030

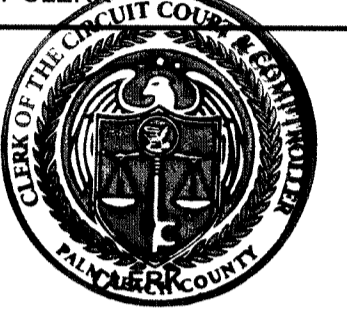
# GARDENS SELF STORAGE

BEING A PORTION OF THE SOUTHWEST 1/4 OF  
SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
FEBRUARY, 2021



VICINITY MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:44 AM  
THIS 12 DAY OF April, 2021  
AND DULY RECORDED IN PLAT BOOK NO.  
152 ON PAGES 1  
AND 2  
JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER  
BY: Deij McCade  
DEPUTY CLERK



SHEET 1 OF 2

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS GARDEN SELF STORAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;  
THENCE, SOUTH 88°27'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 669.79 FEET TO THE SOUTHERLY PROJECTION OF THE CENTERLINE OF ROAN LANE;  
THENCE, NORTH 01°43'41" EAST ALONG SAID SOUTHERLY PROJECTION AND SAID CENTERLINE A DISTANCE OF 191.16 FEET;  
THENCE, NORTH 88°29'03" WEST A DISTANCE OF 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROAN LANE AND THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 88°29'03" WEST A DISTANCE OF 210.00 FEET;  
THENCE, SOUTH 01°43'47" WEST A DISTANCE OF 91.05 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTH LAKE BOULEVARD;  
THENCE, NORTH 88°27'27" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 31.83 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 95;  
THENCE, NORTH 47°26'48" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 152.46 FEET;  
THENCE, NORTH 06°51'05" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 249.79 FEET;  
THENCE, SOUTH 88°13'37" EAST A DISTANCE OF 19.67 FEET;  
THENCE, SOUTH 01°47'33" WEST A DISTANCE OF 76.02 FEET;  
THENCE, SOUTH 88°29'03" EAST A DISTANCE OF 374.88 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF ROAN LANE;  
THENCE, SOUTH 01°43'41" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 180.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.727 ACRES MORE OR LESS

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

- 1. LOT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2. TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 3. THE SEACOAST UTILITY ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS DAY OF

April 8, 2021.

WITNESS: [Signature]  
PRINT NAME: Bonny Pelts

ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
SUCCESSOR BY MERGER TO ROAN LANE, INC.,  
A FLORIDA CORPORATION

WITNESS: [Signature]  
PRINT NAME: Lisa DeClerck

BY: [Signature]  
PRINT NAME: Steven Mackey  
TITLE: Manager

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

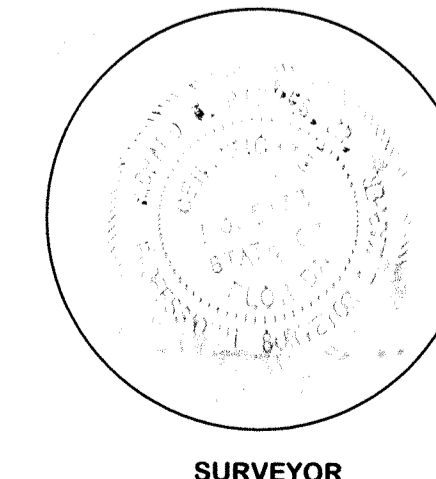
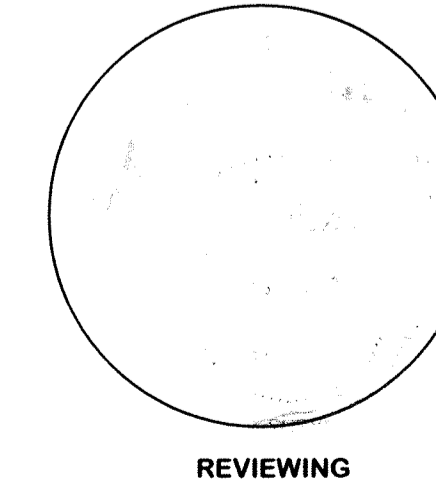
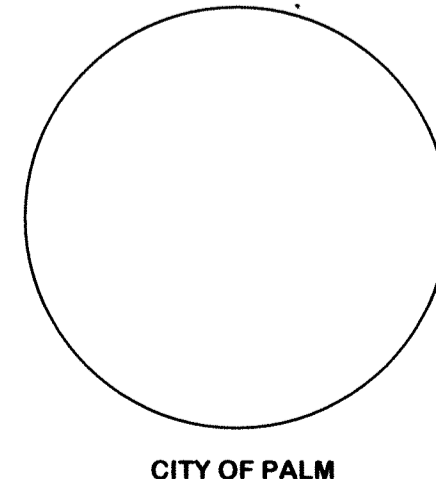
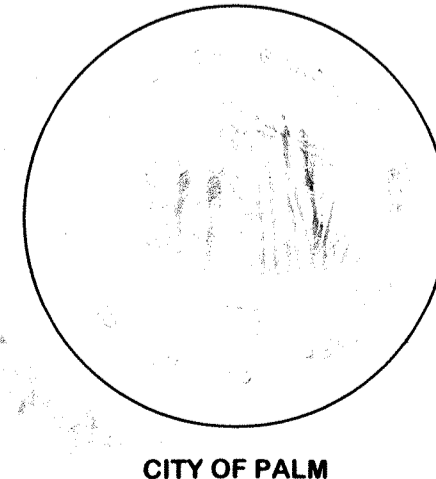
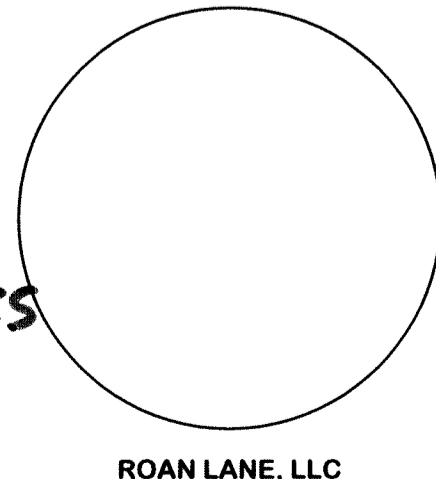
BEFORE ME PERSONALLY APPEARED Steven Mackey  
WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND  
WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ OF ROAN LANE, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION,

AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH  
OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE  
SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY  
AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF April, 2021.

MY COMMISSION EXPIRES: 5/14/2022  
MY COMMISSION NO: GG2M265

[Signature]  
PRINT NAME: Bonny Jo Pelts



### CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 12 DAY OF April, 2021.

BY: [Signature]  
RACHELLE A. LITT  
MAYOR

ATTEST: [Signature]  
PATRICIA SNIDER, CMC  
CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 12 DAY OF April, 2021.

BY: [Signature]  
TODD ENGLE, P.E.  
CITY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, TYRONE T. BONGARD, 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 ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: March 16, 2021 BY: [Signature]  
TYRONE T. BONGARD, ESQ.  
FLORIDA BAR #649295  
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

### CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 23 DAY OF MARCH, 2021.

DATE: \_\_\_\_\_

[Signature] DATE: \_\_\_\_\_

NAME: JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS6439

### CERTIFICATE OF SURVEYOR AND MAPPER:

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, FLORIDA.

[Signature] DATE: 3/12/21  
RICHARD E. BARNES, JR., P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5173

BOWMAN CONSULTING GROUP, LTD.  
301 S.E. OCEAN BLVD. SUITE 301  
STUART, FL 34994  
CERTIFICATE OF AUTHORIZATION NO. LB8030