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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:31 PM
THIS 4 DAY OF September 2026
AND DULY RECORDED IN PLAT BOOK 142 ON
PAGES 17 AND 18

SHANNON RAMSEY-CHESSMAN

CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

BY: 
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT AND
COMPTROLLER, PALM BEACH COUNTY



LAKE AVENUE MARATHON

A RE-PLAT OF A PORTION OF LOTS F AND G OF LOT 1, TOGETHER WITH A PORTION OF LOT 2, BELVEDERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

ACKNOWLEDGMENT

DOLPHIN STATIONS, LLC.

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED William D. McKnight IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS AN AUTHORIZED REPRESENTATIVE OF SAID LIMITED LIABILITY COMPANY, AND THAT NO COMPANY SEAL IS REQUIRED, AND THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF Aug, 2026

DOLPHIN STATIONS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: William D. McKnight

NAME: William D. McKnight

TITLE: Manager

WITNESS: Joanne C. Johnson

PRINT NAME: Joanne C. Johnson

WITNESS: Jean A Braden

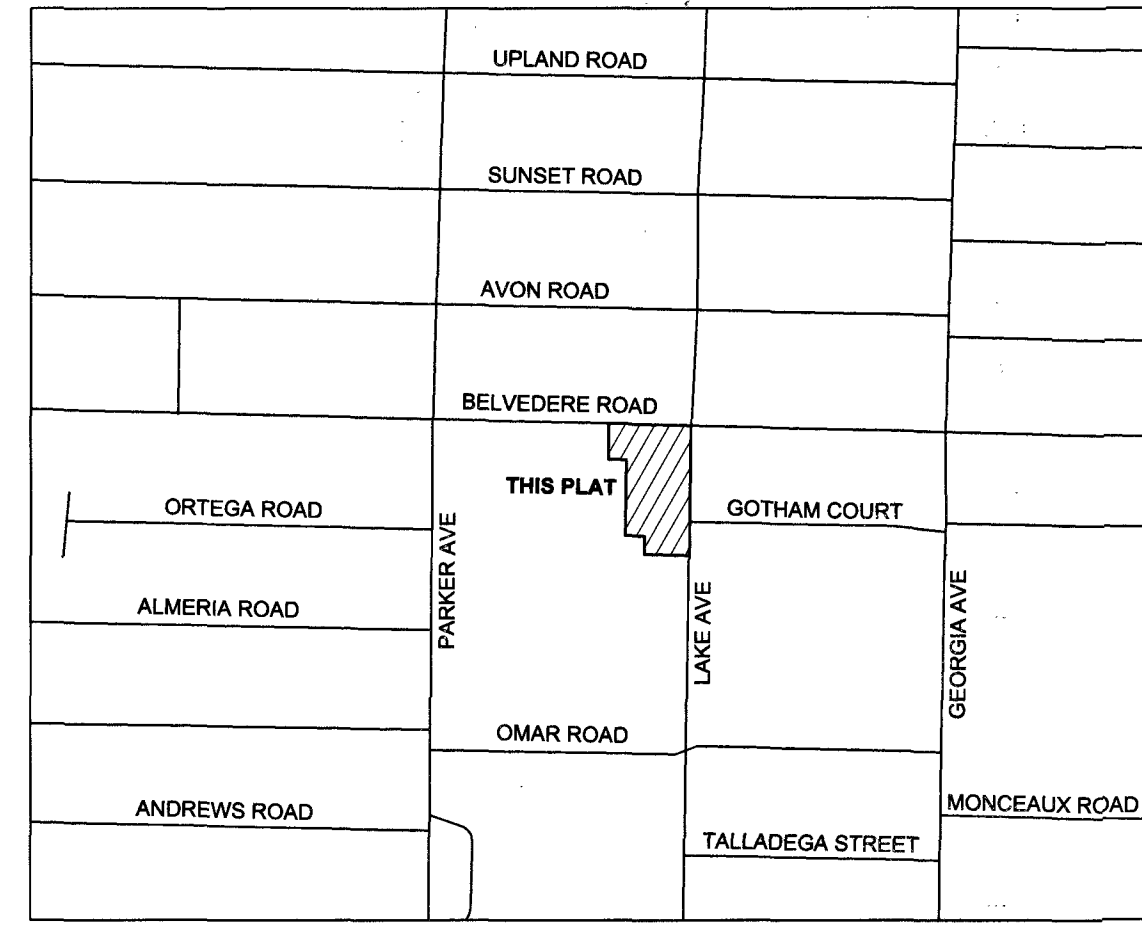
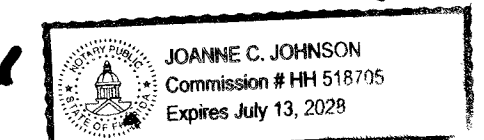
PRINT NAME: Jean A Braden

BY: Joanne C. Johnson
NOTARY PUBLIC

PRINT NAME: Joanne C. Johnson

MY COMMISSION EXPIRES: 7-13-28

COMMISSION NUMBER: 144518705



LEGEND

- | | | |
|------|---|--------------------------------------|
| CM | = | CONCRETE MONUMENT |
| ESQ | = | ESQUIRE |
| FD | = | FOUND |
| FDOT | = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| IR | = | IRON ROD |
| IP | = | IRON PIPE |
| LB | = | SURVEYOR BUSINESS |
| N/D | = | NAIL AND DISK |
| ORB | = | OFFICIAL RECORDS BOOK |
| PB | = | PLAT BOOK |
| POC | = | POINT OF COMMENCEMENT |
| POB | = | POINT OF BEGINNING |
| PG | = | PAGE |
| PSM | = | PROFESSIONAL SURVEYOR AND MAPPER |
| R/W | = | RIGHT-OF-WAY |

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICKY L. THACKER, ESQ., 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 DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS CURRENT AND ACTIVE WITH THE STATE OF FLORIDA AND AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS 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: 8/18/26

BY: Ricky L. Thacker
RICKY L. THACKER, ESQ.
ATTORNEY AT LAW

DEDICATION AND RESERVATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DOLPHIN STATIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS LAKE AVENUE MARATHON LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 SOUTH, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS F AND G OF TRACT 1, TOGETHER WITH A PORTION OF TRACT 2, ALL OF BELVEDERE, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT OF BELVEDERE AS RECORDED IN PLAT BOOK 2, PAGE 1, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS F AND G OF LOT 1, TOGETHER WITH A PORTION OF LOT 2, ALL OF BELVEDERE, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT OF BELVEDERE AS RECORDED IN PLAT BOOK 2, PAGE 1, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT F; THENCE NORTH 88°44'48" WEST, ALONG THE NORTH LINE OF SAID LOT F, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°32'19" WEST, ALONG A LINE 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT F, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93503-2605, DATED JUNE 3, 1964, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°32'19" WEST, A DISTANCE OF 357.30 FEET TO A POINT 50 FEET SOUTH OF THE SOUTH LINE OF SAID LOT F; THENCE NORTH 88°54'07" WEST, ALONG A LINE WHICH IS 50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS F AND G, A DISTANCE OF 124.29 FEET TO A POINT; THENCE NORTH 00°32'19" EAST, ALONG A LINE 150 FEET WEST OF AND PARALLEL TO THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT F, A DISTANCE OF 50.38 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT G; THENCE NORTH 88°54'07" WEST, ALONG THE SOUTH LINE OF SAID LOT G, A DISTANCE OF 53.43 FEET; THENCE NORTH 00°32'19" EAST, ALONG THE EAST LINE OF THE WEST 54 FEET OF SAID LOT G, A DISTANCE OF 207.80 FEET TO A POINT; THENCE NORTH 88°44'48" WEST, ALONG A LINE WHICH IS PARALLEL TO THE NORTH LINE OF SAID LOTS F AND G, A DISTANCE OF 49.85 FEET TO A POINT ON THE EAST LINE OF THE WEST 4 FEET OF SAID LOT G; THENCE NORTH 00°36'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 99.61 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°44'48" EAST, ALONG SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 227.45 FEET TO THE POINT OF BEGINNING.

SAID CONTAINS 65,807 SQUARE FEET OR 1.5107 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THE BASIS OF BEARING REFERS TO A MEASURED BEARING OF SOUTH 88°44'48" EAST, ALONG THE SOUTH RIGHT OF BELVEDERE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP 93503-2605.
- TRACT "A" SHOWN HEREON CONTAINS 65,807.40 SQUARE FEET (1.511 ACRES), MORE OR LESS
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 8/28/26

BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. LS4169

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.

