

BRANDSMART EXECUTIVE CENTER

A REPLAT OF TRACT 1, "BRANDSMART U.S.A. AT WEST PALM BEACH" (P.B. 88, PG. 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) IN SECTIONS 19 & 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777 FAX 954-572-1778

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
11:40 P.M., THIS 30 DAY OF
NOVEMBER, 2021, AND DULY
RECORDED IN PLAT BOOK 132 ON
PAGES 182 THROUGH 183.
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



CLERK OF THE CIRCUIT COURT & COMPTROLLER

DEDICATION AND RESERVATIONS:

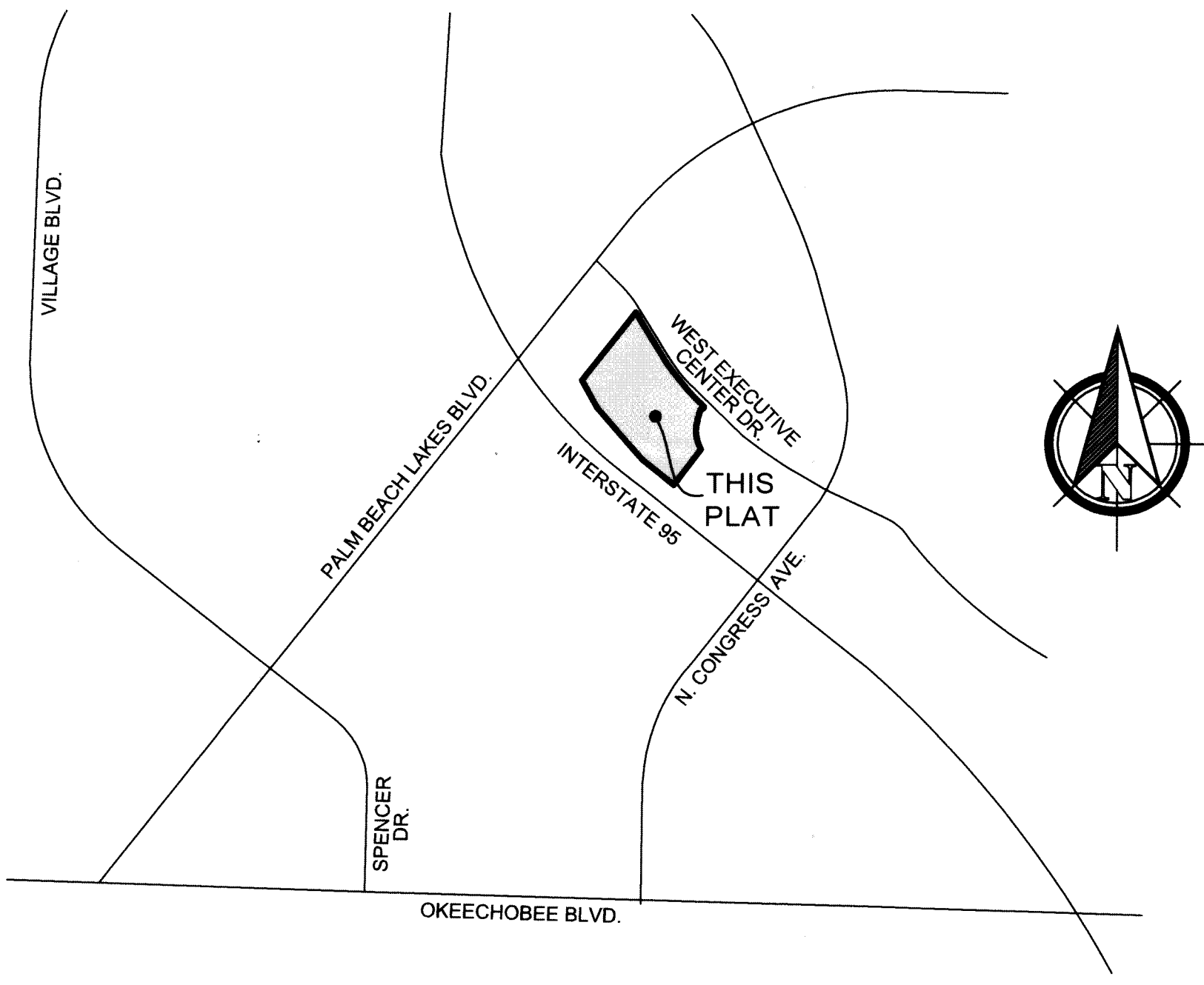
KNOW ALL MEN BY THESE PRESENTS: THAT BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "BRANDSMART EXECUTIVE CENTER", BEING A REPLAT OF TRACT 1, "BRANDSMART U.S.A. AT WEST PALM BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 19 & 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST,

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

- 1. PARCELS "A" AND "B" AS SHOWN HEREON ARE HEREBY RESERVED FOR BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF OCTOBER, 2021.

WITNESS: *[Signature]* BRANDSMART USA OF SOUTH DADE, INC.,
A FLORIDA CORPORATION
PRINT NAME: *Jacky Perlman*
WITNESS: *[Signature]* BY: *[Signature]*
NAME: LARRY SINEWITZ
VICE PRESIDENT
PRINT NAME: *L.O. Swinkell*



LOCATION MAP
NOT TO SCALE

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND DOES HEREBY RELEASE AND ABANDON THE LIFT STATION EASEMENT AS PREVIOUSLY DEDICATED TO THE CITY OF WEST PALM BEACH PER PLAT BOOK 88, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS 11th DAY OF November, 2021.

BY: *[Signature]*
KEITH A. JAMES, MAYOR

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 MONUMENTS AT PARCEL CORNERS.

BY: *[Signature]* VINCENT J. NOEL, P.S.M. DATE 10/21/21
FLORIDA CERTIFICATE NO. LS4169

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, Richard A. Wood, 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 BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION; 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: *[Signature]* DATE 10/15/2021
NAME: RICHARD A. WOOD
ATTORNEY AT LAW
LICENSED IN FLORIDA, FBN 0657093

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF OCTOBER, 2021, BY *[Signature]* AS VICE PRESIDENT OF BRANDSMART USA OF SOUTH DADE, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF OCTOBER, 2021.

MY COMMISSION EXPIRES: AUG. 18, 2025
COMMISSION NUMBER: HH166633
[Signature] SIGNATURE - NOTARY PUBLIC
PRINT NAME: *LARRY SINEWITZ*

SURVEYOR'S NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- 4. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY RECORDS, FLORIDA.
- 5. 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.
- 6. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT WITH THE NORTHEAST LINE OF TRACT 1, "BRANDSMART U.S.A. AT WEST PALM BEACH" (P.B. 88, PG. 108) BEARING SOUTH 31°50'07" EAST.

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: *[Signature]* DATE 10-11-21
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA

