

20140151608

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIRST BANK OF THE PALM BEACHES, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "FIRST BANK OF THE PALM BEACHES", DESCRIBED AS FOLLOWS:

LOTS 7, 8 AND 9, BLOCK 14, W.S. CLOW'S ADDITION TO THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE LANDS SHOWN AS "FLORIDA EAST COAST RAILWAY" ON THE MAP OF W.S. CLOW'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 14, PLAT OF W.S. CLOW'S ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF SOUTH 38 DEGREES 12 MINUTES 39 SECONDS EAST AND A RADIUS OF 522.96 FEET AND A CENTRAL ANGLE OF 22 DEGREES 54 MINUTES 04 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SAID CURVE ALSO BEING THE NORTHERLY LINE OF SAID BLOCK 14, A DISTANCE OF 209.03 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 14, OF SAID PLAT OF CLOW'S ADDITION; THENCE NORTH 00 DEGREES 11 MINUTES 24 SECONDS EAST ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 24.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF QUADRILLE BOULEVARD AS PER F.D.O.T. MAINTENANCE MAP, SECTION 93020-MAIN, (7) AS RECORDED IN ROAD PLAT BOOK 9, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 27 MINUTES 47 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY, 10.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 311.60 FEET AND A CENTRAL ANGLE OF 42 DEGREES 05 MINUTES 59 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY OF SAID QUADRILLE BOULEVARD 228.96 FEET; THENCE SOUTH 42 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 52.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT 10, EXCEPT THE EAST 10 FEET THEREOF, BLOCK 14, OF CLOW'S ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT I AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 60, AND THAT PORTION OF LOT 11, BLOCK 14, OF SAID CLOW'S ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 14, OF CLOW'S ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AD FOE PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 60; THENCE RUN WESTERLY A DISTANCE OF 75 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTHERLY AT RIGHT ANGLES A DISTANCE OF .80 FEET; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 75 FEET TO THE EAST LINE OF SAID LOT 11; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 0.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE LANDS SHOWN AS "FLORIDA EAST COAST RAILWAY" ON THE MAP OF W.S. CLOW'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 14, SAID W.S. CLOW'S ADDITION, PLAT BOOK 1, PAGE 60, RUN THENCE NORTH 00°21'20" WEST ALONG A NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 24.31 FEET; THENCE NORTH 89°59'29" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 14; THENCE SOUTH 00°21'20" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 4.41 FEET TO A POINT ON THE NORTH LINE OF LOT 10, SAID BLOCK 14, SAID NORTH LINE BEING A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 522.96 FEET (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 00°20'32" WEST); THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 10 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°31'37", A DISTANCE OF 141.72 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 7, 8, 9, A PORTION OF LOTS 10 AND 11, BLOCK 14, AND A PORTION OF FLORIDA EAST COAST RAILWAY, W.S. CLOW'S ADDITION TO THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 14, RUN THENCE NORTH 42°02'29" WEST, A DISTANCE OF 52.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 311.60 FEET (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 42°06'30" WEST); THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°05'59", A DISTANCE OF 228.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°52'29" EAST, A DISTANCE OF 150.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH DIXIE HIGHWAY; THENCE SOUTH 00°21'20" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 63.42 FEET; THENCE NORTH 89°58'40" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°21'20" EAST, A DISTANCE OF 0.80 FEET; THENCE SOUTH 89°58'40" WEST, A DISTANCE OF 75.01 FEET; THENCE NORTH 00°40'55" EAST, A DISTANCE OF 0.80 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE SOUTH 89°58'40" WEST ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00°21'20" EAST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 56.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 14; THENCE SOUTH 89°58'40" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 184.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,238 SQUARE FEET, MORE OR LESS.

