

20110391131

AUGUST 2011

OKEECHOBEE M.U.P.D. OFFICE PARCEL

SHEET 1 OF 2

BEING A REPLAT OF PARCEL "B", OF MINOR SUBDIVISION PLAT OF "W.M.T. 3" AND TRACT "F", OKEECHOBEE BOULEVARD M.U.P.D., AS RECORDED IN OFFICIAL RECORDS BOOK 18981, PAGE 1335, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND TRACT "H", OKEECHOBEE BOULEVARD M.U.P.D., AS RECORDED IN PLAT BOOK 94, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

133
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
AT 3:51 THIS 20 DAY
OF October, 2011.
AND DULY RECORDED IN PLAT BOOK
NO. 114 ON PAGES 133-134
SHARON R. BOCK
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT
BY: [Signature] DEPUTY CLERK

00074-290
AREA SUMMARY
TRACT 1.....0.24 ACRES
TRACT 2.....2.59 ACRES
TOTAL = 2.83 ACRES



DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS OKEECHOBEE M.U.P.D. OFFICE PARCEL, AND BEING A REPLAT OF PARCEL "B", OF MINOR SUBDIVISION PLAT OF "W.M.T. 3" AND TRACT "F", OKEECHOBEE BOULEVARD M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 18981, PAGE 1335, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND TRACT "H", OKEECHOBEE BOULEVARD M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

TOTAL CONTAINING: 123,100 SQUARE FEET OR 2.83 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING RESERVATIONS AND DEDICATION:

- 1. TRACT "1" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT "2", AS SHOWN HEREON, IS HEREBY RESERVED FOR S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
4. AN ACCESS EASEMENT, OVER ALL OF TRACT "1" AND THAT PORTION OF TRACT "2", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, OF PARCEL "A" OF THE MINOR SUBDIVISION PLAT OF "W.M.T. 3" AND TRACT "F" OKEECHOBEE BOULEVARD M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 18981, PAGE 1335, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 19 DAY OF August, 2011.

S & M SERVICES II, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS (1): [Signature] BY: [Signature] HAROLD MURPHY, MANAGER
PRINTED NAME: Leleani Brody
WITNESS (2): [Signature]
PRINTED NAME: Erica J. Democh

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAROLD MURPHY, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

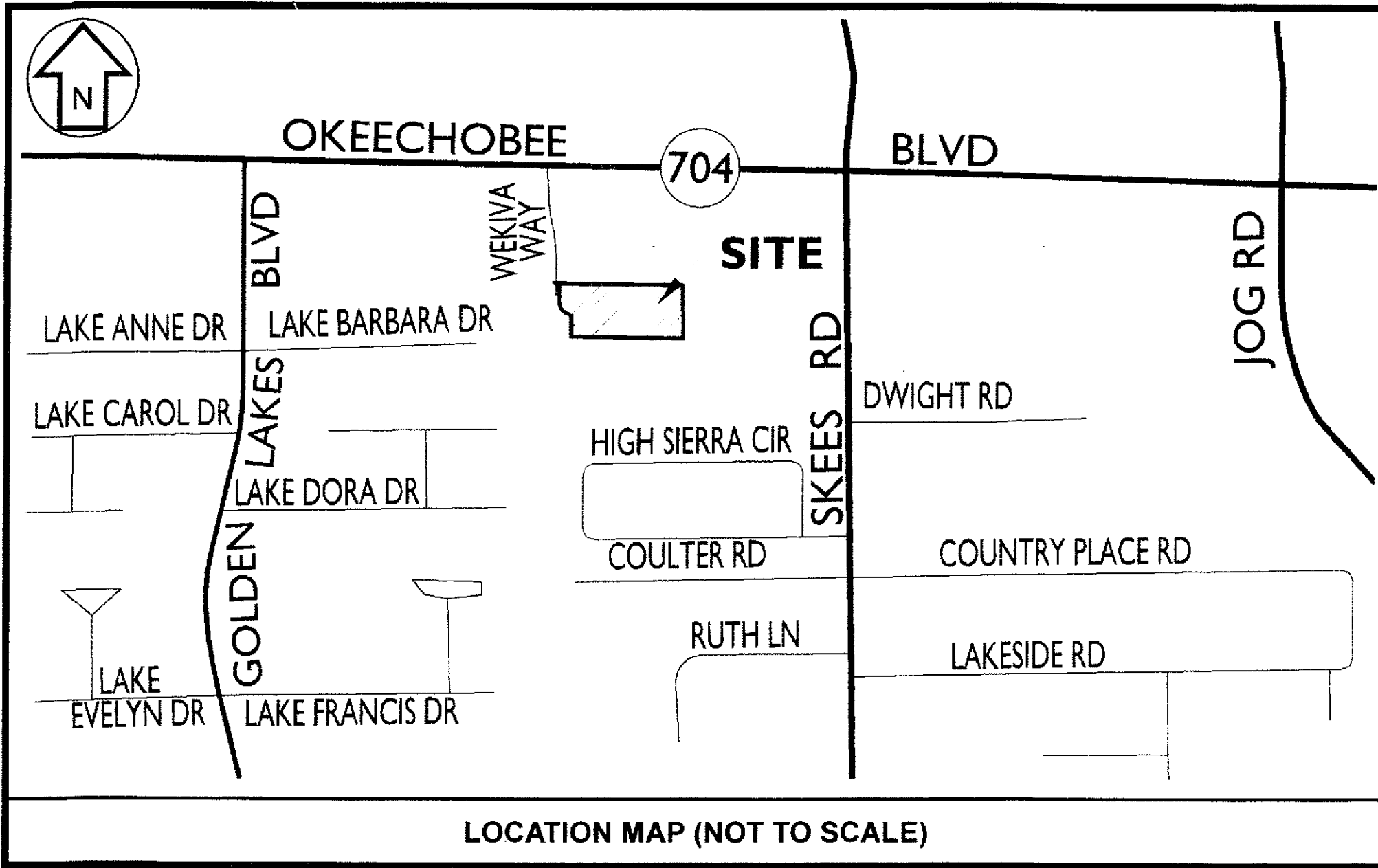
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF August, 2011.
MY COMMISSION EXPIRES: 09-16-2016 BY: [Signature] SEAL:
PRINTED NAME: LINDA L. MURPHY COMMISSION NO. 00809885

