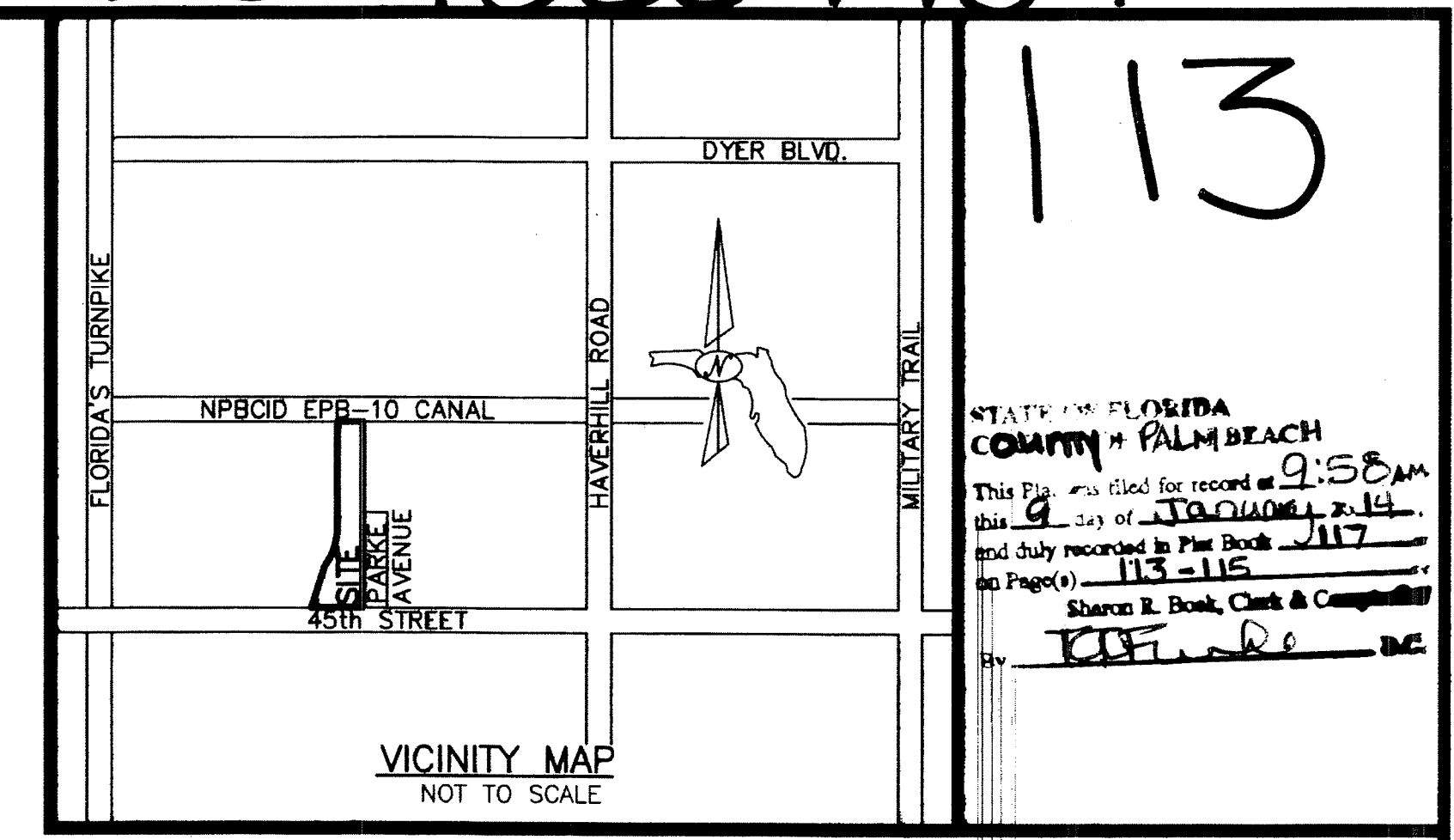


20140009437

# GRAMERCY COUNTY PARK

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:58 AM  
this 9 day of December, 2013  
and duly recorded in Plat Book 113-115  
in Page(s) 113-115  
Sharon R. Bock, Clerk & Comptroller  
P.B. Bock

00074-309

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

#### GRAMERCY COUNTY PARK

BEING A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 2;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 88°31'13" WEST FOR 40.95 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE PLAT OF CYPRESS RUN, RECORDED IN PLAT BOOK 68, PAGE 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;  
THENCE ALONG SAID EXTENSION AND WEST BOUNDARY, S01°28'38"W FOR 90.00 FEET TO WELL SITE 922, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1739, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 922 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N88°31'22"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S88°31'22"E FOR 20.00 FEET TO THE SAID WEST BOUNDARY OF THE PLAT OF CYPRESS RUN;

