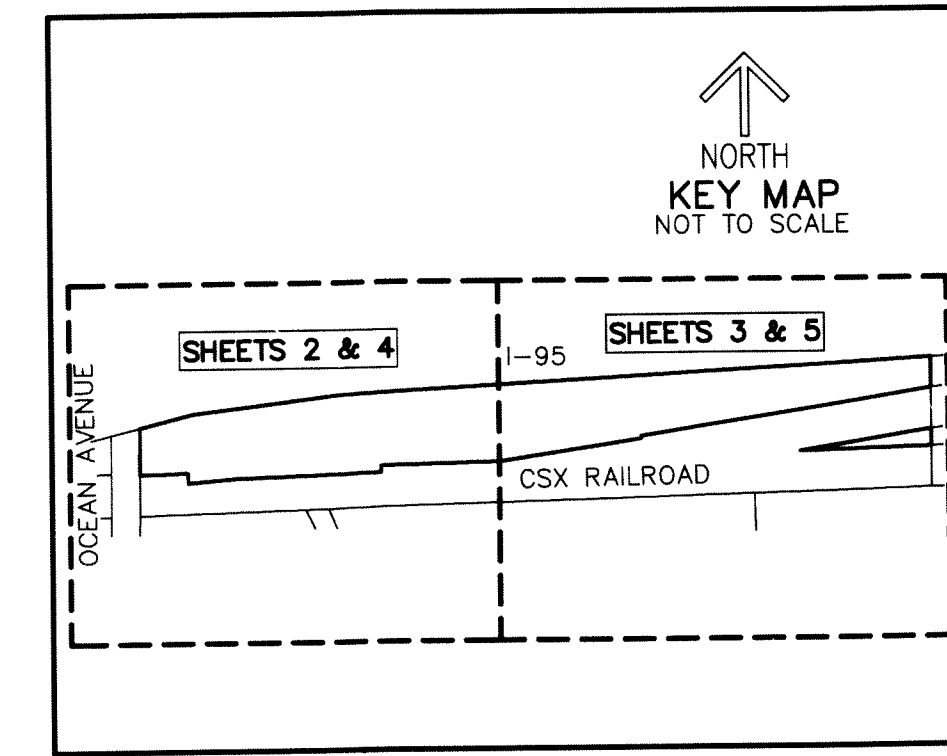
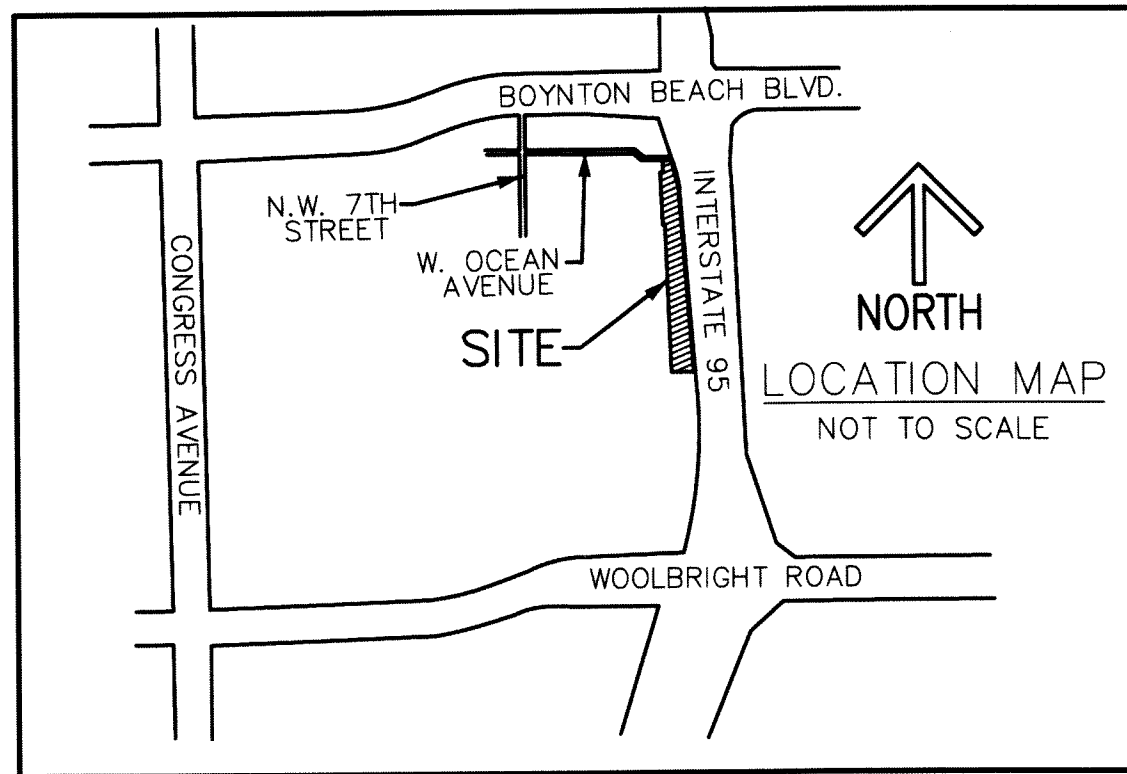


STOR-ALL LUXURY RV & BOAT STORAGE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591



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SHEET 1 COVER
SHEET 2 MAP SHEET
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:51 A.M.
THIS 21 DAY OF December
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 125 ON
PAGES 51 AND 55

