

20170156568

134

OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BOOS-SOUTHERN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS RACETRAC PETROLEUM AT ROYAL PALM BEACH AND DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 35 WITH THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 80, AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93120-2542 SHEET 8 OF 17; THENCE SOUTH 89°37'15" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 868.84 FEET; THENCE NORTH 00°22'45" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 90.23 FEET TO A POINT THAT IS 15.55 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF PARCEL 113 AS DESCRIBED IN OFFICIAL RECORDS BOOK 12390, PAGE 1131, PALM BEACH COUNTY RECORDS; THENCE SOUTH 89°37'15" EAST, ALONG SAID LINE, A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°37'15" EAST, ALONG SAID COINCIDENT LINE, A DISTANCE OF 315.47 FEET; THENCE SOUTH 72°29'02" EAST, A DISTANCE OF 46.57 FEET, THENCE NORTH 82°59'44" EAST, A DISTANCE OF 22.78 FEET; THENCE NORTH 32°27'43" EAST, A DISTANCE OF 141.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROYAL PALM BEACH BOULEVARD AS SHOWN ON THE PLAT OF SECTION 1, PALM BEACH COLONY, AS RECORDED IN PLAT BOOK 26, PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°02'50" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 168.86 FEET; THENCE NORTH 89°37'15" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 00°02'50" WEST, A DISTANCE OF 158.00 FEET; THENCE NORTH 89°37'15" WEST, A DISTANCE OF 152.50 FEET; THENCE SOUTH 00°22'45" WEST, ALONG SAID EAST LINE, A DISTANCE OF 119.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. CONTAINING: 99865.09 SQUARE FEET OR 2.29 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE THE FOLLOWING: NONE

IN WITNESS THEREOF BOOS-SOUTHERN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Member (POSITION) AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS

THIS 23 DAY OF March, 2017.

BOOS-SOUTHERN, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Erin Lyle
WITNESS: Andrea DeMuir
ROBERT D. BOOS, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT D. BOOS, MANAGING MEMBER, WHO IS KNOWN TO ME OR HAS PRODUCED PERSONAL KNOWLEDGE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BOOS-SOUTHERN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER 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 COMPANY.

WITNESS MY HAND OFFICIAL SEAL THIS 23 DAY OF March, 2017.

ANDREA DEMUIR
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BRYAN J. STANLEY, ESQ., A DULY LICENSED TITLE OFFICER 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 BE VESTED IN BOOS-SOUTHERN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DAY OF March 24, 2017, THAT THERE IS A MORTGAGE OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF A SUBDIVISION DEPICTED BY THIS PLAT.

DATED: March 24, 2017

BY: Bryan J. Stanley, Esq.
STATE OF FLORIDA
LICENSE NO: 0049328

JOINDER AND CONSENT:

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED THE 19th DAY OF February, 2017, RECORDED IN OFFICIAL RECORDS BOOK 28296, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

BRANCH BANKING AND TRUST COMPANY

BY: Carl Roeder
NAME: Carl Roeder
TITLE: Senior Vice President

WITNESSES: Cheryl A Jenkins, JoAnn L Capraro
PRINTED NAME OF WITNESS

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 23 DAY OF MARCH, 2017, BY Carl Roeder, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONAL KNOWLEDGE AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH

JOANN L. CAPRARO
NOTARY SIGNATURE

RACETRAC PETROLEUM AT ROYAL PALM BEACH

A PORTION OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA. NOVEMBER 2014

THIS INSTRUMENT PREPARED BY ROBERT BLOOMSTER JR. PROFESSIONAL SURVEYOR AND MAPPER NO. 4134 STATE OF FLORIDA IN THE OFFICE OF

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. 641 NORTHEAST SPENCER STREET JENSEN BEACH, FLORIDA 34957 OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283 LICENSED BUSINESS NO. 6018

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: CHRISTOPHER MARSH, P.E. #62560 VILLAGE ENGINEER

REVIEWING SURVEYOR'S STATEMENT:

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

BY: JIM SULLIVAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NUMBER: LS 6889 DATE: APRIL 4, 2017

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF RACETRAC PETROLEUM AT ROYAL PALM BEACH, DATED THIS DAY OF March, 2017.

VILLAGE OF ROYAL PALM BEACH A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

BY: FRED PINTO, MAYOR
DIANE DISANTO, VILLAGE CLERK

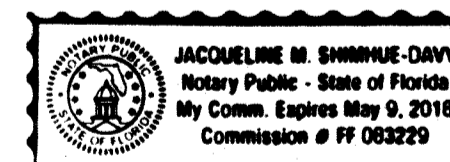
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO AND DIANE DISANTO WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF THE VILLAGE AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL OF DAY OF March, 2017.

