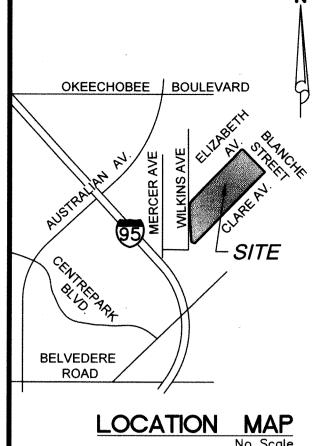
# WAREHOUSE DISTRICT FLATS

BEING A REPLAT OF ARTHUR BLOCK, JEFFERSON TERMINALS, AN ADDITION TO WEST PALM BEACH, FLORIDA. RECORDED IN PLAT BOOK 4, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



**30910911511** 

STATE OF FLORIDA COUNTY OF PALM BEACH \ S.S.

THIS INSTRUMENT WAS FILED FOR 9:11 THIS \_T DAY OF \_May\_ 2021\_\_\_\_ AND DULY RECORDED IN PLAT BOOK NO. 132 ON PAGE 35 - 36

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT &

COMPTROLLER Dent mili, D.C

# CLERK OF THE

#### **DEDICATIONS AND RESERVATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT WAREHOUSE DISTRICT FLATS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WAREHOUSE DISTRICT FLATS. BEING A REPLAT OF ALL OF ARTHUR BLOCK, JEFFERSON TERMINALS, AN ADDITION TO WEST PALM BEACH, FLORIDA, BEING ALL OF LOTS 1 THROUGH 45, INCLUSIVE, TOGETHER WITH A VARIABLE WIDTH OF LAND BEING ALL OF THE RAILROAD SPURS LYING WITHIN SAID ARTHUR BLOCK, AS RECORDED IN PLAT BOOK 4, PAGE 74, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28. TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST NORTHEAST CORNER OF ARTHUR BLOCK, JEFFERSON TERMINALS ADDITION TO WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED RECORDED IN PLAT BOOK 4 AT PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.44°09'06"E.. ALONG THE NORTHEASTERLY LINE OF SAID ARTHUR BLOCK AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLANCHE STREET, AS SHOWN ON SAID PLAT OF ARTHUR BLOCK, JEFFERSON TERMINALS ADDITION TO WEST PALM BEACH, FLORIDA, A DISTANCE OF 239.99 FEET TO THE SOUTHEAST CORNER OF SAID ARTHUR BOCK, AS SHOWN ON SAID PLAT; THENCE S.45°50'54"W., ALONG THE SOUTHEASTERLY LINE OF SAID ARTHUR BLOCK AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CLARE AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 632.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID ARTHUR BLOCK AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 136°19'27". A DISTANCE OF 47.59 FEET TO A POINT OF TANGENCY; THENCE N.02°10'21"E., ALONG THE WESTERLY LINE OF SAID ARTHUR BLOCK AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WILKINS AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 266.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 114.64 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE BOUNDARY OF SAID ARTHUR BLOCK, THROUGH A CENTRAL ANGLE OF 43°40'33". A DISTANCE OF 87.39 FEET TO A POINT OF TANGENCY; THENCE N.45°50'54"E., ALONG THE NORTHWESTERLY LINE OF SAID ARTHUR BLOCK AND ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ELIZABETH STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 364.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO SOUTHWEST, WITH A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID ARTHUR BLOCK, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 15.71 FEET TO THE **POINT OF BEGINNING**.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 137,142 SQUARE FEET OR 3.148 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:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR WAREHOUSE DISTRICT FLATS, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WAREHOUSE DISTRICT FLATS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH

IN WITNESS WHEREOF, WAREHOUSE DISTRICT FLATS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS, 17 DAY OF MARCH 2021.

WAREHOUSE DISTRICT FLATS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: EASTWIND DISTRICT FLATS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EASTWIND RESIDENTIAL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER



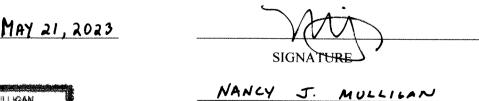
# **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME APPEARED JOHN F. WEIR BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF EASTWIND RESIDENTIAL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF EASTWIND DISTRICT FLATS. LLC. A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. WITNESS BY MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MAKCH 2021.

MY COMMISSION EXPIRES: MAY 21, 2023

NANCY J. MULLIGAN MY COMMISSION # GG 336776



EXPIRES: May 21, 2023 Bonded Thru Notary Public Underwill

(SEAL)

COMMISSION NO. **99336776** 

(PRINTED NAME) - NOTARY PUBLIC

#### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN 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 30542, PAGE 1894, AND MODIFIED IN OFFICIAL RECORD BOOK 30999, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, WHOLESALE CREDIT RISK MANAGEMENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS, 22 DAY OF March

SYNOVUS BANK, A GEORGIA BANKING CORPORATION

DIRECTOR, WHOLESALE CREDIT RISK MANAGEMENT

PRINT NAME: SCOT BECKWITH

# ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME APPEARED JOSEPH C. ERWIN, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED driver's license. AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR, WHOLESALE CREDIT RISK MANAGEMENT OF SYNOVUS BANK, A GEORGIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS BY MY HAND AND OFFICIAL SEAL THIS **22** DAY OF **MARCH** 2021.

(PRINTED NAME) - NOTARY PUBLIC

COMMISSION NO. ##010280

#### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, STEPHEN S. MATHISON, 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 WAREHOUSE DISTRICT FLATS, 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE CLEEN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: MARCH 17 2021

FLORIDA BAR NO. 362786

#### CITY OF WEST PALM BEACH APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF

# 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.

CITY OF WEST PALM BEACH

THIS 25 DAY OF March 2021

WAREHOUSE DISTRICT

FLATS, LLC SEAL

VINCENTJ. NOEL, P.S.M.

SYNOVUS BANK

FLORIDA CERTIFICATE NO. LS4169

### **SURVEYORS NOTES**

 NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

2. 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 THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE

4. 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.

5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.

6. BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 1990 ADJUSTMENT) FOR THE EAST ZONE OF A FLORIDA, AS PROVIDED BY PALM BEACH COUNTY CONTROLS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF SOUTH 02°17'21" WEST, AND ALL BEARINGS ARE RELATIVE

# STATE PLANE COORDINATE NOTES:

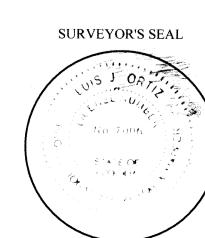
- a. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- b. SCALE FACTOR= 1.0000467
- c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION COORDINATES SHOWN ARE GRID COORDINATES
- d. ZONE = FLORIDA EAST ZONE
- e. DATUM = NAD 83-1990 ADJUSTMENT
- f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- g. LINEAR UNIT = U.S. SURVEY FEET
- h. PLAT BEARINGS = GRID BEARINGS NO ROTATION

# **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 CITY OF WEST PALM BEACH, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY LUIS J. ORTIZ, P.S.M. LS7006 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 105, RIVIERA BEACH, FLORIDA 33404.

CERTIFICATE OF AUTHORIZATION NO. LB7768



Phone: (561) 444-2720 www.geopointsurvey.com

REVIEWING SURVEYOR'S SEAL

atiFlo

NO 0169"

4152 W. Blue Heron Blvd. Riviera Beach, FL 33404 Licensed Business Number LB 7768 Sheet No. 1 of 2 Sheets