SHARON R. BOCK
CLERK AND COMPTROLLER

By: Devin McCaulin
DEPUTY CLERK

SHEET 1 OF 5



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS STOR-ALL LUXURY RV & BOAT STORAGE, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE AS SHOWN ON THE PLAT BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE AS SHOWN ON THE PLAT OF BEVERLY HILLS ADDITION NO. 2, RECORDED IN PLAT BOOK 13, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (I-95) AS SHOWN ON RIGHT-OF-WAY MAP OF STATE ROAD NO. 9, (SECTION 93220-2412), SHEET NO. 3; THENCE SOUTH 14°01'43" EAST (BEARINGS MENTIONED HEREIN ARE REFERRED TO THOSE SHOWN ON SAID RIGHT-OF-WAY MAP OF STATE ROAD NO. 9) ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE 133.59 FEET; THENCE SOUTH 06°49'52" EAST ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 354.38 FEET; THENCE SOUTH 03°11'35" EAST ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 1458.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 89°57'29" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 76.19 FEET TO THE SOUTHEAST CORNER OF TRI-COUNTY COMMUTER RAIL AUTHORITY PARCEL 117, AS RECORDED IN OFFICIAL RECORDS BOOK 13539 AT PAGE 1530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PARCEL 117 THE FOLLOWING FIVE (5) COURSES, NORTH 08°04'16" WEST, A DISTANCE OF 15.80 FEET; THENCE NORTH 09°02'09" WEST, A DISTANCE OF 389.66 FEET; THENCE NORTH 08°56'39" WEST, A DISTANCE OF 293.18 FEET; THENCE NORTH 89°48'44" WEST, A DISTANCE OF 6.40 FEET; THENCE NORTH 08°44'33" WEST, A DISTANCE OF 347.91 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 5666 AT PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2403 SHEET 41 OF 75; THENCE, ALONG SAID EAST LINE, THE FOLLOWING SIX (6) COURSES NORTH 01°31'31" WEST, A DISTANCE OF 293.39 FEET; THENCE SOUTH 88°24'39" WEST, A DISTANCE OF 15.80 FEET; THENCE NORTH 01°49'41" WEST, A DISTANCE OF 353.22 FEET; THENCE NORTH 04°47'21" WEST, A DISTANCE OF 120.08 FEET; THENCE NORTH 87°13'49" EAST, A DISTANCE OF 24.51 FEET; THENCE NORTH 01°31'31" WEST, A DISTANCE OF 117.29 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°47'31" EAST, A DISTANCE OF 115.11 FEET TO THE POINT OF BEGINNING.

PARCEL B:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°57'29" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 5666 AT PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2403 SHEET 41 OF 75; THENCE NORTH 01°31'31" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 321.03 FEET; THENCE SOUTH 09°02'09" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF TRI-COUNTY COMMUTER RAIL AUTHORITY PARCEL 117, AS RECORDED IN OFFICIAL RECORDS BOOK 13539 AT PAGE 1530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 303.25 FEET; THENCE SOUTH 08°04'16" EAST ALONG SAID WEST LINE, A DISTANCE OF 21.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE SOUTH 89°27'29" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 42.12 FEET TO THE POINT OF BEGINNING

CONTAINING 300,744 SQUARE FEET/6.9041 ACRES MORE OR LESS.

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

- 1. PARCELS A AND B**
PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED BY STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA INCLUDING LANDSCAPE BUFFER, DRAINAGE, OPEN SPACE AND INGRESS EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- 2. CITY OF BOYNTON BEACH UTILITY EASEMENT**
THE CITY OF BOYNTON BEACH UTILITY EASEMENT (BBUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES, THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY THE CITY OF BOYNTON BEACH, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 3. CITY OF BOYNTON BEACH DRAINAGE EASEMENT**
THE BOYNTON DRAINAGE EASEMENT (BBDE) IDENTIFIED ON THE PLAT HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND THE CITY OF BOYNTON BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager THIS 31 DAY OF August 2017

WITNESS:
PRINT NAME Bobb A. Swinehart
WITNESS: Eric J. Stahl
PRINT NAME Eric J. Stahl

BY: Bradley Morton
NAME BRADLEY MORTON
TITLE MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Bradley Morton WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH manager OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF August 2017

MY COMMISSION EXPIRES: 7/18/19
COMMISSION NUMBER: FF219198
NOTARY PUBLIC
PRINT NAME Joanne L. Derderian

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH PART III, LDP CHAPTER 2, ART. III, SEC. 2, LAND DEVELOPMENT REGULATIONS, THIS 19TH DAY OF OCTOBER 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Craig Pusey
CRAIG PUSEY, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

STOR-ALL LUXURY RV & BOAT STORAGE IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ 2017

BY: Gary R. Dornmeyer
GARY R. DORNMEYER
CITY ENGINEER

BY: Steven B. Grant
STEVEN B. GRANT
MAYOR

ATTEST (AS TO BOTH)

BY: Judith Pyle
JUDITH PYLE
CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Mario A. Iglesias, 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 TITLE TO THE PROPERTY IS VESTED IN STOR-ALL LUXURY RV AND BOAT STORAGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT 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.

DATED: 9/5/2017
Mario A. Iglesias
ATTORNEY AT LAW
LICENSE NO. 516211

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.14°01'43"E ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93220-2412, SHEET 3 OF 17.

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 SEC. 177.091(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 THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: 9-13-17
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

OWNER OWNER NOTARY CITY OF BOYNTON BEACH ENGINEER CITY OF BOYNTON BEACH CITY CLERK CITY OF BOYNTON BEACH SURVEYOR SURVEYOR