

20160171404

135

1771 SOUTH CONGRESS AVENUE

BEING A REPLAT OF LOT 8, BLOCK B AND A PORTION OF LOTS 1, 2, 3, 19 AND 20, BLOCK B, BRYANT PARK, AS RECORDED IN PLAT BOOK 20, PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING WITHIN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TPPE-PS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "1771 SOUTH CONGRESS AVENUE", BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 19, LESS THE EAST 17 FEET THEREOF, BLOCK B, BRYANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:
A. LOT 3, LESS THE NORTH 23 FEET THEREOF FOR ROAD RIGHT OF WAY, BLOCK B, BRYANT PARK, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 20, PAGE 89, LESS AND EXCEPT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6523, PAGE 1610 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

B. W 52 FT. OF LOT 1, LESS N 23 FT. OF RD. R/W & LOT 2 LESS N 50 FT. OF E 150 FT. & E 17 FT. OF S 50 FT. BLOCK B AND LOT 20 LESS E 17 FT. RD. R/W BLOCK B BRYANT PARK, A SUBDIVISION OF SEC. 7, TWP. 44 S, RANGE 43 E, AS IN PLAT BOOK 20, PAGE 89, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6523, PAGE 1610 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3:
LOT 8, BLOCK B, BRYANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID SECTION 7, N01°28'14"W, A DISTANCE OF 914.00 FEET; THENCE LEAVING SAID EAST LINE, S88°31'46"W, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF LOT 19, BLOCK "B", BRYANT PARK, AS RECORDED IN PLAT BOOK 20, PAGE 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°12'15"W, A DISTANCE OF 17.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 807 (SOUTH CONGRESS AVENUE) FOR A POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N88°12'15"W, A DISTANCE OF 588.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ALICE AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°28'14"W, A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S88°12'15"E, A DISTANCE OF 303.00 FEET; THENCE N01°28'14"W, A DISTANCE OF 253.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 882 (FOREST HILL BOULEVARD); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°12'15"E, A DISTANCE OF 153.08 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°28'14"E, A DISTANCE OF 104.01 FEET; THENCE S88°12'15"E, A DISTANCE OF 132.89 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 807 (SOUTH CONGRESS AVENUE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S01°28'14"E, A DISTANCE OF 249.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,500 SQUARE FEET OR 2.697 ACRES, MORE OR LESS.

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

1) LOT 1 IS HEREBY RESERVED FOR THE OWNER, TPPE-PS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

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

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY THIS 6th DAY OF April, 2016.

OWNER: TPPE-PS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Hailey Bobinae
PRINT NAME: Hailey Bobinae

BY: [Signature]
PRINT NAME: Patrick O'Leary
TITLE: Manager

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF Michigan
COUNTY OF Oakland

BEFORE ME PERSONALLY APPEARED Patrick O'Leary WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF TPPE-PS, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 6th DAY OF April, 2016

MY COMMISSION EXPIRES: 10/13/2018

[Signature]
NOTARY PUBLIC

NAME: Linda Marie Cheekley
COMMISSION No. _____

NOTARY PUBLIC STATE OF MICHIGAN
My Commission Expires 10/13/2018
Oakland

AREA TABULATION:

TRACT "A"	0.099 ACRES
LOT 1	2.598 ACRES
TOTAL AREA	2.697 ACRES

SITE PLAN DATA:

CONTROL NUMBER 2015-XXX

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081
LB Number 7652

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Steve Daniels, A Attorney DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN TPPE-PS, LLC THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR 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: 4/7/16

BY: [Signature]

PRINT NAME: STEVEN DANIELS

TITLE: Attorney

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 28134 AT PAGE 725 THROUGH 754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF April, 2016.

WITNESS: [Signature] SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

PRINT NAME: Melissa Munk

BY: [Signature]

WITNESS: [Signature]

PRINT NAME: Fred Roxas

PRINT NAME: Carol J. Romano

TITLE: Vice President

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Fred Roxas WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF Seacoast National Bank, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 19th DAY OF April, 2016

