

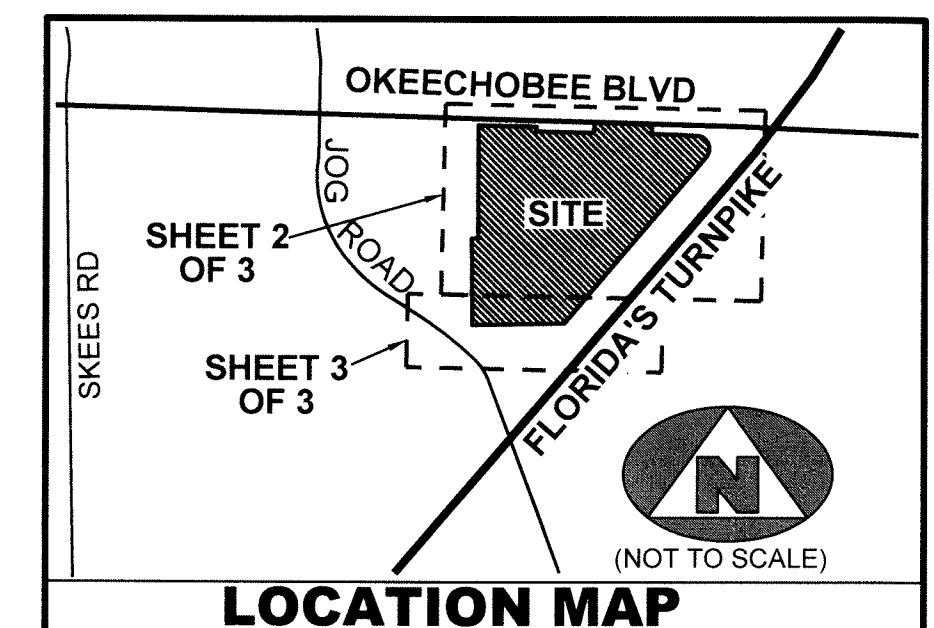
ARRIGO M.U.P.D.

167

DEDICATION:

STATE OF FLORIDA )
) SS
COUNTY OF PALM BEACH )

BEING A REPLAT OF A PORTION OF THE PLATS OF PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH FARMS COMPANY PLAT NO. 9, AND AUTONATION OF PALM BEACH, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PLAT BOOK 5, PAGE 58, AND PLAT BOOK 83, PAGE 92, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



Control No. 1995-00022

KNOW ALL MEN BY THESE PRESENTS, THAT ARRIGO ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "ARRIGO M.U.P.D.", BEING A REPLAT OF A PORTION OF THE PLATS OF PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH FARMS COMPANY PLAT NO. 9, AND AUTONATION OF PALM BEACH, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PLAT BOOK 5, PAGE 58, AND PLAT BOOK 83, PAGE 92, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF AUTONATION OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 38.00 FEET OF TRACT "B" OF SAID PLAT, AND LESS AND EXCEPT THAT PORTION OF SAID PLAT CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN SPECIAL WARRANTY DEED DATED SEPTEMBER 26, 2002, RECORDED NOVEMBER 18, 2002, IN OFFICIAL RECORDS BOOK 14405, PAGE 1617, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL A

THE EAST ONE HALF OF TRACT 27, BLOCK 1, THE PALM BEACH FARMS COMPANY PLAT NO. 9, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 5, PAGE 58.

PARCEL B

THE EAST ONE HALF OF THE WEST ONE HALF OF TRACT 1, BLOCK 4, THE PALM BEACH FARMS COMPANY PLAT NO. 3, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54.

