

CFN 20250418208 PL BK 140 PG 104

20250418208

SUMMERTIME APARTMENTS

BEING A PORTION OF TRACT 47, OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79 OF PALM BEACH COUNTY FLORIDA.
TOGETHER WITH LOTS 5 AND 6 OF MOORE'S SUBDIVISION, RECORDED IN PLAT BOOK 23, PAGE 89 OF PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
ALL LYING WITHIN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

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 29549, PAGE 803, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MODIFIED BY AMENDED AND RESTATED MORTGAGE RECORDED IN O.R. BOOK 35472, PAGE 101, 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 2025

WITNESS:
PRINT NAME: Maria Weschler
WITNESS: Milagros Suri
PRINT NAME: Milagros Suri

PNC BANK, NATIONAL ASSOCIATION
BY: John C. Lasswell
SIGNATURE
NAME, TITLE

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SUMMERTIME APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN HEREON AS SUMMERTIME APARTMENTS, BEING A PORTION OF TRACT 47, OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79 OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH LOTS 5 AND 6 OF MOORE'S SUBDIVISION, RECORDED IN PLAT BOOK 23, PAGE 89 OF PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING WITHIN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 46 OF SAID MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20; THENCE NORTH 01 DEGREE, 35 MINUTES AND 18 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 46 A DISTANCE OF 455.14 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID MOORE'S SUBDIVISION; THENCE SOUTH 88 DEGREES, 05 MINUTES AND 26 SECONDS EAST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 145.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01 DEGREE, 34 MINUTES AND 55 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SUMMER STREET 198.91 FEET; THENCE SOUTH 88 DEGREES, 07 MINUTES AND 39 SECONDS EAST LEAVING SAID WEST LINE 185.79 FEET TO THE WEST LINE OF TRACT 48; SAID MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20; THENCE SOUTH 01 DEGREE, 34 MINUTES AND 06 SECONDS WEST ALONG SAID WEST LINE 255.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 48; THENCE NORTH 88 DEGREES, 07 MINUTES AND 37 SECONDS WEST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF A 30.00 FEET WIDE ROADWAY 331.19 FEET TO THE POINT OF BEGINNING, CONTAINING 113,540 SQUARE FEET OR 2.61 ACRES±.

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 SUMMERTIME APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUMMERTIME APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. 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 SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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 HERE TO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 2025.

SUMMERTIME APARTMENTS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
Saeed Mirzadeh
SAEED MIRZADEH, MANAGER

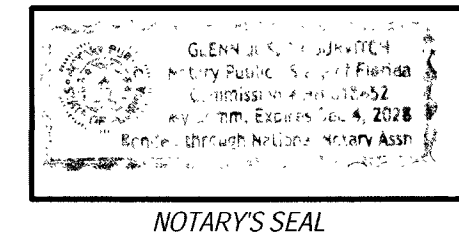
WITNESS: Maria Weschler
PRINT NAME: Maria Weschler
WITNESS: Milagros Suri
PRINT NAME: Milagros Suri

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1st DAY OF November, 2025 BY Saeed Mirzadeh AS MANAGER OF SUMMERTIME APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver's License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



Glenn G. Gurvitch
SIGNATURE OF NOTARY PUBLIC
Glenn G. Gurvitch
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Palm Beach

