

JOSIE'S TRACTS

BEING A REPLAT OF LOTS 1, 1A & A PORTION OF LOT C, KING'S SUBDIVISION, RECORDED IN PLAT BOOK 20, PAGE 47, LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

MARCH 2026

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 3:46 PM
THIS 9 DAY OF April
2026, AD AND DULY RECORDED

IN PLAT BOOK 141
AT PAGE 34-35

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT SSRS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JOSIE'S TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT PART OF LOT C, OF KING'S SUBDIVISION, IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 20, PAGE 47, PALM BEACH COUNTY RECORDS EXCEPT THE FOLLOWING PART THEREOF:

BEGINNING AT THE SOUTHWEST (SW) CORNER OF SAID LOT C, AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF EIGHTY (80) FEET THENCE EASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST (SE) CORNER OF SAID LOT C; THENCE RUNNING WEST ALONG THE SOUTH LINE OF SAID LOT C TO THE POINT OF BEGINNING AND ALSO LESS THE WESTERLY 17 FEET OF SAID LOTS.

AND
PARCEL 2:
LOT 1 AND LOT 1A, OF KING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 47. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE WESTERLY 17 FEET OF SAID LOTS.

CONTAINING 58,486.17 SQUARE FEET OR 1.34 ACRES MORE OR LESS

BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1, 1A AND C OF KING'S SUBDIVISION IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE S73°14'43" E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 17.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY (U. S. HIGHWAY NO.1) AND THE POINT OF BEGINNING; THENCE CONTINUE S73°14'43" E ALONG THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 178.48 FEET TO THE NORTHEASTERLY CORNER OF LOT 1; THENCE S02°03'51" E ALONG THE EASTERLY LINE OF LOTS 1, 1A AND C, A DISTANCE OF 268.08 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF LOT C; THENCE N76°31'58" W, ALONG A LINE OF A PREVIOUSLY EXCLUDED PORTION OF LOT C AS DESCRIBED IN ORB 14947, PAGE 1024, A DISTANCE OF 266.16 FEET MORE OR LESS TO THE AFOREMENTIONED RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY; THENCE N16°45'17" E, A DISTANCE OF 269.04 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 58,486.17 SQUARE FEET OR 1.34 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. DEVELOPMENT TRACT DEDICATION

TRACTS 1 & 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR SSRS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SSRS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

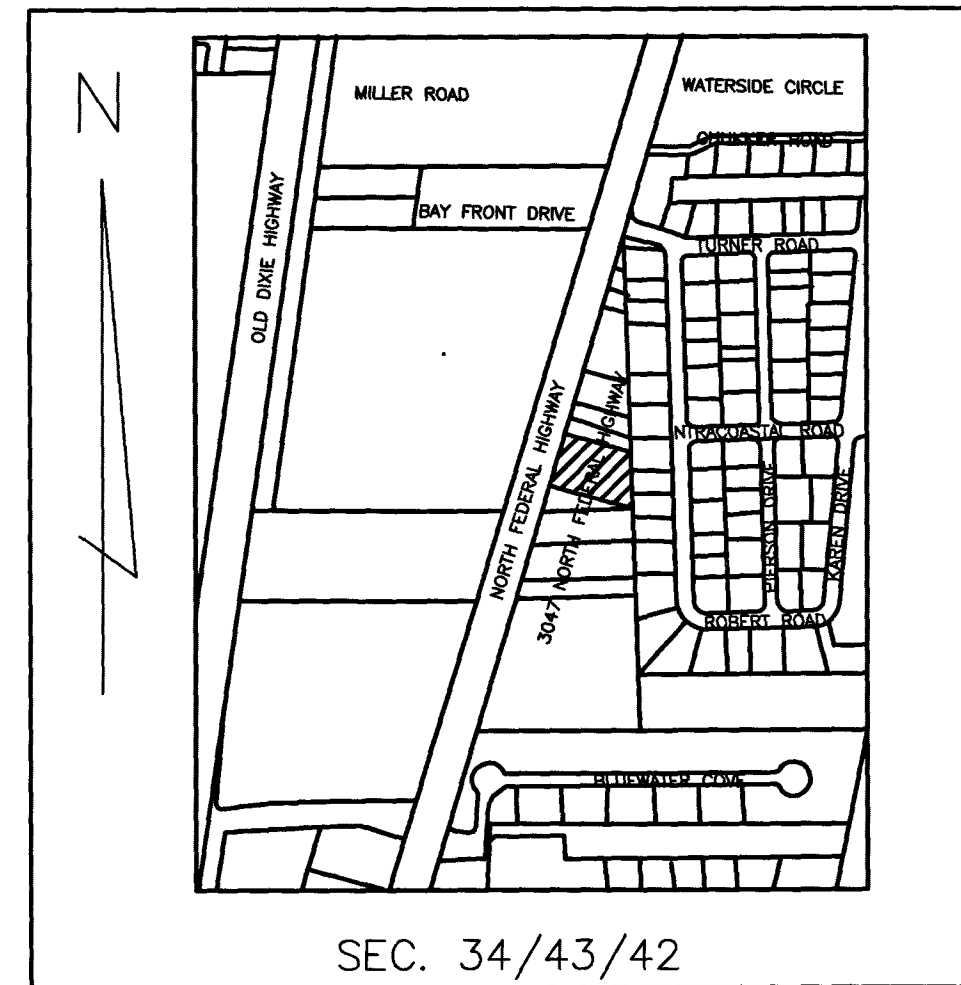
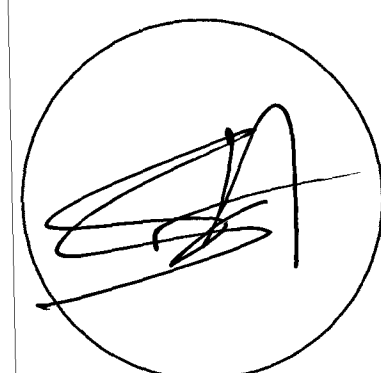
2. GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS 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 SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