PARCEL C

TOGETHER WITH THE PORTION OF A 30 FOOT WIDE ROADWAY ABANDONED PER PALM BEACH COUNTY RESOLUTION NO. R-2014-0181, AS RECORDED IN OFFICIAL RECORDS BOOK 26639, PAGE 898, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE 30 FOOT PLATTED ROADWAY LYING BETWEEN THE SOUTH LINE OF TRACT 27, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND THE NORTH LINE OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, SAID PUBLIC RECORDS; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27, BLOCK 1, BEING A POINT ON THE WESTERLY BOUNDARY OF AUTONATION OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 92, SAID PUBLIC RECORDS; THENCE, SOUTH 00°50'31" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 15.01 FEET TO A CORNER ON SAID PLAT BOUNDARY, THENCE, SOUTH 89°02'59" WEST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 15.00 FEET TO SAID PLAT BOUNDARY, THENCE, SOUTH 00°57'01" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 15.00 FEET TO THE INTERSECTION THEREOF WITH THE SAID NORTH LINE OF TRACT 1, BLOCK 4, THENCE, SOUTH 89°02'59" WEST, ALONG SAID NORTH LINE, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 360.58 FEET, THENCE, NORTH 00°57'01" WEST, DEPARTING SAID NORTH LINE OF TRACT 1, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 27, BLOCK 1; THENCE, NORTH 89°02'59" EAST, ALONG THE SOUTH LINE OF SAID TRACT 27, BLOCK 1, A DISTANCE OF 429.86 FEET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°45'35" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION, A DISTANCE OF 1336.81 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EAST HALF OF TRACT 27, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00°05'59" EAST, DEPARTING SAID NORTHERLY LINE, AND ALSO SAID NORTHERLY PROLONGATION AND SAID WESTERLY LINE, A DISTANCE OF 68.02 FEET TO THE SOUTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL, AS RECORDED IN DEED BOOK 67, PAGE 453, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING.

THENCE, SOUTH 88°45'35" EAST, DEPARTING SAID WESTERLY LINE, AND ALSO SAID SOUTHERLY LINE, A DISTANCE OF 443.31 FEET TO THE EASTERLY LINE OF SAID TRACT 27, THENCE, SOUTH 00°50'31" WEST, DEPARTING SAID SOUTHERLY LINE, AND ALSO SAID SOUTHERLY LINE, A DISTANCE OF 37.00 FEET, TO THE NORTHWEST CORNER OF THE PLAT OF AUTONATION OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 92, SAID PUBLIC RECORDS; THENCE, SOUTH 88°45'35" EAST, DEPARTING SAID EASTERLY LINE, AND ALSO THE BOUNDARY OF SAID PLAT, A DISTANCE OF 442.41 FEET; THENCE, NORTH 01°47'13" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 37.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 38.00 FEET OF TRACT "B" OF SAID PLAT; THENCE, SOUTH 88°45'35" EAST, DEPARTING SAID PLAT BOUNDARY, AND ALSO SAID SOUTHERLY LINE, A DISTANCE OF 443.66 FEET TO SAID PLAT BOUNDARY; THENCE, SOUTH 02°49'20" WEST, ALONG SAID PLAT BOUNDARY, A DISTANCE OF 37.01 FEET; THENCE, SOUTH 88°45'35" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 26.90 FEET; THENCE, SOUTH 88°41'31" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 199.30 FEET; THENCE, SOUTH 83°08'53" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 51.74 FEET; THENCE, SOUTH 88°41'31" EAST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 67.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1617, SAID PUBLIC RECORDS; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, AND ALONG THE SOUTHWESTERLY LINE OF SAID DEED, THROUGH A CENTRAL ANGLE OF 129°20'41", A DISTANCE OF 225.75 FEET TO THE BOUNDARY OF SAID PLAT AND THE POINT OF TANGENCY; SAID POINT ALSO BEING THE SOUTHERLY CORNER OF SAID DEED; THENCE, SOUTH 40°39'10" WEST, ALONG SAID PLAT BOUNDARY AND THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE (FLORIDA STATE ROAD NO. 91), A DISTANCE OF 1667.92 FEET; THENCE, SOUTH 89°02'59" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, AND CONTINUING ALONG SAID PLAT BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF THE EAST HALF OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, SAID PUBLIC RECORDS, A DISTANCE OF 704.17 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF TRACT 1; THENCE, NORTH 00°24'14" WEST, DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE WEST HALF OF TRACT 1, AND ALONG THE EAST LINE OF THE PLAT OF PALM BEACH PLAZA MUPD AS RECORDED IN PLAT BOOK 87, PAGE 38 OF SAID PUBLIC RECORDS, A DISTANCE OF 659.74 FEET TO THE NORTHERLY LINE OF SAID EAST HALF OF THE WEST HALF OF TRACT 1; THENCE, NORTH 89°02'59" EAST, DEPARTING SAID WESTERLY LINE AND EASTERLY LINE, AND ALSO SAID NORTHERLY LINE, A DISTANCE OF 50.57 FEET; THENCE, NORTH 00°57'01" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF TRACT 27, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9; THENCE, NORTH 00°05'59" WEST, ALONG THE EASTERLY LINE OF SAID PALM BEACH PLAZA MUPD, AND SAID WESTERLY LINE OF THE EAST HALF OF TRACT 27, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 830.26 FEET TO THE POINT OF BEGINNING.

