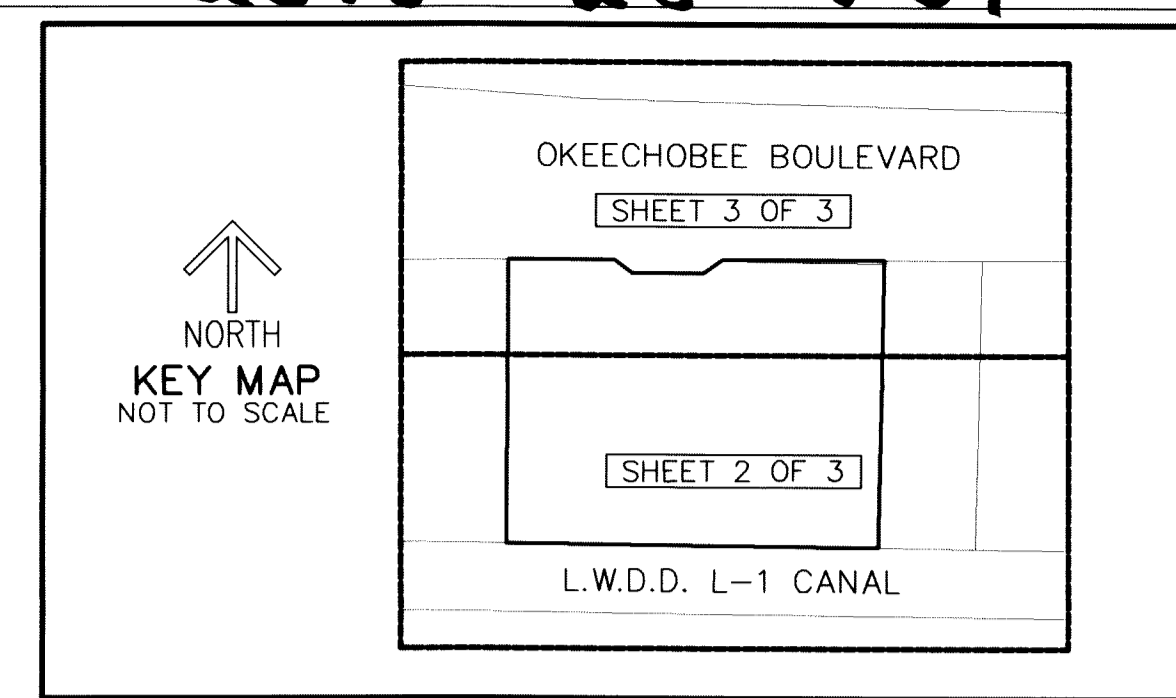


ATLANTIC BANK CORP

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25
TOWNSHIP 43 SOUTH, RANGE 42 EAST
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. LB3591



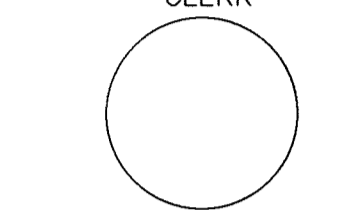
87

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:48 P.M.
THIS 19 DAY OF July
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 116 ON
PAGES 87 AND 89

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock*
DEPUTY CLERK



CLERK



SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, A NATIONAL ASSOCIATION, OWNER OF THE LANDS SHOWN HEREON AS ATLANTIC BANK CORP, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N.01°12'52"E., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2,360.02 FEET; THENCE S.89°22'28"E., A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1578, PAGE 562 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.89°22'28"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 3458, PAGE 1986 OF SAID PUBLIC RECORDS, A DISTANCE OF 462.05 FEET TO THE POINT OF BEGINNING; THENCE N.00°23'13"E., A DISTANCE OF 250.19 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 704 (OKEECHOBEE BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 6652, PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: S.89°57'56"E., A DISTANCE OF 93.68 FEET; THENCE S.52°53'00"E., A DISTANCE OF 19.90 FEET; THENCE S.89°57'56"E., A DISTANCE OF 62.00 FEET; THENCE N.55°00'50"E., A DISTANCE OF 20.91 FEET; THENCE S.89°57'58"E., A DISTANCE OF 142.94 FEET TO THE NORTHWEST CORNER OF RADIATION CENTER PALM BEACH, AS RECORDED IN PLAT BOOK 78, PAGES 79 AND 80 OF SAID PUBLIC RECORDS; THENCE S.01°12'53"W. ALONG THE WEST LINE OF SAID RADIATION CENTER PALM BEACH, A DISTANCE OF 253.63 FEET TO THE SOUTH WEST CORNER OF SAID RADIATION CENTER PALM BEACH, AND A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 3458, PAGE 1986 OF SAID PUBLIC RECORDS; THENCE N.89°22'28"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 327.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,126 SQUARE FEET/1.8853 ACRES MORE OR LESS.

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

1. DEVELOPMENT TRACT DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR WELLS FARGO BANK, A NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLS FARGO BANK, A NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. ADDITIONAL RIGHT-OF-WAY:

TRACT RW, 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 NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF MAY, 2018

WITNESS: *Burt A. Cunningham*
Burt A. Cunningham
PRINT NAME
BY: *Eamon Brennan*
EAMON BRENNAN
VICE PRESIDENT

WITNESS: *Bernadette Quinter*
BERNADETTE QUINTER
PRINT NAME

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED EAMON BRENNAN, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED FLD AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS 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 29th DAY OF May 2018

MY COMMISSION EXPIRES: 11/06/2018
COMMISSION NUMBER: FF174742
NOTARY PUBLIC
Milton A. Mon
MILTON A. MON
PRINT NAME

IN WITNESS WHEREOF, THE ABOVE NAMED NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF MAY, 2018

WITNESS: *Melanie Rivera*
Melanie Rivera
PRINT NAME
BY: *Chris Hanrahan*
CHRIS HANRAHAN
VICE PRESIDENT

WITNESS: *Brandi L. May*
Brandi L. May
PRINT NAME

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Craig

BEFORE ME PERSONALLY APPEARED CHRIS HANRAHAN, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED FLD AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS 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 31st DAY OF May 2018

MY COMMISSION EXPIRES: 02/04/2020
COMMISSION NUMBER: FF956708
NOTARY PUBLIC
Courtney O'Brien
COURTNEY O'BRIEN
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, CHRISTOPHER W. BREWER, 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 WELLS FARGO BANK, A NATIONAL ASSOCIATION; 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: 5/22/18
Christopher W. Brewer
CHRISTOPHER W. BREWER
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 19th DAY OF July 2018 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *David L. Ricks, P.E.*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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 CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.43°56'06"E. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS OKEE FIRE AND PINE GROVE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- 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.
- THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENT: BLANKET ACCESS EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 29783, PAGE 192.

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, FLORIDA.

DATED: 6/1/18
David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

