

DEDICATION AND RESERVATION
KNOW ALL MEN BY THESE PRESENTS THAT JOHN JARVIS & SON, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS "JOHN JARVIS & SON, LLC", BEING A REPLAT OF A PORTION OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5505-001

JOHN JARVIS & SON, LLC

A PORTION OF ANCO CONSTRUCTION P.I.D.

BEING A REPLAT OF
A PORTION OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3,
RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA, SHEET 1 OF 1

THE EAST 1/2 OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54; LESS THE NORTH 15 FEET; LESS THE SOUTH 230.20 FEET AND LESS THE EAST 60 FEET THEREOF, ALSO LESS, THE NORTH 207.63 FEET OF THE FOLLOWING DESCRIBED PROPERTY THE EAST 1/2 OF TRACT 65, BLOCK 5, PALM BEACH FARMS CO., PLAT NO.3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE; LESS THE NORTH 15.0 FEET THEREOF; LESS THE SOUTH 230.20 FEET THEREOF, AND LESS THE EAST 60 FEET THEREOF; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION: (PARCEL 1)
A PORTION OF TRACT 65, BLOCK 5, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 65; THENCE SOUTH 89°02'07"W WEST ALONG THE NORTH LINE OF SAID TRACT 65, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR JOG ROAD; THENCE SOUTH 00°57'35"E EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 88.560 METERS (290.55 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°57'35"E EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 42.238 METERS (138.57 FEET); THENCE SOUTH 89°01'39"W WEST, A DISTANCE OF 0.768 METERS (2.52 FEET); THENCE NORTH 00°04'55"E EAST, A DISTANCE OF 42.245 METERS (138.60 FEET) TO THE POINT OF BEGINNING;

AND LESS; (PARCEL 2)
A PORTION OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°02'07"W WEST ALONG THE NORTH LINE OF SAID TRACT 65, BLOCK 5, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON OFFICIAL RECORD BOOK 1948, PAGE 188 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'35"E EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 290.55 FEET; THENCE SOUTH 00°04'56"W WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON OFFICIAL RECORD BOOK 13685, PAGE 330 OF SAID PUBLIC RECORDS, A DISTANCE OF 34.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°04'56"W WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 104.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 230.20 FEET OF SAID TRACT 65; THENCE SOUTH 89°02'07"W WEST ALONG SAID NORTH LINE OF THE SOUTH 230.20 FEET OF SAID TRACT 65, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°04'56"E EAST ALONG A LINE 12.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 55.00 FEET; THENCE NORTH 13°34'40"E EAST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:
A PORTION OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 65, BLOCK 5, PALM BEACH FARMS COMPANY, PLAT #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°02'07"W WEST ALONG THE NORTH LINE OF SAID TRACT 65, BLOCK 5, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON OFFICIAL RECORD BOOK 1948, PAGE 188 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'35"E EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 222.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°57'35"E EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 67.92 FEET; THENCE SOUTH 00°04'56"W WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON OFFICIAL RECORD BOOK 13685, PAGE 330 OF SAID PUBLIC RECORDS, A DISTANCE OF 34.49 FEET; THENCE SOUTH 13°34'40"E WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF JOG ROAD AS SHOWN ON OFFICIAL RECORD BOOK 26024, PAGE 1648 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°04'56"W WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°04'56"W WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF JOG ROAD, A DISTANCE OF 255.47 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF SAID TRACT 65, BLOCK 5; THENCE NORTH 00°57'35"E WEST ALONG SAID WESTERLY LINE OF EAST HALF TRACT 65, BLOCK 5, A DISTANCE OF 207.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 222.63 FEET OF SAID TRACT 65, BLOCK 5; THENCE NORTH 89°02'07"E EAST ALONG SAID SOUTH LINE OF NORTH 222.63 FEET, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 54,801 SQUARE FEET OR 1.26 ACRES MORE OR LESS
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 BY JOHN JARVIS & SON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID JOHN JARVIS & SON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE 5 FOOT AND 10 FOOT UTILITY EASEMENTS:
THE 5 FOOT AND 10 FOOT 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.