CONTAINING: 44.02 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD

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

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR ARRIGO ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "A", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 2968, PAGE 1373, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACTS "B" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR ARRIGO ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "B", AS SHOWN HEREON, IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10578, PAGE 748, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

TRACT "E", AS SHOWN HEREON IS HEREBY RESERVED FOR ARRIGO ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TRACT "E", AS SHOWN HEREON, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 9212, PAGE 1278, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ARRIGO ENTERPRISES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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 12 DAY OF JUNE, 2018.

ARRIGO ENTERPRISES, INC. A FLORIDA CORPORATION
WITNESS (1): [Signature] BY: JAMES J. ARRIGO, PRESIDENT
WITNESS (2): [Signature] PRINT NAME: Virginia Landrum

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JAMES J. ARRIGO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ARRIGO ENTERPRISES, 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 (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 15 DAY OF June, 2018. MY COMMISSION EXPIRES 10-28-2019 BY: Martha S. Belcher, NOTARY PUBLIC. PRINTED NAME: Martha S. Belcher COMMISSION NO. FF 166566

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH I, KEVIN F. RICHARDSON, 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 ARRIGO ENTERPRISES, 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 DEPICTED BY THIS PLAT. DATE: June 26, 2018 BY: Kevin F. Richardson, ATTORNEY-AT-LAW LICENSED IN FLORIDA. FLORIDA BAR NO. 329185, 1401 FORUM WAY, SUITE 720, WEST PALM BEACH, FL 33404.

PREPARING SURVEYOR & MAPPER'S STATEMENT THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404.

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) 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. BY: Stephen L. Shirley, DATED THIS 10th DAY OF MAY, 2018. STEPHEN L. SHIRLEY, P.S.M. 3918

COORDINATES, BEARINGS, AND DISTANCES NOTES

COORDINATES SHOWN HEREON ARE STATE PLANE GRID DATUM DATUM=NAD 1983, PER THE 1990 ADJUSTMENT PROJECTION=TRANSVERSE MERCATOR LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET AND DECIMAL PARTS THEREOF THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000031401 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S88°45'35"E ALONG THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARING ROTATION PLAT TO GRID IS 00°00'02" (CLOCKWISE); NORTH LINE OF NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST S88°45'35"E (PLAT) S88°45'33"E (GRID)

NOTES

- 1. THE BEARING BASIS (BASE BEARING) AS SHOWN HEREON, IS BASED ON AN ASSUMED BEARING OF S88°45'35"E ALONG THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. 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.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

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 RECORD BOOK 24728 AT PAGE 129 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 AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF JUNE, 2018.

ALLY BANK A/K/A ALLY CAPITAL IN HAWAII, MISSISSIPPI, MONTANA AND NEW JERSEY A UTAH CORPORATION
WITNESS (1): [Signature] PRINTED NAME: William Maddox
WITNESS (2): [Signature] PRINTED NAME-TITLE: Scott Griggs, Ally Representative

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Scott Griggs, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTH. REP. OF ALLY BANK A/K/A ALLY CAPITAL IN HAWAII, MISSISSIPPI, MONTANA AND NEW JERSEY, A UTAH 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 (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 12 DAY OF June, 2018.

MY COMMISSION EXPIRES 4/30/21 BY: Rhonda L. Jordan, NOTARY PUBLIC. PRINTED NAME: Rhonda L. Jordan COMMISSION NO.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF June, 2018. MY COMMISSION EXPIRES 4/30/21 BY: Rhonda L. Jordan, NOTARY PUBLIC. PRINTED NAME: Rhonda L. Jordan COMMISSION NO.

SURVEYOR & MAPPER NOTES:

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE RIGHTS GRANTED.

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 13th DAY OF September, 2018 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: David L. Ricks, P.E. - COUNTY ENGINEER

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@allsurvey.net

ARRIGO M.U.P.D. WO.NO.: 04-0018 DWN: BLS SHEET 1 OF 3

