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LAKE WORTH STORAGE 2 MUPP

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECGRD AT 2:20 PM THIS 25 DAY OF October, 2018 AND DULY RECORDED IN PLAT BOOK 127 ON PAGES 10 THROUGH 11 SHARON R. BOCK, CLERK AND COMPTROLLER BY: Sharon R. Bock DC



SHEET 1 OF 2

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FLOSTO LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS LAKE WORTH STORAGE 2 MUPP, BEING A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N00°11'37"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 2,326.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 421.00 FEET OF THE SOUTHWEST ONE QUARTER OF THE AFORESAID SECTION 1; THENCE SOUTH 89°54'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 67.00 FEET TO THE NORTHEAST CORNER OF PARCEL A, MANGONE AND SPIRK SELF-STORAGE M.U.P.D., AS RECORDED IN PLAT BOOK 123, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°54'02" WEST, ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF SAID PARCEL A, MANGONE AND SPIRK SELF-STORAGE M.U.P.D., A DISTANCE OF 597.56 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, MANGONE AND SPIRK SELF-STORAGE M.U.P.D., SAID POINT LYING ON THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE AFORESAID SECTION 1 AND ALSO THE EAST LINE OF CONCEPT HOMES OF LANTANA PHASE 9, AS RECORDED IN PLAT BOOK 43, PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°13'53" WEST ALONG SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 1 AND ALONG SAID EAST LINE OF CONCEPT HOMES OF LANTANA PHASE 9, A DISTANCE OF 283.22 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-17 PER CHANCERY CASE 407 AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PALM BEACH COUNTY RECORDS; THENCE SOUTH 88°48'31" EAST, ALONG SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-17, A DISTANCE OF 597.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL; THENCE SOUTH 00°11'37" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AS SHOWN IN THE STIPULATED FINAL JUDGMENTS AS RECORDED IN OFFICIAL RECORD BOOK 6157, PAGE 1607, AND OFFICIAL RECORD BOOK 6157, PAGE 1611, OF SAID PALM BEACH COUNTY RECORDS AND THE STIPULATED ORDER OF TAKING AS RECORDED IN OFFICIAL RECORD BOOK 6074, PAGE 1826, OF SAID PALM BEACH COUNTY RECORDS, A DISTANCE OF 269.75 FEET TO THE POINT OF BEGINNING.

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

1. TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR FLOSTO LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLOSTO LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT 'A' IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 29542, PAGE 1115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. THE UTILITY EASEMENT AS SHOWN HEREON IS 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, 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. 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 COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGERS, THIS 19th DAY OF September, 2018.

FLOSTO LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS [Signature] PRINT NAME Joshua Miller WITNESS [Signature] PRINT NAME Don Tenney

BY: [Signature] KEELY FLOW, MANAGER

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 25th DAY OF October, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

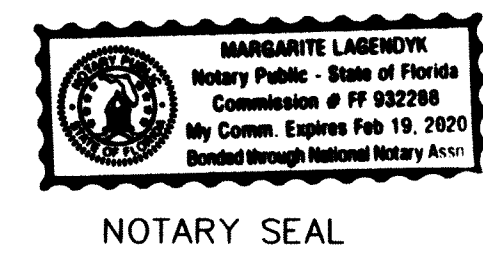
BY: [Signature] DAVID L. RICKS, P.E. COUNTY ENGINEER

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF Palm Beach } BEFORE ME PERSONALLY APPEARED KEELY FLOW WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING

INSTRUMENT AS MANAGER OF FLOSTO LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 19th DAY OF September, 2018



[Signature] MARGARETE LEGENDYK PRINT NAME

MY COMMISSION EXPIRES 2-19-20 COMMISSION # FF932288

SURVEYOR AND 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.

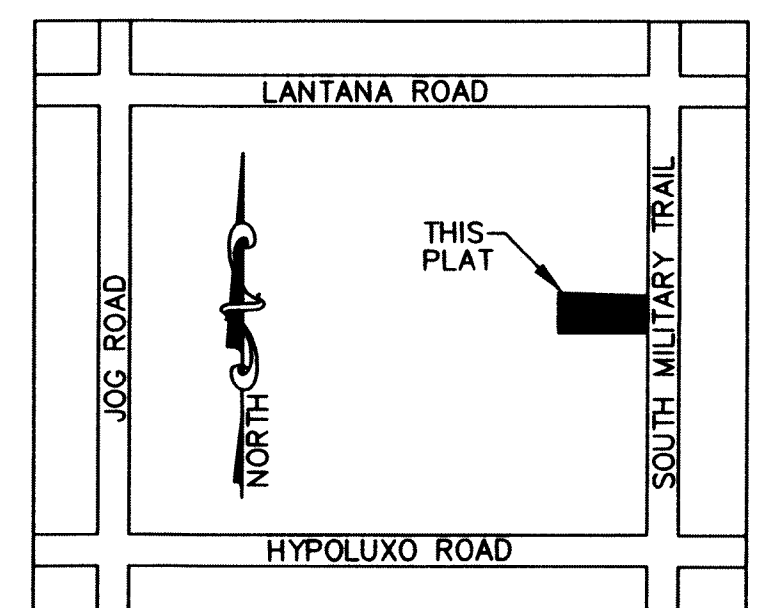
[Signature] PAUL E. BREWER, DATE 9/25/18 PROFESSIONAL LAND SURVEYOR FLORIDA LICENSE NO. 3240 PAUL E. BREWER & ASSOCIATES, INC. 12321 NW 35 STREET, CORAL SPRINGS, FLORIDA L.B. NO. 2794

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF Palm Beach I, John D. Kurtz, 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 FLOSTO 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: 9-22-2018

[Signature] ATTORNEY-AT-LAW LICENSED IN FLORIDA



LOCATION / KEY MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 1-45S-42E HAVING A GRID BEARING OF NORTH 00°11'37" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 2. THE COORDINATES SHOWN HEREON ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.000037471 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE 3. 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. 4. 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. 5. ALL SET PRM'S #3240 ARE ONE OF THE FOLLOWING: 4" SQUARE CONCRETE MONUMENT, 24" LONG, WITH BRASS DISC STAMPED "PEB PRM, 3240". NAIL & DISC STAMPED "PEB PRM, 3240" SET IN CONCRETE OR ASPHALT. 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 7. SITE PLAN ZONING CONTROL NUMBER: 2009-02300 8. THE LAND DESCRIBED HEREON IS SUBJECT TO THAT BLANKET CROSS ACCESS EASEMENT AS RECORDED IN (ORB. 29426, PG. 463 P.B.C.R.).

Signatures and seals for FLOSTO LLC, COUNTY ENGINEER, and SURVEYOR.