3. CROSS ACCESS EASEMENT

THE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACTS 1 & 2 FOR INGRESS/EGRESS PURPOSES. AND IS THE MAINTENANCE OBLIGATION OF SSRS VENTURES LLC, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

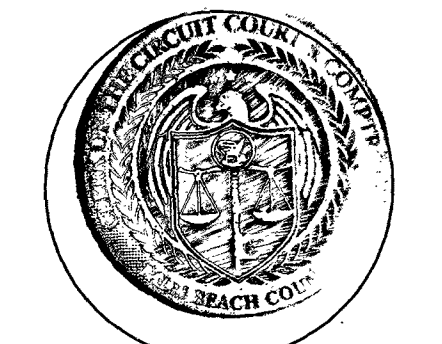
SSRS VENTURES LLC



LOCATION MAP NOT TO SCALE

BEARINGS & DISTANCES
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND, UNLESS STATED OTHERWISE
SCALE FACTOR = 1.0000337
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SHEET 1 OF 2



CLERK

SITE DATA:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATOR AND COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF April 2026

WITNESS *[Signature]* SSRS VENTURES LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME: Dean L. Wilbur, Jr.
WITNESS *[Signature]* STEPHANE SETTICASI
AUTHORIZED MEMBER
PRINTED NAME: Stephane Settikasi

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHANE SETTICASI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVER LICENSE PLUS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED MEMBER OF SSRS VENTURES LLC, A LIMITED LIABILITY CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF April 2026.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

CITY OF BOYNTON BEACH APPROVAL:

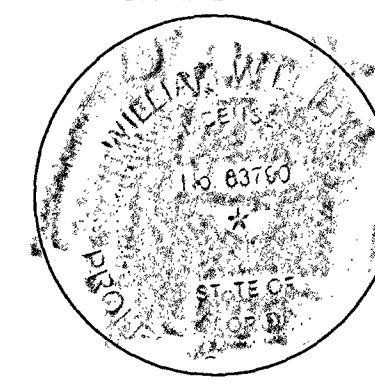
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

JOSIE'S TRACTS IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH THE 2010 LAND DEVELOPMENT REGULATIONS, CHAPTER 2, ARTICLE III, THIS 9 DAY OF April 2026

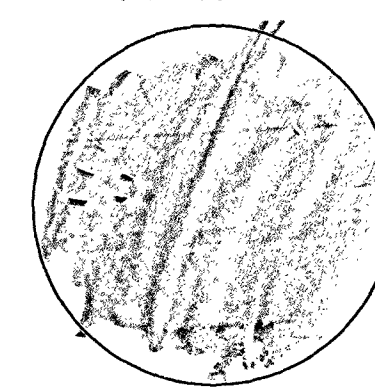
BY: *[Signature]*
WILLIAM LEIDY CITY ENGINEER

ATTEST
BY: *[Signature]*
CITY CLERK

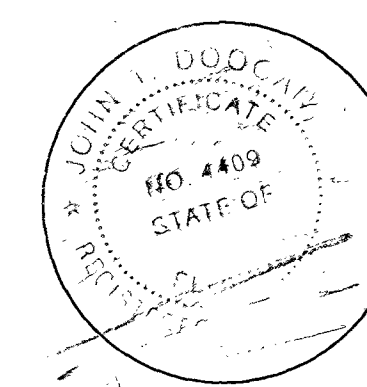
CITY OF BOYNTON BEACH
ENGINEER



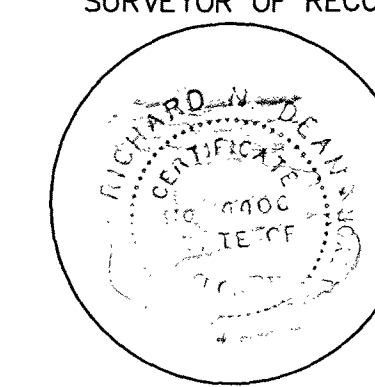
CITY OF BOYNTON BEACH
CITY CLERK



REVIEWING SURVEYOR



SURVEYOR OF RECORD



REVIEWING SURVEYOR:

REVIEWING SURVEYOR:
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF JOSIE'S TRACT, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

BY: *[Signature]* 4/9/2026
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4409
AVIRON & ASSOCIATES, INC. LB. 3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DEAN L. WILBUR, JR. AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 SSRS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4-7-26
[Signature]
DEAN L. WILBUR, JR., P.A.
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
3. NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS ARE GRID, RELATIVE TO THE BASELINE OF STATE ROAD NO. 5 WHICH BEARS N16°45'17"E. ALL OTHER BEARINGS ARE RELATIVE THERETO.
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 PALM BEACH COUNTY, FLORIDA.
6. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT EXCEPT PREVIOUSLY PLATTED EASEMENTS SHOWN HEREON.
7. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
8. THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
9. PLANTINGS HIGHER THAN 30 INCHES ARE PROHIBITED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLE BASED ON THE ELEVATION OF THE STREET OR ROADWAY.

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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

BY: *[Signature]* DATE: 4/9/26
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406
THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer. 31:39
4201 Westgate Avenue, Suite A-3
West Palm Beach, Florida 33409
Tel: (561) 625-8748

DATE: 1-29-26
DRAWN: M.R. SCALE: N/A
SHEET: 1 of 2 JOB No. 024-803-PLAT

CFN 20260125727 PL BK 141 PG 34