

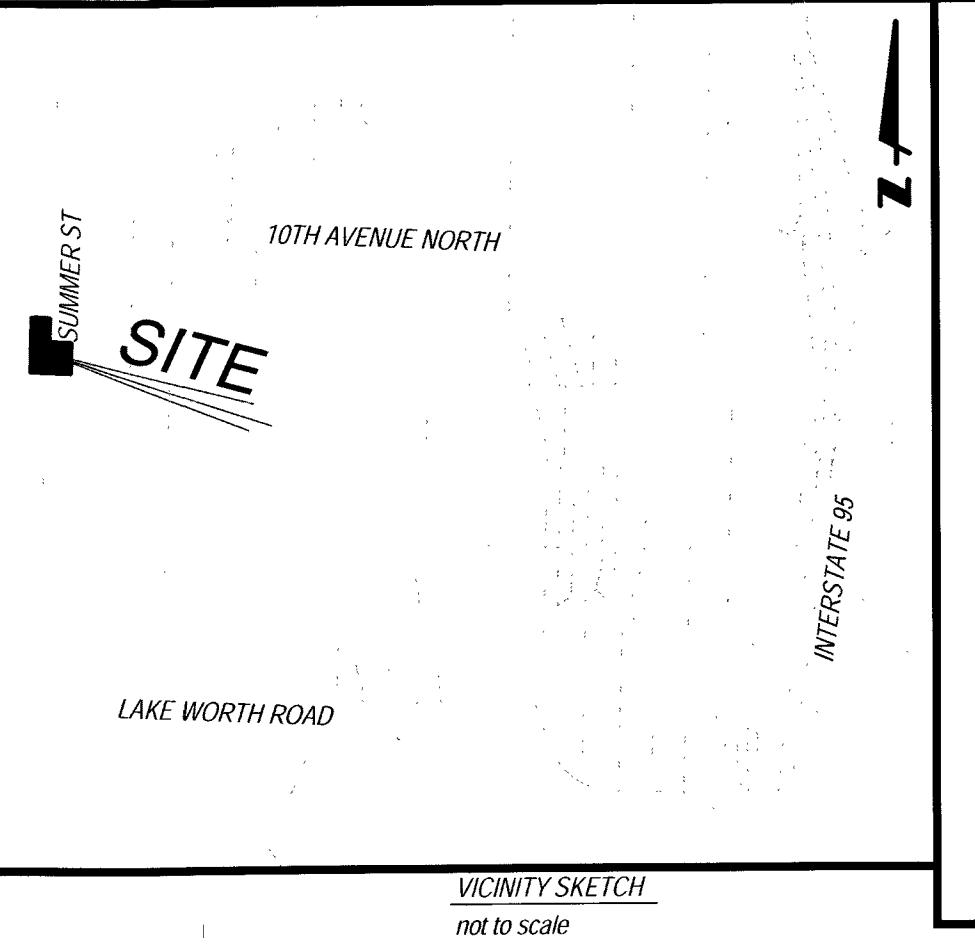
20250418208

STATE OF FLORIDA
COUNTY OF PALM BEACH 104
THIS PLAT HAS BEEN FILED FOR
RECORD AT 8:30 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: 

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



CLERK OF THE CIRCUIT
COURT & COMPTROLLER
PALM BEACH COUNTY
CLERK OF THE CIRCUIT
COURT & COMPTROLLER

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 199.91 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 RE COURSE 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.

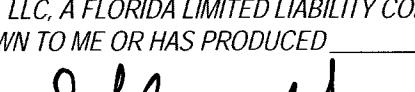
SUMMERTIME APARTMENTS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY


SAEID MIRZAEI, MANAGER

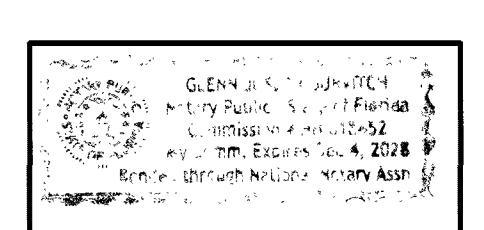
WITNESS: 
PRINT NAME: Marci Weschler
WITNESS: 
PRINT NAME: Milagros Suri

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  SAEID MIRZAEI
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 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:



Glenn 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 J. Storring, Attorney at Law
DATE: 10/29/2025

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 24 DAY OF NOVEMBER, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.


DAVID L. RICKS, P.E.
COUNTY ENGINEER

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), 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.

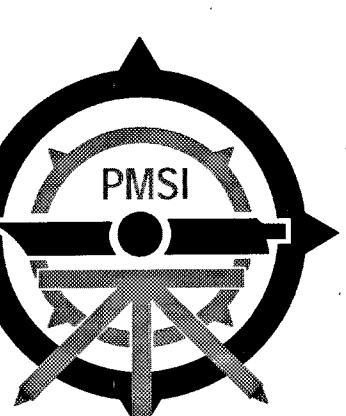
DATED THIS 31st DAY OF OCTOBER, 2025
DOUG WALKER, P.S.M.
FLORIDA LICENSE NO. 7211

NOTE ON COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID, DATUM IS NAD 83, 1990 ADJUSTMENT, ZONE IS FLORIDA EAST.
LINEAR UNIT IS 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, 1990 ADJUSTMENT.
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST BEARS NO 13609'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



PRINCIPAL
MERIDIAN
SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET
JOB # 07070353