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC

NAME: Shannon K. Proctor
COMMISSION No. EE 965710

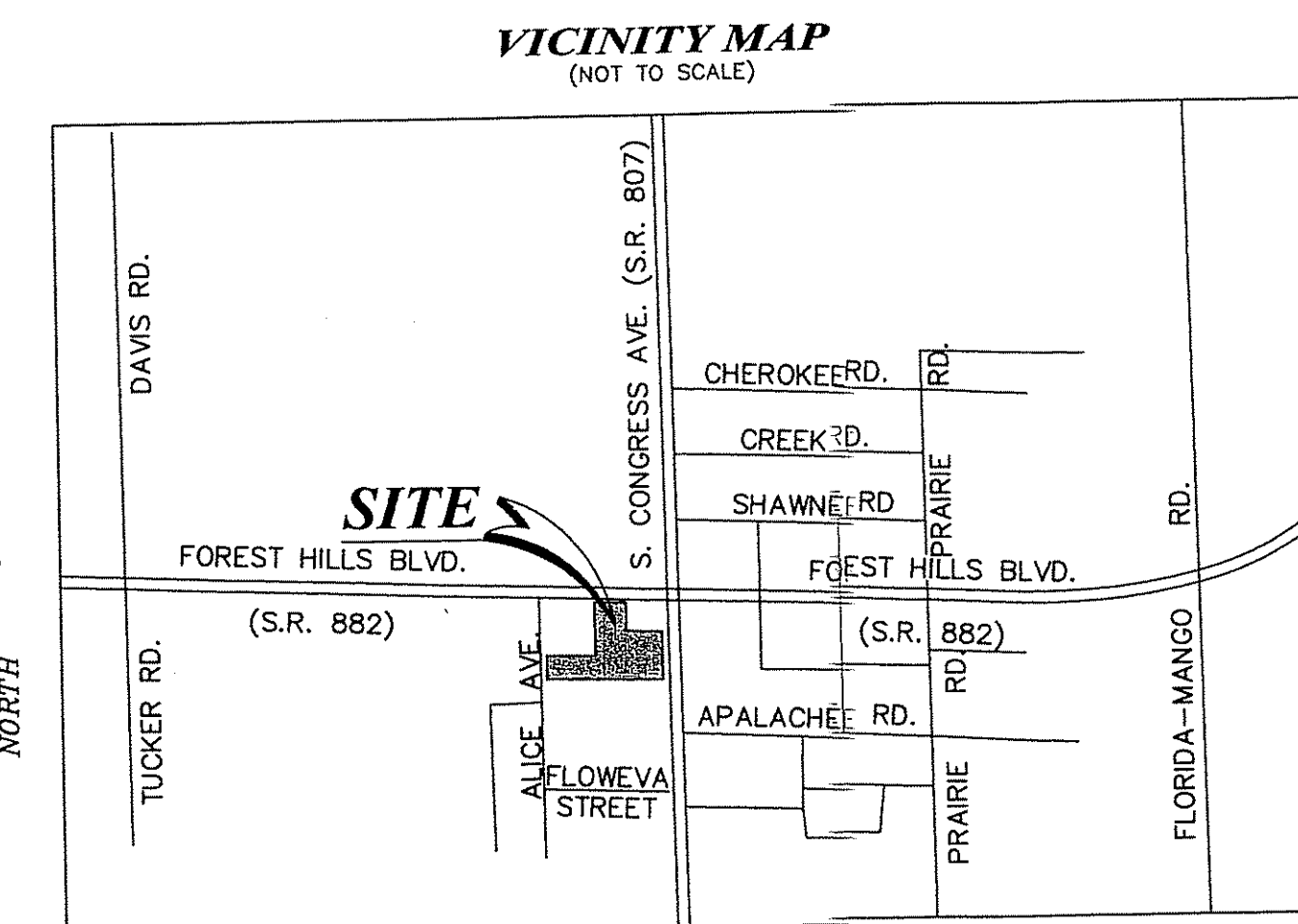
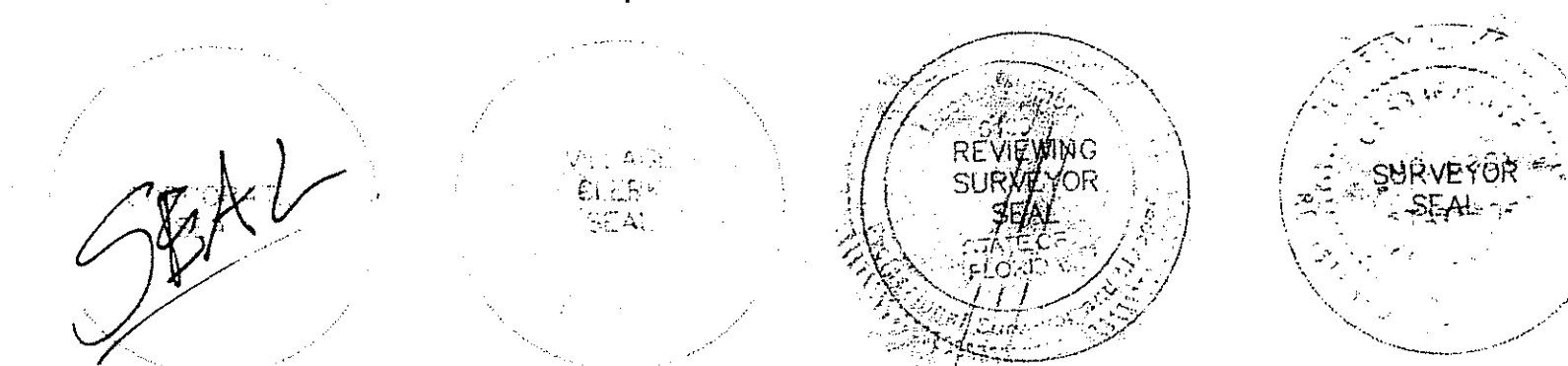


REVIEWING SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

[Signature]
KEVIN M. BECK, P.S.M.
FLORIDA CERTIFICATE NO. LS-6168

DATE: April 27, 2016



VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF May, 2016

BY: [Signature]

PRINT NAME: [Name]
VILLAGE MAYOR

BY: [Signature]

PRINT NAME: [Name]
VILLAGE CLERK

SURVEYOR'S NOTES:

- 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.
- 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.
- COORDINATES SHOWN ARE GRID DATUM =NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST (0901)
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANETRAVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.000040916
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED EAST LINE OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST. SAID LINE BEARS S01°28'14"E.

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY: JEFFREY L. KOHLER, P.S.M. L.S.6201, STATE OF FLORIDA
EBI SURVEYING (L.B. 7652)
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
PH.813.886.6080

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 SEC. 177.01(9), F.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 VILLAGE OF PALM SPRINGS, FLORIDA.

BY: [Signature] DATE: 3/30/2016

JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6201

EBI SURVEYING
LICENSED BUSINESS #7652
8415 SUNSTATE STREET
TAMPA, FLORIDA, 33634