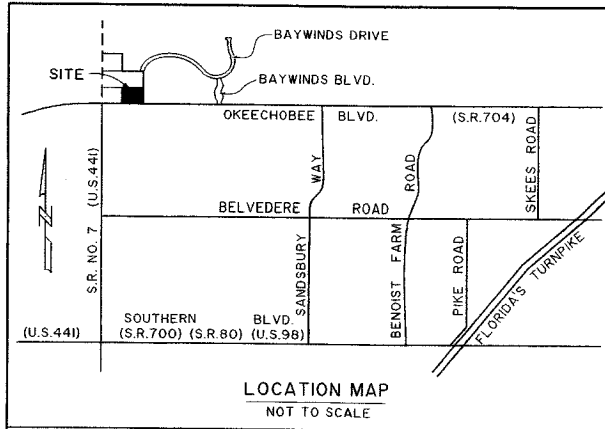


BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9-REPLAT

LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF A PORTION OF TRACT "B" OF THE PLAT OF BAYWINDS R.P.D. PLAT NO. 9, AS RECORDED IN PLAT BOOK 96, PAGES 119 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN ALL OF LOT B2 OF THE MINOR SUBDIVISION AS RECORDED IN OFFICIAL RECORD BOOK 16619, PAGE 516, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



0074-294



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:24 P.M. THIS 12 DAY OF January 2012
AND DULY RECORDED IN PLAT BOOK NO. 114 ON PAGE 188-189
SHARON R. BOCK,
CLERK AND COMPTROLLER,
PALM BEACH COUNTY
BY _____ D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT OKEECHOBEE 9847, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AND DESCRIBED AS A REPLAT OF A PORTION OF TRACT "B", AS SHOWN ON BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9, AS RECORDED IN PLAT BOOK 96, PAGES 119 THROUGH 121, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9 REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE NORTH 88°46'44" WEST ALONG THE SOUTH LINE OF SAID TRACT "B" AND SAID PLAT, A DISTANCE OF 264.80 FEET; THENCE NORTH 0°13'16" EAST, A DISTANCE OF 247.95 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; THENCE SOUTH 88°46'44" EAST ALONG SAID NORTH LINE OF TRACT "B", A DISTANCE OF 264.80 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B" AND SAID PLAT; THENCE SOUTH 0°13'16" WEST ALONG SAID EAST LINE OF TRACT "B" AND SAID PLAT, A DISTANCE OF 247.95 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

SAID PARCEL NOW KNOWN AS LOT B-2, AS SHOWN ON BAYWINDS COMMERCIAL R.P.D. PLAT NO. 9 MINOR SUBDIVISION (TRACT "B") RECORDED IN OFFICIAL RECORDS BOOK 16619, PAGE 516, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.507 ACRES, MORE OR LESS.
HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

I. EASEMENTS
WATER AND SEWER EASEMENT - THE WATER AND SEWER EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, AND IRRIGATION TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, AND TO THE FEE SIMPLE OWNER OF LOT B2B, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING FEE SIMPLE PROPERTY OWNER ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, PEGGY T. STEVENSON, THIS 14th DAY OF DECEMBER, 2011.

OKEECHOBEE 9847, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Donald Stevenson*
PRINTED NAME: Donald Stevenson

WITNESS: *Peggy T. Stevenson*
BY: Peggy T. Stevenson
PEGGY T. STEVENSON,
MANAGER

PRINTED NAME: Gary Trost

AREA TABULATION

LOT B2A	0.496 ACRES
LOT B2B	1.011 ACRES
TOTAL ACREAGE	1.507 ACRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PEGGY T. STEVENSON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF OKEECHOBEE 9847, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 WAS 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 14th DAY OF DECEMBER, 2011.

MY COMMISSION EXPIRES: JANUARY 21, 2015
COMMISSION NO.: RE052707
NOTARY PUBLIC
Matt howe Louis Steinhoff
PRINTED NAME

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24843, AT PAGE 1826 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID 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 14th DAY OF DECEMBER, 2011.

IBERIABANK, A LOUISIANA STATE BANK

WITNESS: *Patrick Jacks*
BY: Patrick Jacks,
VICE PRESIDENT

PRINTED NAME: Deborah B. Dunlop
WITNESS: *Deborah B. Dunlop*
PRINTED NAME: Deborah B. Dunlop

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PATRICK JACKS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A VALID IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF IBERIABANK, A LOUISIANA STATE BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 WAS 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 14th DAY OF DECEMBER, 2011.

MY COMMISSION EXPIRES: 3/14/15
COMMISSION NO.: EE42492
NOTARY PUBLIC
Deborah B. Dunlop
PRINTED NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT OF DEVELOPMENT NO. 5B
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 14th DAY OF JANUARY, 2012.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *O'Neal Bardin Jr.* BY: *Ronald M. Ash, P.E.*
O'NEAL BARDIN, JR. RONALD M. ASH, P.E.
ASSISTANT SECRETARY BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, CITY TITLE, LLC, A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO OKEECHOBEE 9847, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR 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: DEC 14, 2011 BY: *Steven Samiljan*
STEVEN SAMILJAN
MANAGER

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 12TH DAY OF JANUARY, 2012.

BY: *Geraldine Muio*
GERALDINE MUIO, MAYOR

CITY PLANNING BOARD
BY: *Steven Mayans*
PLANNING BOARD CHAIRMAN, STEVEN MAYANS

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *Vincent J. Noel* DATE: 1/6/12
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG.#4169

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- | | | |
|--------------|---|---|
| P.C.P. | = | PERMANENT CONTROL POINT |
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| C.M. | = | CONCRETE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| P.G. | = | PAGE |
| P.B. | = | PLAT BOOK |
| R/W | = | RIGHT OF WAY |
| C | = | CENTERLINE |
| U. E. | = | UTILITY EASEMENT |
| D. E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| □ | = | FOUND 4"x4"x24" C.M. WITH DISK, STAMPED P.R.M. L.B. #2438 |
| ⊙ | = | FOUND MAG NAIL AND DISK, STAMPED L.B. #2438 |
| C.B. | = | CHORD BEARING |
| CH.L. | = | CHORD LENGTH |
| L.B.E. | = | LANDSCAPE BUFFER EASEMENT |
| A.E. | = | ACCESS EASEMENT |
| R.L. | = | RADIAL LINE |
| L.A.E. | = | LIMITED ACCESS EASEMENT |
| N.P.B.C.I.D. | = | NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT |
| P.B.C. | = | PALM BEACH COUNTY |
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 88°46'44" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 12.20.11

JONATHAN T. GILBERT
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. LS 5604
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 2438

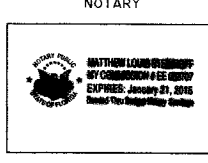
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF JONATHAN T. GILBERT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.

OKEECHOBEE 9847, LLC



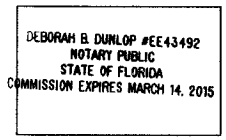
OKEECHOBEE 9847, LLC
NOTARY



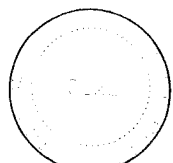
MORTGAGEE



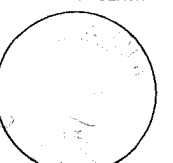
MORTGAGEE
NOTARY



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



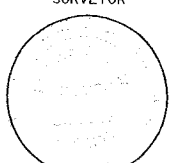
CITY OF WEST PALM BEACH



CITY SURVEYOR



SURVEYOR



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax (561) 642-9726
LB # 2438