TIRE KINGDOM 971

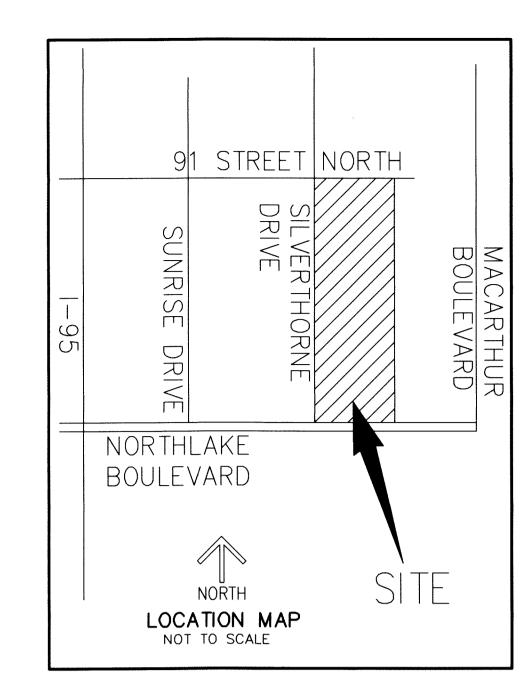
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

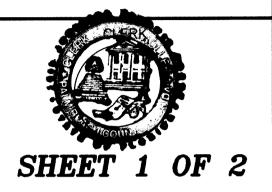
COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00004217GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD, AT 14.30 M.
THIS ______ DAY OF Februar /
A.D. 2018 AND DULY RECORDED IN PLAT BOOK ______ ON PAGES ______ AND ______.

SHARON R. BOCK CLERK AND COMPTROLLER

BY: Marian & Sordon



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT REX & REX UNLIMITED, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS TIRE KINGDOM 971, A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°27'27" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 636.81 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01'40'49" EAST, A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (ALSO KNOWN AS LAKE PARK ROAD, STATE ROAD 809-A) AND THE EAST RIGHT-OF-WAY LINE OF SILVERTHORNE DRIVE AS RECORDED IN OFFICIAL RECORD BOOK 4675, PAGE 501 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF SILVERTHORNE DRIVE, NORTH 01°40'49" EAST, A DISTANCE OF 558.68 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 91ST STREET AS RECORDED IN OFFICIAL RECORD BOOK 5031, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88'27'27" EAST, A DISTANCE OF 76.47 FEET: THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°38'58" WEST, A DISTANCE OF 251.21 FEET: THENCE SOUTH 88°27'27" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°38'58" WEST, A DISTANCE OF 307.47 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD: THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°27'27" WEST, A DISTANCE OF 86.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 45,881 SQUARE FEET/1.0533 ACRES MORE OR LESS

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

PARCEL A

PARCEL A. AS SHOWN HEREON IS HEREBY RESERVED BY REX & REX UNLIMITED, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS. FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REX & REX UNLIMITED INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS RW AND RW1

TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS. THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF JANUARY , 2018

A FLORIDA CORPORATION SUNIL KHETARPAL PRESIDENT

REX & REX UNLIMITED, INC.,

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS _\frac{144-}{} DAY ___, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BEFORE ME PERSONALLY APPEARED SUNIL KHETARPAL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED

THE FOREGOING INSTRUMENT AS PRESIDENT OF REX & REX UNLIMITED INC., A FLORIDA

CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH

INSTRUMENT AS SUCH OFFICER 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

GREGORY C. PICKEN

I, AZLINA GOLDSTEIN SIEGEL, 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 REX & REX UNLIMITED INC., A FLORIDA

CORPORATION: 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 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

Ali Albertiere

AZLINA GOLDSTÉIN SIEGEL

THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14TH DAY OF 15TH DAY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF THE BETSH

MY COMMISSION EXPIRE

SEDTEMBER 18

2018

TITLE CERTIFICATION:

COMMISSION NUMBER:

STATE OF FLORIDA)

COUNTY OF Palm Beach)

DEPICTED BY THIS PLAT.

DATED: January 25, 2018

#FF157388

NASON YEAGER GERSON WHITE & LIOCE, P.A.

ATTORNEY-AT-LAW LICENSED IN FLORIDA

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA) COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A 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 RECORDS BOOK 28967, AT PAGE 1422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS S. VP _____AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF January, 2018

> ANCHOR COMMERCIAL BANK, A FLORIDA BANKING CORPORATION

WITNESS: Stacey January,
PRINT NAME Stacey Janeuitz, WITNESS: Glina Gold Sient

PRINT NAME Azlina Goldstein Siegel

tele-NAME ETIC L. Schmidt TITLE SUP, Connercial Lending

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Eric L. Schmidt __, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Drivers Licenson'S IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. VP OF ANCHOR COMMERCIAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Sec VP 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 CORPORATION.

DAY OF January , 2018 WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES:

March 3,2019 COMMISSION NUMBER: # FF 196183

SURVEYOR & MAPPER'S NOTES:

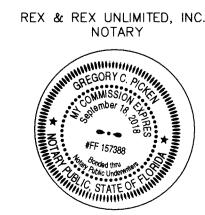
- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY
- 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.01°39'52"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "DODGE DART" AND "I-95 LAKE PARK", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- 5. "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 PALM BEACH COUNTY.

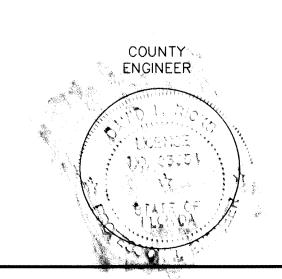
SURVEYOR & MAPPER'S CERTIFICATE:

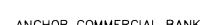
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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 PALM BEACH COUNTY,

DAVID P. LINDLEY PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NO. 5005

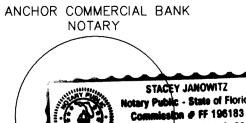


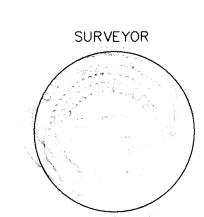












CONTROL NO. 1984-00048