5 FOOT LIMITED ACCESS EASEMENTS:
THE 5 FOOT 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 19 DAY OF June, 2013.

JOHN JARVIS & SON, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Dorothy Jarvis*
DOROTHY JARVIS
MANAGING MEMBER
WITNESS: *Andy Howell*
PRINT NAME: Andy L. Howell
WITNESS: *Enrico Caputo*
PRINT NAME: Enrico Caputo

ACKNOWLEDGMENTS
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOROTHY JARVIS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JOHN JARVIS & SON, LLC, 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 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 June, 2013.

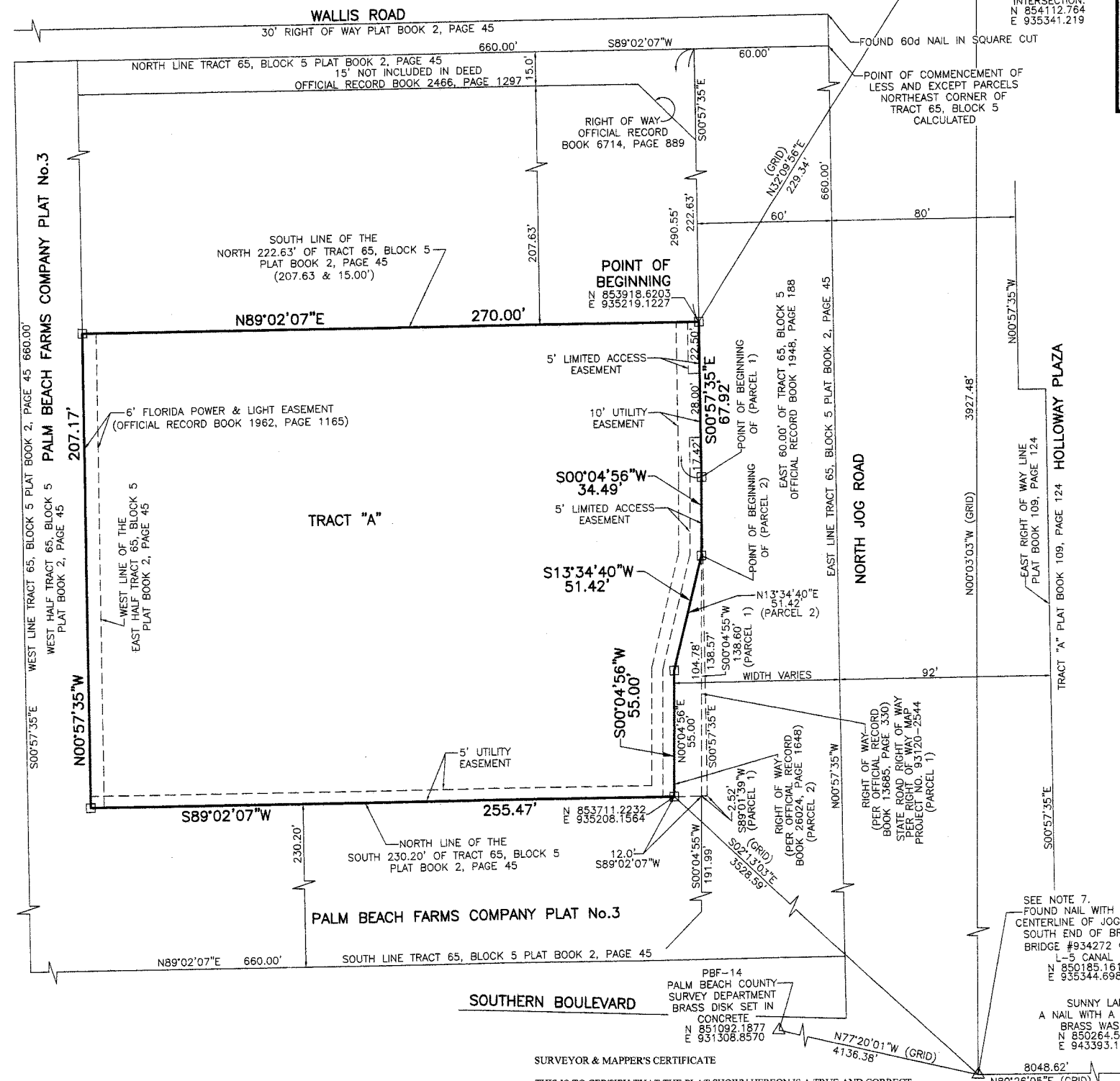
NOTARY PUBLIC
PRINT NAME: *Andy L. Howell*

