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DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT 4533 KELMAR DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "KELMAR CENTER", BEING A REPLAT OF LOTS 1, 2, 3 AND 4, KELMAR PARK, LESS THE EAST 13 FEET THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF KELMAR PARK, THENCE PROCEED N01°49'31"W ALONG THE LINE COMMON TO LOTS 4 & 5 OF SAID KELMAR PARK A DISTANCE OF 146.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE PROCEED S88°53'42"E LEAVING SAID COMMON LOT LINE AND ALONG THE NORTH LINE OF KELMAR PARK FOR A DISTANCE OF 237.58 FEET TO THE WEST LINE OF SOUTH MILITARY TRAIL; THENCE PROCEED S01°30'19"E LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SOUTH MILITARY TRAIL FOR A DISTANCE OF 146.66 FEET TO THE NORTH LINE OF KELMAR DRIVE; THENCE PROCEED N88°56'20"W LEAVING THE WEST LINE OF SOUTH MILITARY TRAIL AND ALONG THE NORTH LINE OF KELMAR DRIVE FOR A DISTANCE OF 236.75 FEET TO THE POINT OF BEGINNING. CONTAINING 34768.44 SQ. FT. OR 0.80 ACRES.

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

LOT 1, (DEVELOPMENT TRACT) AS SHOWN HEREON, IS HEREBY RESERVED FOR 4533 KELMAR DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 4533 KELMAR DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES

TRACT B, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON ARE NON EXCLUSIVE 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 "H" L 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.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, 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. THE OWNER, 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 LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF JULY, 2021.

4533 KELMAR DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: MARIO PENA, MANAGER SIGNATURE: [Signature]

WITNESS: [Signature] PRINT NAME: Gisela Rodriguez

WITNESS: [Signature] PRINT NAME: Melissa Nixon

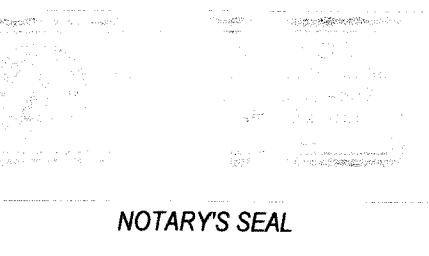
ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS 29 DAY OF JULY, 2021, BY MARIO PENA AS MANAGER FOR 4533 KELMAR DRIVE, LLC, ON BEHALF OF THE COMPANY, WHO IS (1) PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONAL ID (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature] SIGNATURE OF NOTARY PUBLIC

MARLINE EVA GONZALEZ PRINTED NAME OF NOTARY PUBLIC



KELMAR CENTER

BEING A REPLAT OF LOTS 1, 2, 3 AND 4, KELMAR PARK, LESS EAST 13 FEET THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

SURVEYOR AND 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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 THIS 23rd DAY OF JULY, 2021.

[Signature] DOUG WALKER, PSM FLORIDA LICENSE NO. 7211

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF JULY, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature] DAVID L. RICKS, P.E. COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, PRIMA MERIDIAN SURVEYING, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 4533 KELMAR DRIVE, 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 SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 27 DAY OF JULY, 2021. BY: [Signature]

(OFFICER) [Signature] (TITLE) Manager Attorney

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 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 31009 AT PAGE 1344 OF THE 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 VP COMMERCIAL BANKER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF JULY, 2021.

FIRST-CITIZENS BANK & TRUST COMPANY

BY: [Signature] SIGNATURE [Signature] PRINTED NAME - TITLE: Glenda Smith, VP Commercial Banker

WITNESS: [Signature] PRINT NAME: John Moran

WITNESS: [Signature] PRINT NAME: Phonda Chapman

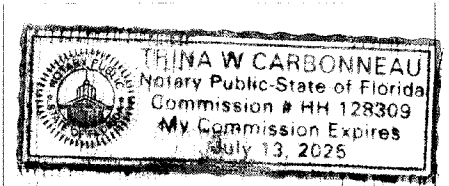
ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Lee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS 28 DAY OF JULY, 2021, BY Glenda Smith AS VP FOR FIRST CITIZENS BANK & TRUST COMPANY, ON BEHALF OF FIRST CITIZENS BANK & TRUST COMPANY, WHO IS (1) PERSONALLY KNOWN TO ME OR HAS PRODUCED FID (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

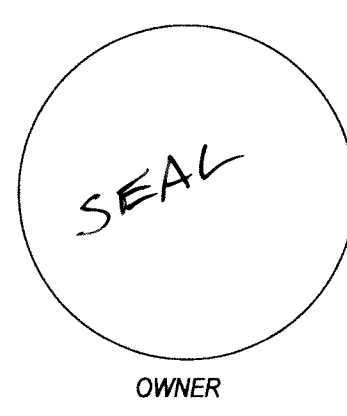
MY COMMISSION EXPIRES: July 13, 2025

[Signature] SIGNATURE OF NOTARY PUBLIC

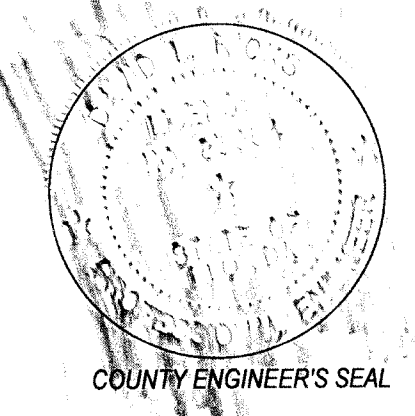


NOTARY'S SEAL

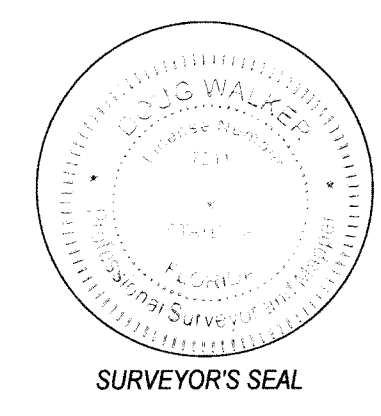
Tina W. Carbonneau PRINTED NAME OF NOTARY PUBLIC