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

TRACT R-1 AS SHOWN HEREON IS HEREBY CONVEYED, DEDICATED AND GRANTED IN FEE SIMPLE TO THE CITY OF WEST PALM BEACH, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

TRACT R-2 AS SHOWN HEREON IS HEREBY CONVEYED, DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

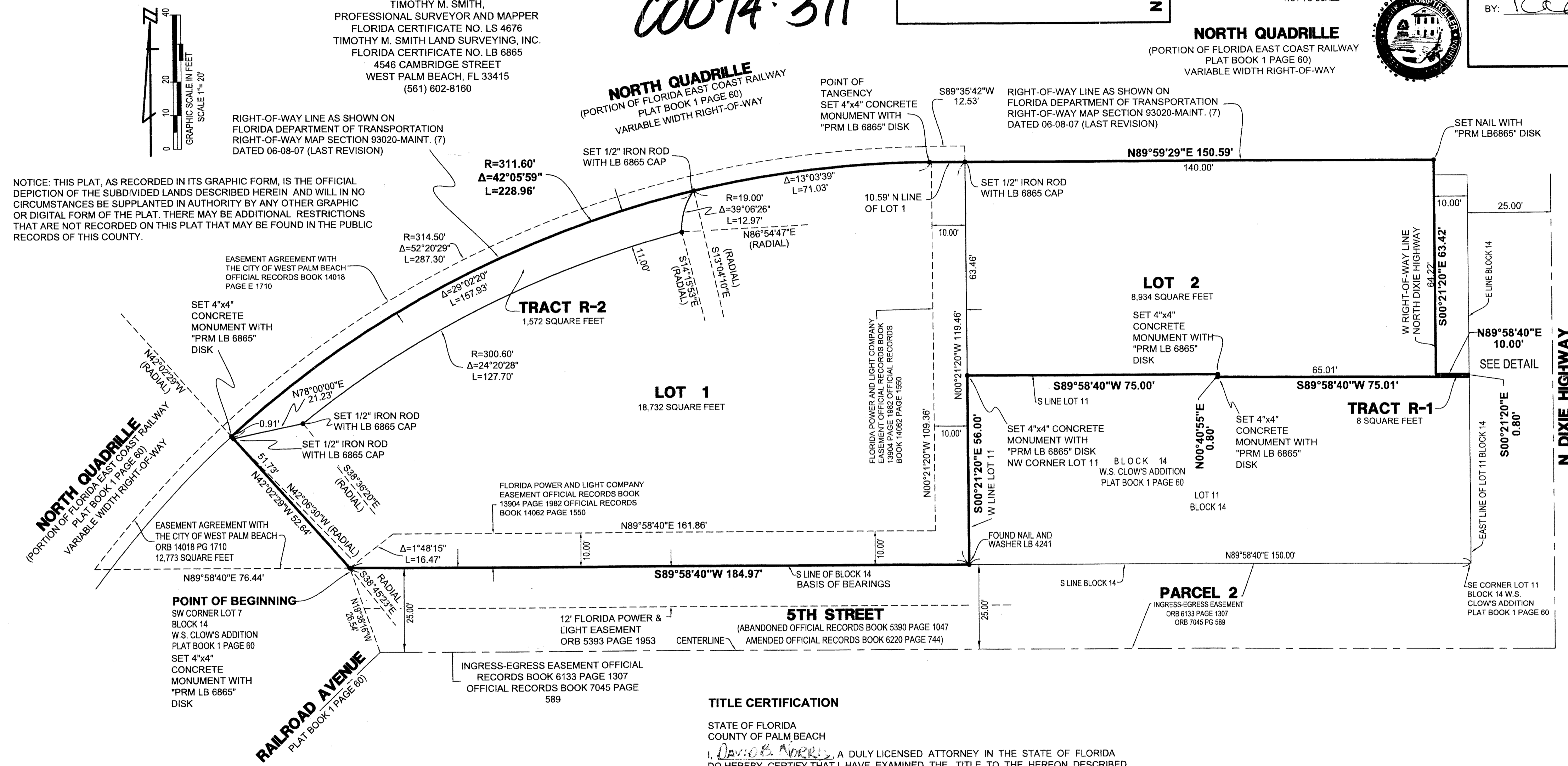
FIRST BANK OF THE PALM BEACHES

BEING A REPLAT OF LOTS 7, 8 9, A PORTION OF LOTS 10 AND 11, AND A PORTION OF FLORIDA EAST COAST RAILWAY, W.S. CLOW'S ADDITION TO THE TOWN OF WEST PALM BEACH, PLAT BOOK 1, PAGE 60, SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

