

20240195037

STATE OF FLORIDA 176
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 2:06 PM
THIS 5 DAY OF
June 2024
AND DULY RECORDED IN PLAT
BOOK 137
ON PAGE 176-177
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*



ETC OFFICE/WAREHOUSE

BEING A REPLAT OF A PORTION OF LOTS 5 AND 6, PLAT OF MORRISON SUBURBAN DEVELOPMENT,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND BEING IN
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS
THAT WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND SHOWN
HEREON AS ETC OFFICE/ WAREHOUSE, BEING A REPLAT OF, A PORTION OF LOTS 5 AND 6, PLAT OF MORRISON SUBURBAN DEVELOPMENT, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 SAID PLAT OF MORRISON SUBURBAN DEVELOPMENT, THENCE PROCEED ALONG THE NORTHERLY RIGHT OF
WAY LINE OF OHIO STREET N88°19'11"W A DISTANCE OF 368.85 FEET TO A POINT 10 FEET EAST OF THE DESCRIBED WEST LINE OF LOT 5; THENCE PROCEED
N02°30'48"E ALONG A LINE 10 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 5 A DISTANCE OF 114.49 FEET TO THE SOUTH LINE OF LOT 4; THENCE
PROCEED S88°06'11"E ALONG THE SOUTH LINE OF LOT 4 A DISTANCE OF 239.00 FEET TO THE WEST LINE OF LOT 6; THENCE N02°30'53"E ALONG THE WEST LINE OF
LOT 6 A DISTANCE OF 114.95 FEET; THENCE S88°19'08"E A DISTANCE OF 131.11 FEET TO THE WEST LINE OF LOT 7; THENCE S02°49'59"W ALONG THE WEST LINE OF
LOT 7 A DISTANCE OF 228.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 57077.39 SQUARE FEET OR 1.31 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 WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA,
ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE
OBLIGATION OF WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS,
WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE
PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE 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,
TELECOMMUNICATION 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 PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES,
WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED
TO DO BUSINESS IN FLORIDA, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC
TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN
FLORIDA, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS
IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE
IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY
REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED
THESE PRESENTS TO BE SIGNED BY ITS MEMBER AND ITS COMPANY SEAL TO
BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 14th DAY OF May, 2023.

BY: WEST PALM PROJECTS, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *[Signature]*
SIGNATURE

Nathan Ayala member
PRINTED NAME AND TITLE

WITNESS: *[Signature]*

PRINT NAME: Anna E. Sajari

WITNESS: *[Signature]*

PRINT NAME: Darlene Fernandez

ACKNOWLEDGEMENT

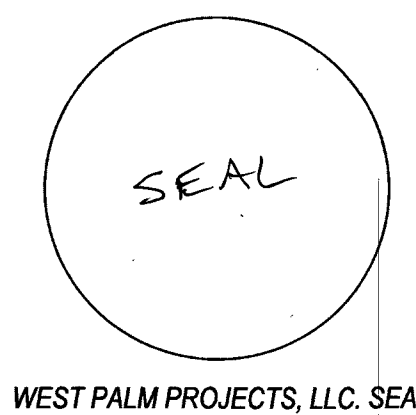
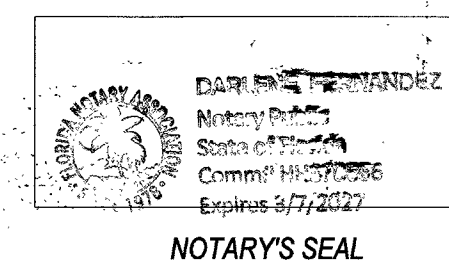
STATE OF Florida
COUNTY OF Sarasota

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL
PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF May, 2023, BY
Nathan Ayala AS member FOR WEST PALM PROJECTS, LLC, ON BEHALF OF THE
COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]
SIGNATURE OF NOTARY PUBLIC

Darlene Fernandez
PRINTED NAME OF NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Doug Marek, 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 WEST PALM PROJECTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL
PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS
HAVE BEEN SATISFIED; 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: 4-25-24

[Signature]
ATTORNEY AT LAW - SIGNATURE

Doug Marek
ATTORNEY AT LAW - PRINTED NAME

SURVEYOR AND MAPPER'S NOTES:

- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- STATE PLANE COORDINATE NOTES:
ALL DISTANCES ARE GRID (UNLESS OTHERWISE NOTED)
PROJECT SCALE FACTOR=1.000044704
PROJECTION (TRANSVERSE MERCATOR)
ZONE (FLORIDA EAST ZONE)
DATUM NAD 83-1990 ADJUSTMENT
COORDINATES SHOWN HEREON ARE GRID
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
UNITS US SURVEY FEET
BEARINGS SHOWN HEREON ARE GRID.
- ALL BEARINGS SHOWN HEREON ARE NAD '83, 1990 ADJUSTMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST AS SHOWN HEREON (N02°30'49"E).

SITE DATA:

CONTROL NUMBER: 1984-00020

SURVEYOR & MAPPER'S CERTIFICATE

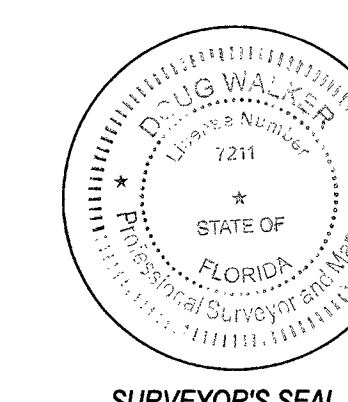
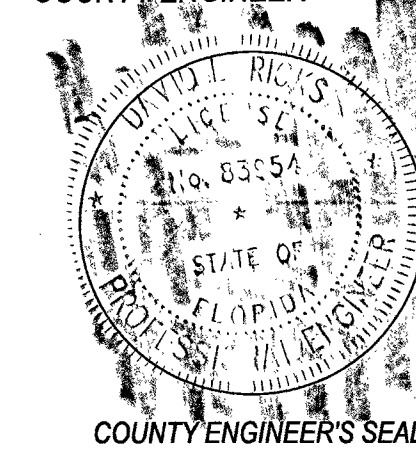
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRMS") AND MONUMENTS ACCORDING TO SEC. 177.09(1)(b), 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.

SIGNED: *[Signature]* DATE: 5-5-23
DOUG WALKER
LICENSE NUMBER LS 7211
STATE OF FLORIDA

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(1)(2) F.S. THIS 5 DAY OF June 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER



PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSI.SURVEYING.NET
JOB # 06010023

CFN 20240195037 PL BK 137 PG 176