THENCE ALONG SAID WEST BOUNDARY, S01°28'38"W FOR 1077.47 FEET TO WELL SITE 921, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1739, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 921 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N88°31'22"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S88°31'22"E FOR 20.00 FEET TO THE WEST RIGHT-OF-WAY OF PARKE AVENUE AS LAID OUT AND IN USE, GRAMERCY PARK UNIT ONE, RECORDED IN PLAT BOOK 27, PAGE 51, PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°28'38"W FOR 510.04 FEET TO WELL SITE 862, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1739, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 862 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N89°59'44"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S89°59'44"E FOR 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY OF PARKE AVENUE AS LAID OUT AND IN USE;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°28'38"W FOR 200.18 FEET TO THE NORTH RIGHT-OF-WAY OF 45TH STREET, RECORDED IN DEED BOOK 1055, PAGE 496 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°31'42"W FOR 279.32 FEET TO THE EAST BOUNDARY OF THE PLAT OF PREMIER PARK OF COMMERCE, RECORDED IN PLAT BOOK 108, PAGE 186 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID EAST BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N19°12'18"E FOR 262.53 FEET;  
THENCE N33°06'00"E FOR 85.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, WHERE THE RADIAL LINE BEARS N65°54'41"W;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'12" FOR A DISTANCE OF 181.61 FEET TO A POINT OF TANGENCY;  
THENCE N01°28'07"E FOR 1,437.81 FEET TO SAID NORTH LINE OF SECTION 2;

THENCE ALONG SAID NORTH LINE, SOUTH 88°31'14" EAST FOR 119.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.

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

#### 1. TRACTS A and B:

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR SAID TRACTS, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE CITY OF WEST PALM BEACH PLANNING DIVISION. THE MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS, TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS 9 day of December, 2013.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BOARD OF COUNTY COMMISSIONERS

By: Sharon R. Bock  
Mayor, CHAIR

ATTEST: Sharon R. Bock  
SHARON R. BOCK  
CLERK & COMPTROLLER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA;  
THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS 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.

SOUTHEAST GUARANTY & TITLE, INC.

DATED: 10-24-2013

By: Kenneth L. Townsend  
KENNETH L. TOWNSEND, PRESIDENT

### SURVEYOR'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), ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW;  
AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

John E. Phillips, III  
JOHN E. PHILLIPS, III, P.S.M.  
License No. 4826  
State of Florida

DATE: 11/1/13

### REVIEWING SURVEYOR

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

Vincent J. Noel  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 9 day of December, 2013.

By: Geraldine Muoto  
GERALDINE MUOTO, MAYOR

### CITY PLANNING BOARD APPROVAL

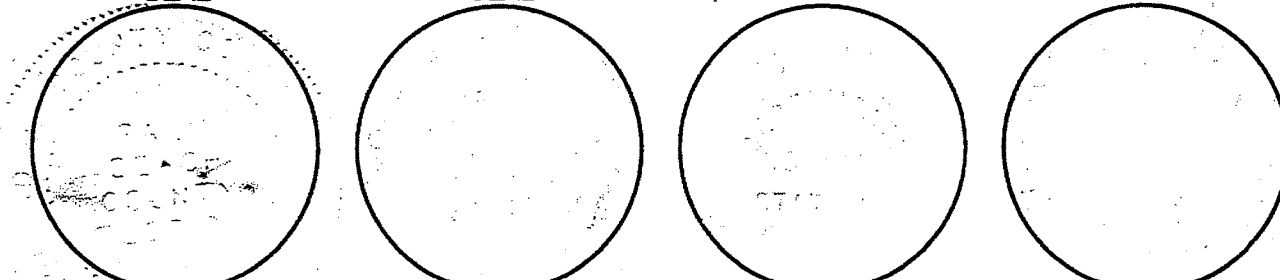
By: Steven Mayans  
STEVEN MAYANS, CHAIR

BOARD OF COUNTY COMMISSIONERS SEAL

SURVEYOR'S SEAL

CITY OF WPB REVIEWING SURVEYOR SEAL

CITY OF WPB SEAL



### SITE DATA

PROJECT NAME .....GRAMERCY COUNTY PARK  
TRACT A .....1.89 ACRES  
TRACT B .....4.22 ACRES  
TOTAL AREA .....6.11 ACRES

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826  
**BROWN & PHILLIPS, INC.**

CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3991 FAX