MY COMMISSION EXPIRES: March 21, 2017



PRINT NAME: JACQUELINE M. SHINNUE-DAVY
NOTARY PUBLIC OF STATE OF FLORIDA
COMMISSIONER NUMBER:

SURVEYOR'S CERTIFICATE:

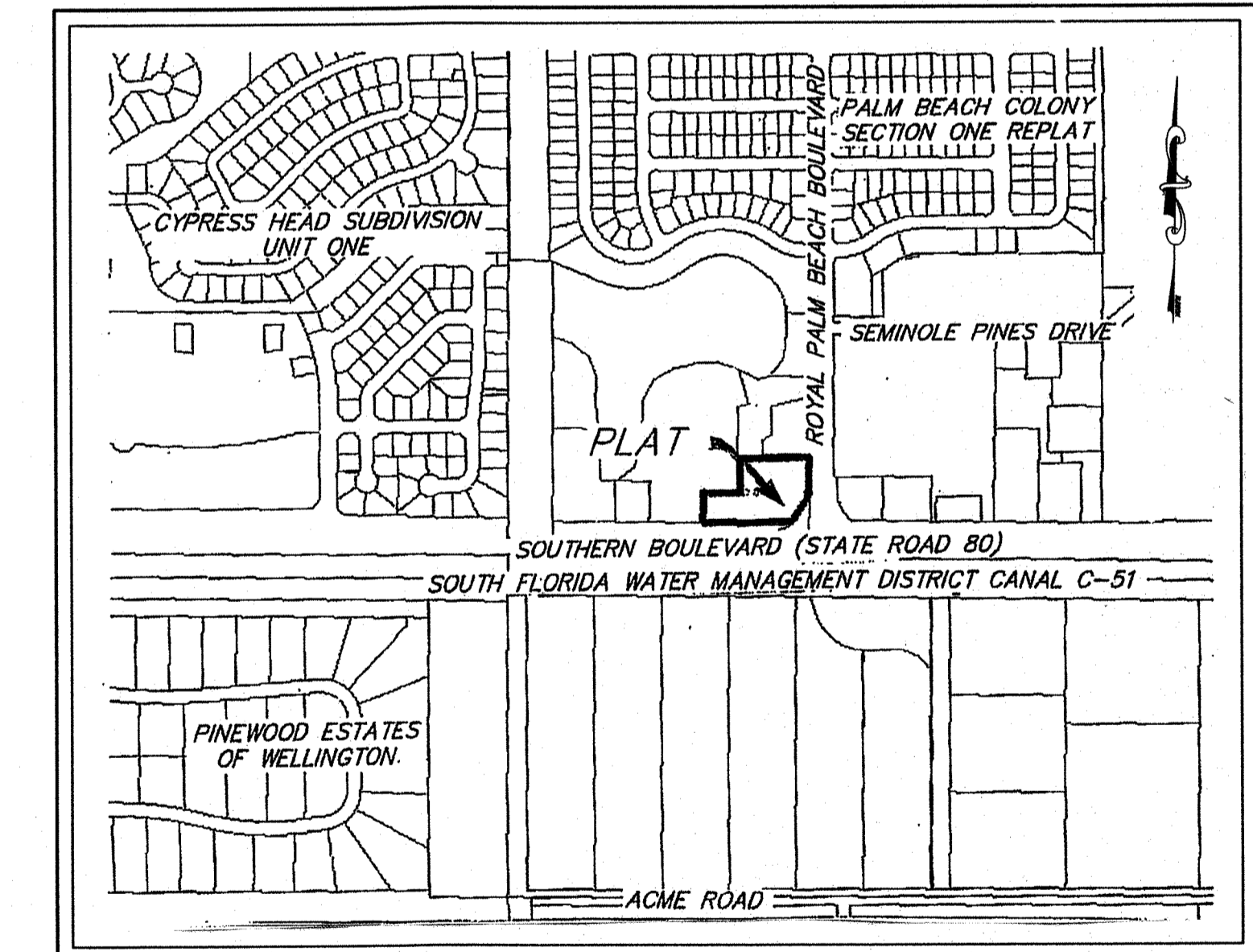
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENT (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (PCP'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Robert Bloomster Jr. DATE: MARCH 21, 2017
ROBERT BLOOMSTER JR. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4134 STATE OF FLORIDA

Table with 4 columns: AGENT (ATTN: BRIAN TERRY, WANTMAN GROUP, INC., 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411), OWNER (BOOS SOUTHERN LLC, 2651 MCCORMICK DRIVE, CLEARWATER, FL 33759), ENGINEER (WANTMAN GROUP, INC., 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411), SURVEYOR (BLOOMSTER PROF. LAND SURVEYORS, INC., 641 NORTHEAST SPENCER STREET, JENSEN BEACH, FL. 34957)

SURVEYOR'S NOTES:

- 1. 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 GRAPHICAL 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 PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING PARCEL 113 AS SHOWN IN OFFICIAL RECORDS BOOK 12390, PAGE 1131, PALM BEACH COUNTY RECORDS, SAID BEARING BEARS 589°37'15"E AS SHOWN IN SPECIAL WARRANTY DEED, IN OFFICIAL RECORDS BOOK 22652, PAGE 312, PALM BEACH COUNTY PUBLIC RECORDS, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
4. BUILDING SETBACK LINES SHALL BE REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATION.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF ROYAL PALM BEACH APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
6. 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.



LOCATION MAP: 1" = 600' SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST

Professional seals and stamps for BOOS DEVELOPMENT GROUP, VILLAGE OF ROYAL PALM BEACH, VILLAGE ENGINEER, REVIEWING SURVEYOR, and SURVEYOR AND MAPPER.



SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:57 AM, THIS 31st DAY OF March, 2017, AND DULY RECORDED IN PLAT BOOK 123, PAGE 134-135.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Sharon R. Bock