

GRACE DEVELOPMENT RESTAURANT

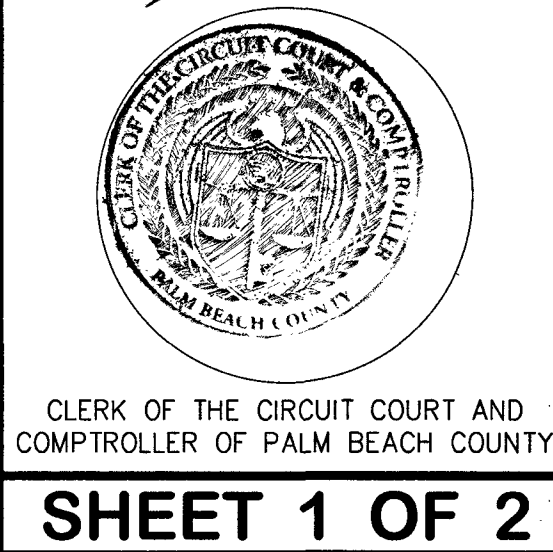
BEING A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOTS 22, 23 AND 24, AS SHOWN ON THE PLAT OF OKEECHOBEE GARDEN ESTATES, RECORDED IN PLAT BOOK 23, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:15 P.M. THIS 1ST DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 1 THRU 2.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: *[Signature]* D.C.



SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GRACE DEVELOPMENT, INC., A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS GRACE DEVELOPMENT RESTAURANT, BEING A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOTS 22, 23 AND 24, AS SHOWN ON THE PLAT OF OKEECHOBEE GARDEN ESTATES, RECORDED IN PLAT BOOK 23, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF LOT 2 AND ALL OF LOT 22, LOT 23 AND LOT 24, AS SHOWN ON THE PLAT OF OKEECHOBEE GARDEN ESTATES, RECORDED IN PLAT BOOK 23, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF LOT 2 AND ALONG THE EAST RIGHT OF WAY LINE OF SPAFFORD AVENUE, AS SHOWN ON SAID PLAT, NORTH 01°19'52" EAST, A DISTANCE OF 82.50 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (STATE ROAD 704) AND THE NORTHWEST CORNER OF PARCEL 123, AS DESCRIBED IN OFFICIAL RECORD BOOK 6705, PAGE 984, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF SPAFFORD AVENUE AND ALONG SAID WEST LINE OF LOT 2 AND ALONG THE WEST LINE OF SAID LOT 24, LOT 23 AND LOT 22, NORTH 01°19'52" EAST, A DISTANCE OF 459.08 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID LOT 22; THENCE ALONG SAID NORTH LINE OF LOT 22, SOUTH 89°08'36" EAST, A DISTANCE OF 138.31 FEET TO THE EAST LINE OF SAID LOT 22; THENCE ALONG THE EAST LINE OF SAID LOT 22, LOT 23, LOT 24 AND LOT 2, SOUTH 01°21'07" WEST, A DISTANCE OF 477.80 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (STATE ROAD 704) AND THE NORTHEAST CORNER OF SAID PARCEL 123, DESCRIBED IN OFFICIAL RECORD BOOK 6705, PAGE 984, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD (STATE ROAD 704) AND ALONG THE NORTH LINE OF SAID PARCEL 123 THROUGH THE FOLLOWING THREE COURSES, NORTH 77°57'36" WEST, A DISTANCE OF 46.86 FEET; THENCE NORTH 89°22'21" WEST, A DISTANCE OF 80.09 FEET; THENCE NORTH 49°16'49" WEST, A DISTANCE OF 15.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,951 SQUARE FEET OR 1.491 ACRES, MORE OR LESS.

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

1.) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR GRACE DEVELOPMENT, INC., A TENNESSEE CORPORATION, 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 SAID GRACE DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

3.) 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 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 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.