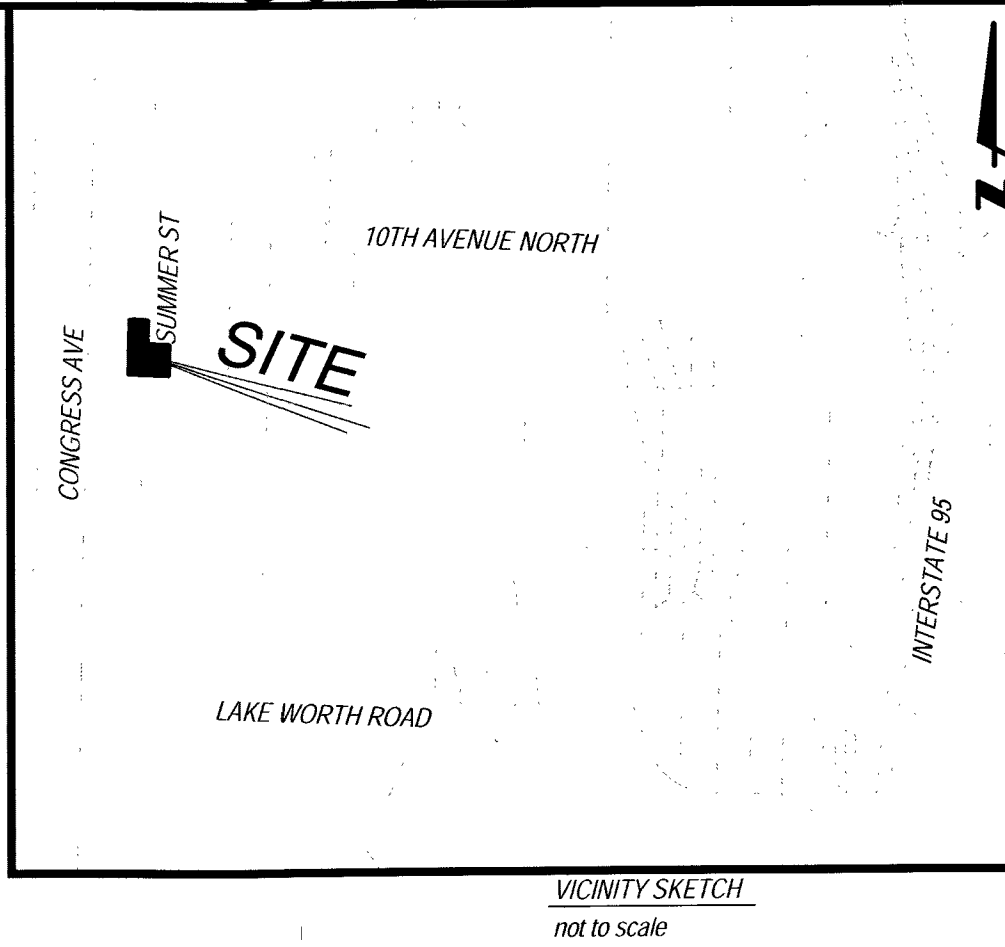
I, HARLEY STORRINGS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SUMMERTIME APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.
Harley Storings
HARLEY STORINGS, ATTORNEY AT LAW
DATE: 10/29/2025

SUMMERTIME APARTMENTS, LLC

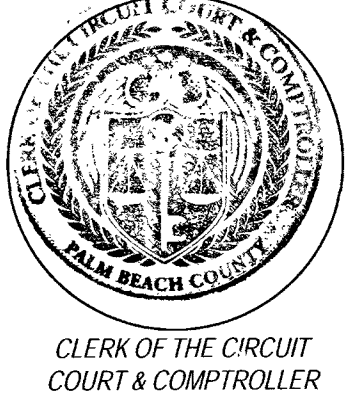
PNC BANK, NATIONAL ASSOCIATION

COUNTY ENGINEER'S SEAL

SURVEYOR'S SEAL



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 8:32 AM
THIS 25 DAY OF
November, 2025
AND DULY RECORDED IN PLAT
BOOK 140
ON PAGE 104-105
MIKE CARUSO, CLERK OF THE CIRCUIT
COURT & COMPTROLLER
PALM BEACH COUNTY
BY: Mike Caruso



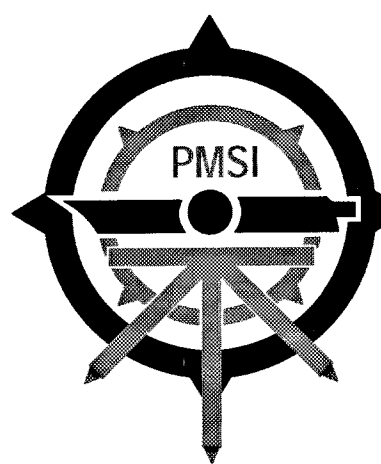
SURVEYOR AND MAPPER'S NOTES:

- * 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.
- * NO BUILDING 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 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.
- * ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

NOTE ON COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID. DATUM IS NAD 83, 1980 ADJUSTMENT, ZONE IS FLORIDA EAST.
LINEAR UNIT IS US SURVEY FOOT.
COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED).
SCALE FACTOR IS 1.000043106 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
BEARINGS SHOWN HEREON ARE GRID.
*ALL BEARINGS SHOWN HEREON ARE NAD 83, 1980 ADJUSTMENT
* THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST BEARS N01°36'09"E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.

SITE DATA:
CONTROL NUMBER: 2007-008

***PREPARING SURVEYOR & MAPPER'S 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., 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261



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