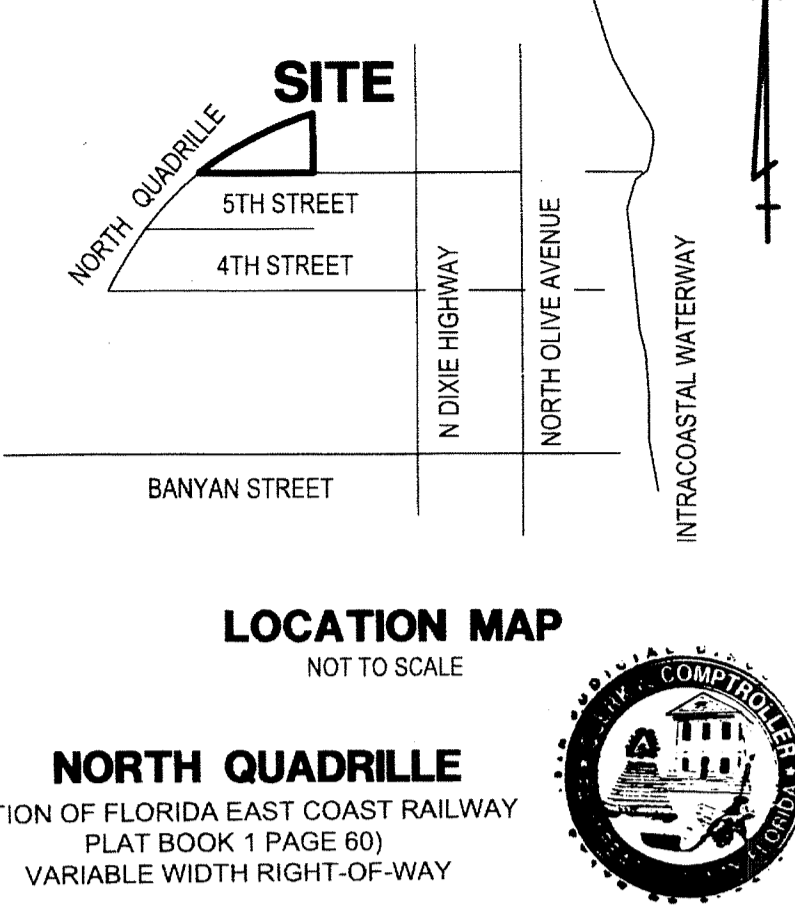
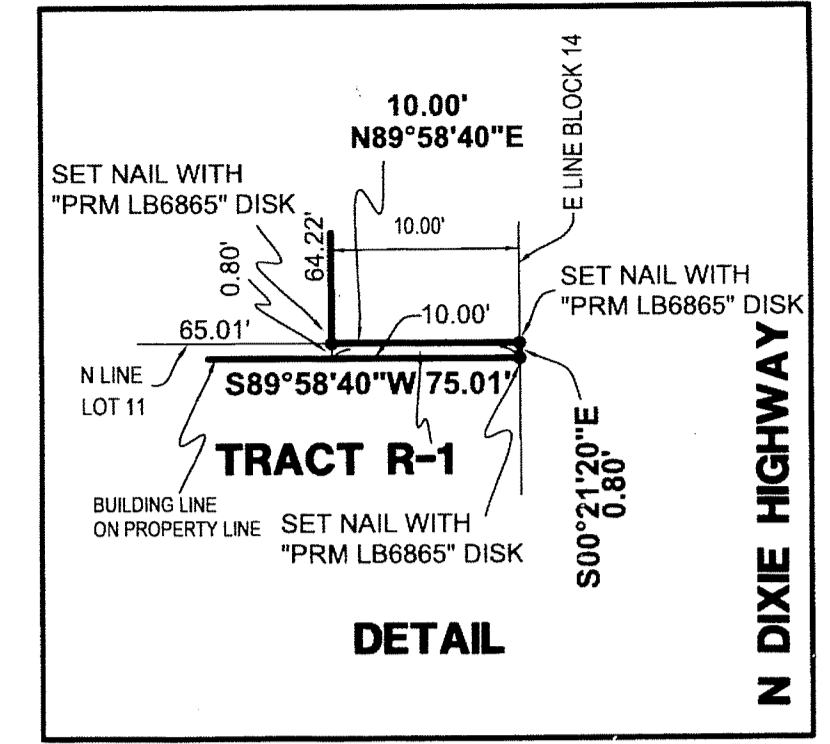
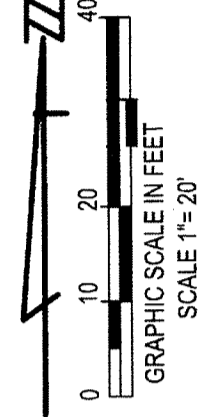
APRIL 2014 SHEET 1 OF 1

THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 4676 TIMOTHY M. SMITH LAND SURVEYING, INC. FLORIDA CERTIFICATE NO. LB 6865 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 602-8160

00074-311



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.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD 3:15 PM THIS 25 DAY OF April AD, 2014 AND DULY RECORDED IN PLAT BOOK 118 ON PAGES 22 AND

SHARON R. BOCK, CLERK AND COMPTROLLER - PALM BEACH COUNTY BY: [Signature]

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, David B. Norris, 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 RECORD TITLE TO THE PROPERTY IS VESTED IN FIRST BANK OF THE PALM BEACHES, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD. DATED: 4/25/14 [Signature] FLORIDA BAR NO. 356654

SURVEYOR'S CERTIFICATION

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO THE SECTION 177.09(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW. DATE: 4-25-2014 BY: [Signature] TIMOTHY M. SMITH, P.S.M. FLORIDA CERTIFICATE NO. LS 004676

APPROVALS - WEST PALM BEACH

THIS PLAT, AS SHOWN HERON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THIS 25th DAY OF April, 2014. BY: [Signature] GERALDINE MUOIO, MAYOR DATE: [Signature]

CITY PLANNING BOARD

BY: [Signature] STEVE MAYANS, PLANNING BOARD CHAIRMAN DATE: [Signature]

REVIEWING SURVEYOR

THIS PLAT 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 OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS. BY: [Signature] VINCENT J. NOEL, P.S.M. FLORIDA CERTIFICATE NO. 4169 DATE: [Signature]

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 25th DAY OF April, 2014.

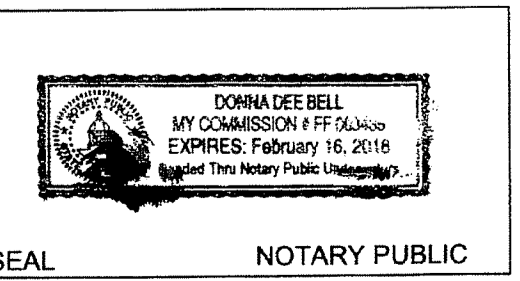
BY: [Signature] JOSEPH B. SHEAROUSE, III PRESIDENT WITNESS: [Signatures] SIGNATURE PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED JOSEPH B. SHEAROUSE, III, PRESIDENT, FIRST BANK OF THE PALM BEACHES, A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF April, 2014.

MY COMMISSION EXPIRES: Feb. 16, 2018 [Signature] DONNA DEE BELL PRINT NAME: Donna Dee Bell NOTARY PUBLIC COMMISSION NUMBER FF 063435



SEAL PROFESSIONAL SURVEYOR AND MAPPER SEAL REVIEWING PROFESSIONAL SURVEYOR AND MAPPER SEAL WEST PALM BEACH CITY CLERK