MY COMMISSION EXPIRES: [Stamp]

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNITED TITLE AGENTS, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN JOHN JARVIS & SON, LLC, 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 NO OTHER ENCUMBRANCES OF RECORD.

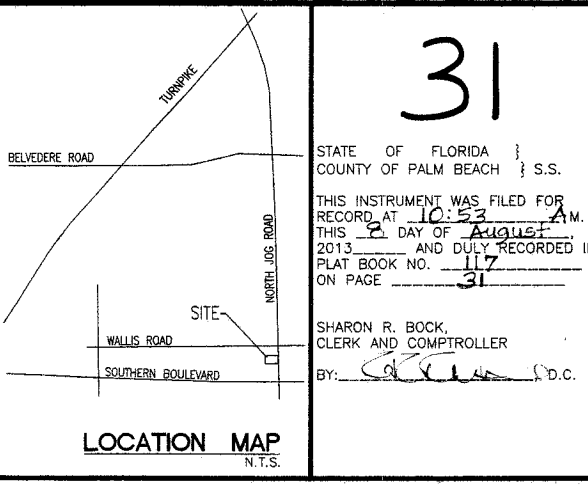
DATED: 7/19/13
Paul F. McDowell
PAUL F. MCDOWELL - PRESIDENT



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 June, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
George Webb
GEORGE WEBB - COUNTY ENGINEER

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.
DATE: July 24, 2013
Gary A. Rager
GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

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 THIS COUNTY.



STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT 10:53 AM THIS 2nd DAY OF August, 2013, AND DULY RECORDED IN PLAT BOOK NO. 117 ON PAGE 31
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR 1.00003054
S00°57'35"E (PLAT)
S00°59'16"E (GRID)
00°01'41" BEARING
COUNTER CLOCKWISE ROTATION (PLAT TO GRID)
COORDINATES SHOWN ARE GRID
DATUM NAD83 1990 ADJUSTMENT
ZONE FLORIDA EAST
LINEAR UNIT US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID

SURVEYOR'S NOTES
1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □ A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
2. BEARINGS SHOWN HEREON ARE BASED ON THE THE DESCRIBED BEARING ALONG THE WEST RIGHT OF WAY LINE OF NORTH JOG ROAD AS SHOWN HEREON AS S00°57'35"E.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE MUNICIPAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
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. DISTANCES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL PLANE AND ARE IN US SURVEY FEET.
6. THE PLAT LIES WITHIN THE PROJECT OF ANCO CONSTRUCTION P.I.D. WITH A ZONING CONTROL NUMBER OF 1973-0032.
7. THE COORDINATES OF ADDITIONAL CONTROL POINTS MEET OR EXCEEDS THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
5601 CORPORATE WAY, SUITE 200,
WEST PALM BEACH, FLORIDA 33407.
CERTIFICATE OF AUTHORIZATION NO. LB7768

JOHN JARVIS & SON, LLC	
DATE	MAY 2013
SCALE	1" = 30'
CAD FILE	PLAT
SDSK FILE	MUSIC MAN
DRAWN	STAFF
CHECKED	G. RAGER
SHEET	1/1
JOB NO.	MMI MM 001

GeoPoint
Surveying, Inc.
5601 CORPORATE WAY, #200 West Palm Beach, Florida 33407
Phone: (813) 248-8888 Fax: (813) 248-2266
www.geopointsurveying.com Licensed Business Number LB 718

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