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, ALAN J. CIKLIN, 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 S & M SERVICES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT 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 CREATED BY THIS PLAT.

DATE: 8/18/11 BY: [Signature]
ALAN J. CIKLIN, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0136358
515 NORTH FLAGLER DRIVE
SUITE 1900
WEST PALM BEACH, FL 33401



GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BEARING AND DISTANCE NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "B", MINOR SUBDIVISION PLAT OF "W.M.T. 3" AND TRACT "F", OKEECHOBEE BOULEVARD M.U.P.D., AS RECORDED IN OFFICIAL RECORDS BOOK 18981, PAGE 1335, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S89°12'21"E, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

SURVEYOR'S NOTES:

- 1. THE APPROVAL OF THIS REPLAT BY THE CITY OF WEST PALM BEACH, WHICH ENCOMPASSES LANDS EMBRACED OF PRIOR PLATS FILED OF PUBLIC RECORD SHALL, UPON THE RECORDED OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THOSE PORTIONS OF THE PRIOR PLATS ENCOMPASSED BY THIS REPLAT, AS PER CHAPTER 177.101, (2), FLORIDA STATUTES.

CITY OF WEST PALM BEACH APPROVALS

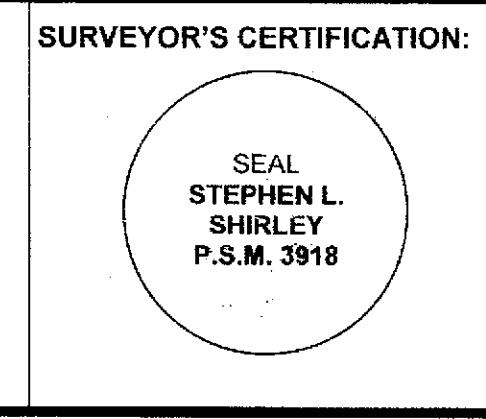
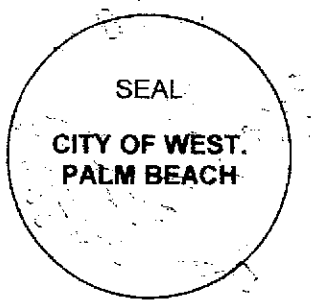
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 21st DAY OF September, 2011.
BY: [Signature] GERALDINE MUOIO, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: [Signature] STEVEN MAYANS, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.
BY: [Signature] VINCENT J. NOEL, P.S.M. DATE: 8/23/11
PROFESSIONAL LAND SURVEYOR AND MAPPER, L.S. 4169



SURVEYOR'S CERTIFICATION: I HEREBY 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
BY: [Signature] DATED THIS 19th DAY OF August, 2011.
STEPHEN L. SHIRLEY, P.S.M. 3918

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.
THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. - SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561)848-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM
RECORD PLAT
OKEECHOBEE M.U.P.D. OFFICE PARCEL