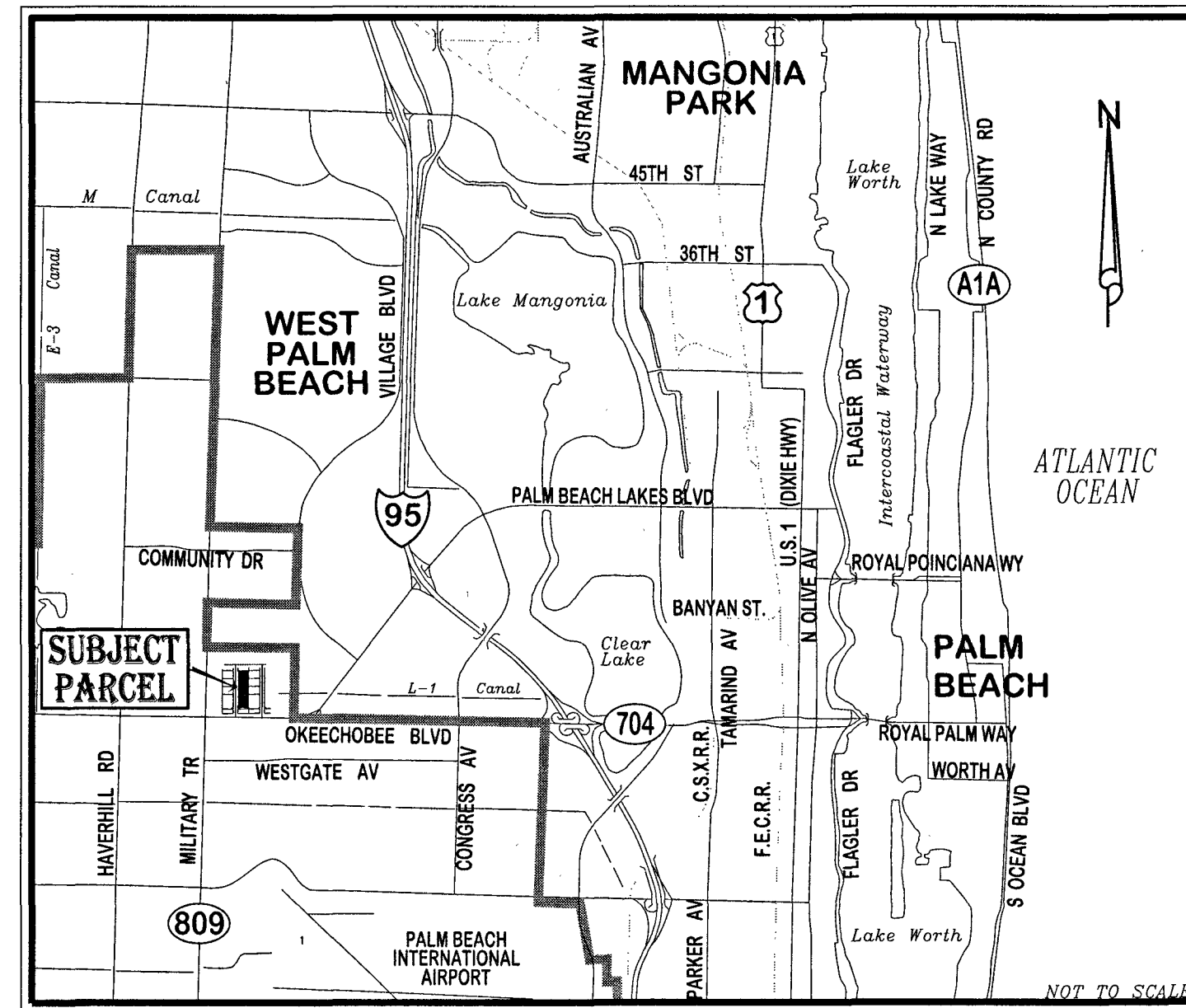
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21ST DAY OF June, 2024.

BY: GRACE DEVELOPMENT, INC.
A TENNESSEE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*
PRINT NAME: James Stadler

WITNESS: *[Signature]*
PRINT NAME: Isabella Gray

BY: *[Signature]*
FREDERICK GRACE
VICE PRESIDENT



VICINITY MAP

ABBREVIATIONS:

- N = NORTHING COORDINATE
- E = EASTING COORDINATE
- D.B. = DEED BOOK
- FND. = FOUND
- MON. = MONUMENT
- O.P.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. Co. = PALM BEACH COUNTY, FLORIDA
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- W/ = WITH

LEGEND:

- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"
- = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"

PLAT POSITION AND ORIENTATION:

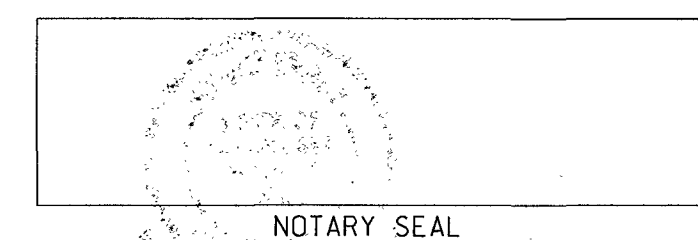
- COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
- DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = US SURVEY FOOT
- SCALE FACTOR = 1.000038822
- GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

ACKNOWLEDGEMENT

STATE OF FLORIDA Tennessee
COUNTY OF PALM BEACH Davidson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21ST DAY OF June, 2024, BY FREDERICK GRACE AS VICE PRESIDENT FOR GRACE DEVELOPMENT, INC., A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3-9-2027



[Signature]
NOTARY PUBLIC
PRINT NAME: Madison Pereira
COMMISSION NUMBER: N/A

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 4

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 26TH DAY OF JUNE, 2024.

BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT No. 4

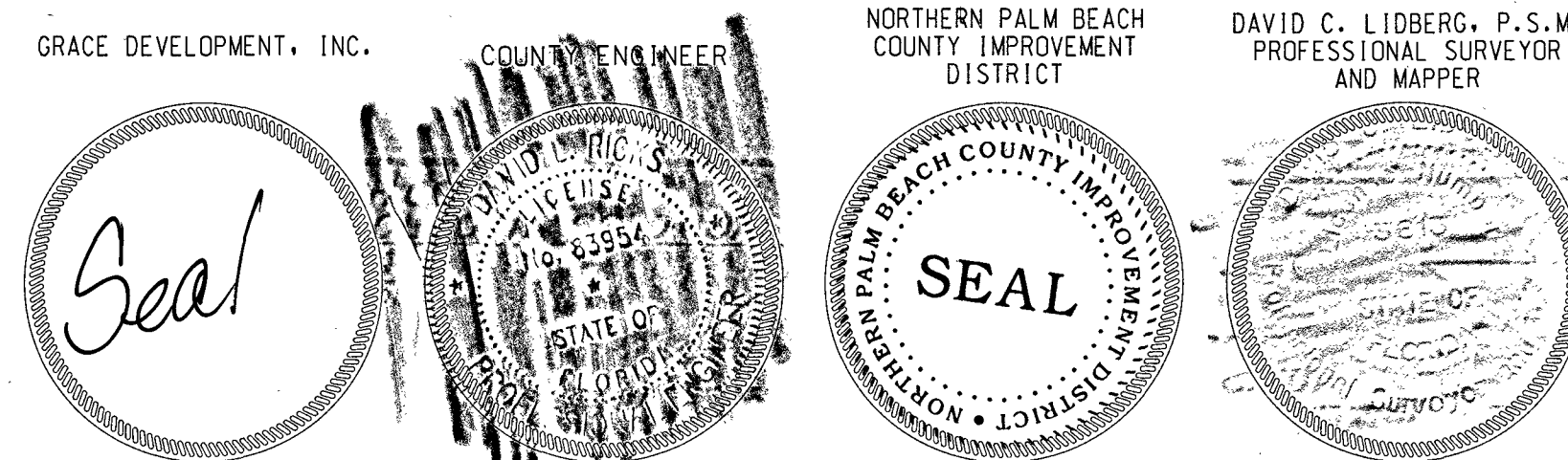
ATTEST: *[Signature]*
SUSAN P. SCHEFF, ASSISTANT SECRETARY, BOARD OF SUPERVISORS
BY: *[Signature]*
MATTHEW J. BOYKIN, PRESIDENT, BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHADWICK E. CREWS, 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 GRACE DEVELOPMENT, INC., A TENNESSEE CORPORATION, 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.

DATE: June 11, 2024 BY: *[Signature]*
CHADWICK E. CREWS
FLORIDA BAR NO.: 879401



COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 1ST DAY OF August, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

SURVEYOR AND MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE BASED ON A GRID BEARING NORTH 13°45'36" EAST BETWEEN PALM BEACH COUNTY CONTROL POINTS "GOLD COAST" AND "BEAR LAKES".
- 2.) 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.
- 3.) 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.
- 4.) 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.
- 5.) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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 ("P.R.M.'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.

DATE: JUNE 19, 2024 BY: *[Signature]*
DAVID C. LIDBERG, P.S.M., LICENSE NO. 3613, STATE OF FLORIDA

SITE PLAN CONTROL NO.: 1974-00159

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.



CAD:	K:\UST \ 244342 \ 23-181 \ 06-082-306 \ 06-082-306.DGN		
REF:			
FLD:		FB.	PG.
OFF:	CASASUS		JOB 06-082-306
CKD:	D.C.L.	SHEET 1 OF 2	DATE MARCH 2024
			DWG. D06-082P

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