OWNER



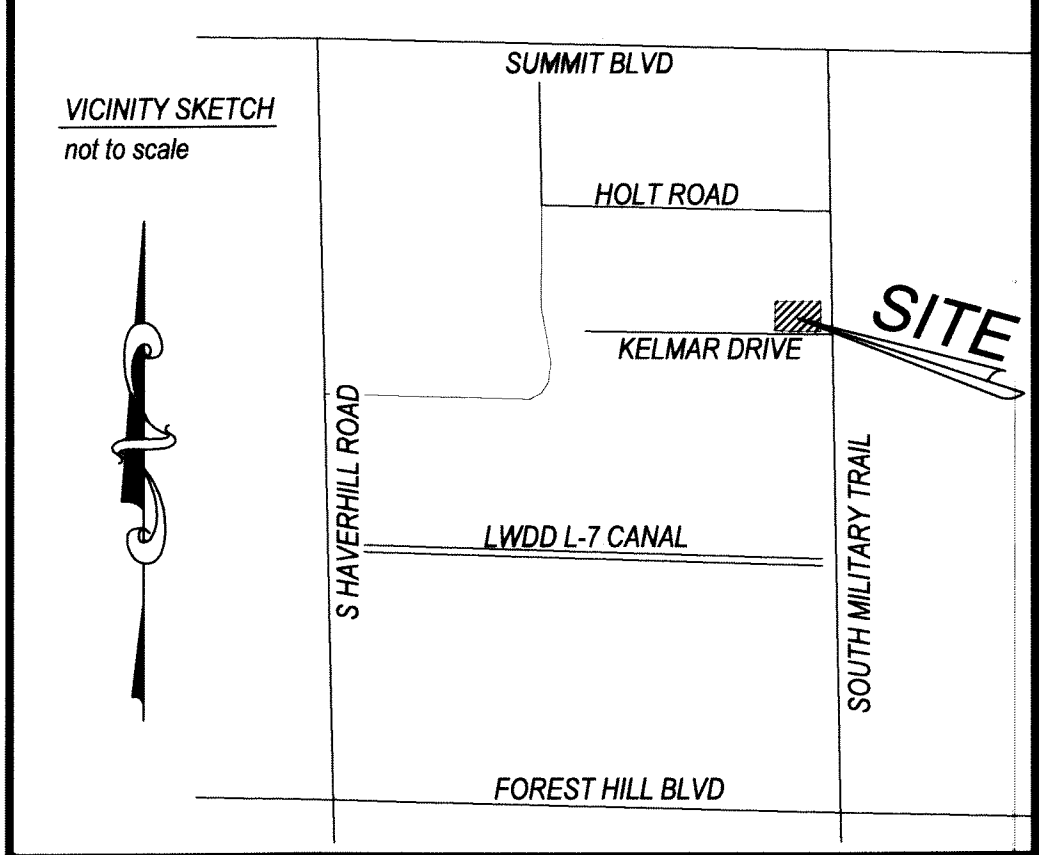
COUNTY ENGINEER'S SEAL



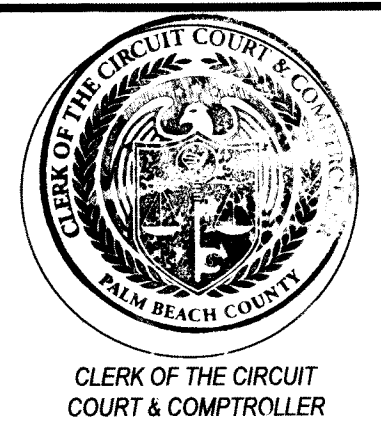
SURVEYOR'S SEAL



MORTGAGEE'S SEAL



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT HAS BEEN FILED FOR RECORD AT 1:38 P.M. THIS 13 DAY OF October, 2021 AND DULY RECORDED IN PLAT BOOK 132 ON PAGE 161-162 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY BY: [Signature]



CLERK OF THE CIRCUIT COURT & COMPTROLLER

SURVEYOR AND MAPPER'S NOTES:

- * ALL MEASUREMENTS REFER TO HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
* BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
* 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.
* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

* 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.

* TABULAR AREA: TOTAL = 34768.44 SQ. FT. OR 0.80 ACRES

NOTE ON COORDINATES, BEARINGS AND DISTANCES: COORDINATES SHOWN ARE GRID. DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST. LINEAR FOOT IS US SURVEY FOOT. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED). SCALE FACTOR IS 1.000027973 (GRID DISTANCE DIVIDED BY SCALE FACTOR IS GROUND DISTANCE.) BEARINGS SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

* THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEARS S01°30'19"E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.

* SITE DATA: CONTROL NUMBER: 2005-600

* PREPARING SURVEYOR & MAPPER STATEMENT: THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261



PRINCIPAL MERIDIAN SURVEYING INC. 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 PHONE 833.478.7764 / FAX 561.478.1094 WWW.PMSURVEYING.NET JOB # 14080735