THIS 28 DAY OF August, 2026.

BY: Ana Maria Aponte

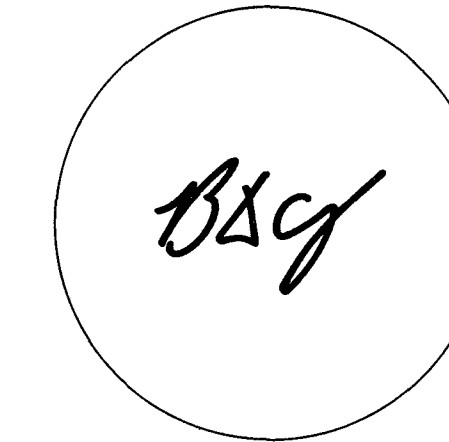
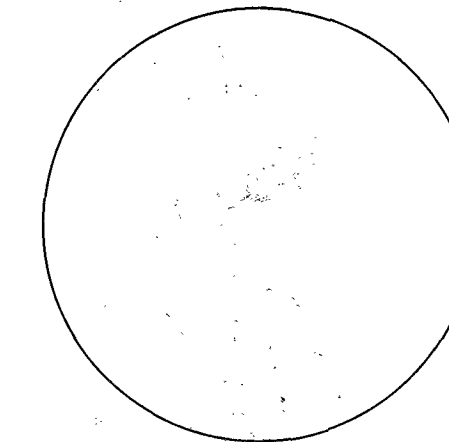
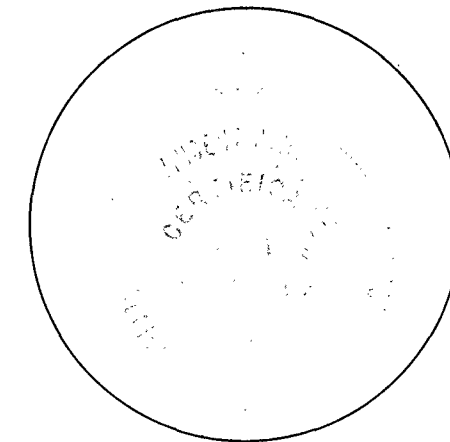
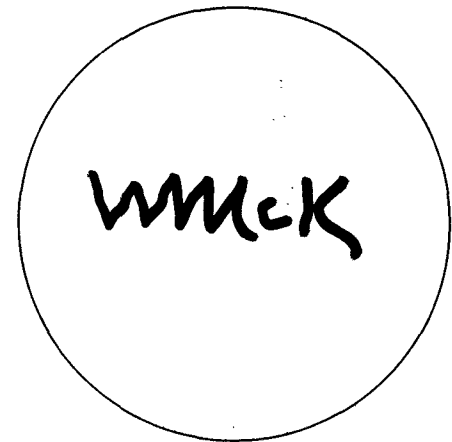
ANA MARIA APONTE
DEVELOPMENT SERVICES DIRECTOR

DOLPHIN STATIONS, LLC.

CITY OF WEST PALM BEACH SURVEYOR

CITY OF WEST PALM BEACH CLERK

PLATTING SURVEYOR



- THIS PLAT PREPARED BY -
Bowman
900 SE 3rd AVENUE, SUITE 301, FORT LAUDERDALE, FL 33316
Phone: (813)-474-7424 * www.Bowman.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030
SURVEYOR: BRION D. YANCY, P.S.M. FL REGISTRATION NO. 7162

DATE: 7/24/2026
DESIGN/DRAWN: BY
DRAWING: 011596-01-001 Marathon PLAT
2nd sub.DWG
PROJECT#: 011596-01-001
SHEET 1 OF 2

Brion D. Yancy
BRION D. YANCY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS7162

FOR: BOWMAN CONSULTANT GROUP
900 SE 3rd AVENUE, SUITE 301
FORT LAUDERDALE, FL, 33316
PROFESSIONAL SURVEYOR AND MAPPER
BUSINESS CERTIFICATE #LB8030

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE
SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

CERTIFICATE OF SURVEYOR