

NORTH COUNTY ROAD ESTATE PROPERTIES

BEING A REPLAT OF A PORTION OF PROPERTY OF WILLIAM M. WOOD
PLAT BOOK 10, PAGE 13, PALM BEACH COUNTY RECORDS
LYING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COUNTY ROAD PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON LYING IN THE TOWN OF PALM BEACH, BEING IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS NORTH COUNTY ROAD ESTATE PROPERTIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD, AS RECORDED IN PALM BEACH COUNTY ROAD PLAT BOOK 1, PAGES 13 THROUGH 17, INCLUSIVE, SAID POINT BEING 458.4 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LAND; THENCE CONTINUE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD, FOR A DISTANCE OF 513.61 FEET TO A POINT; THENCE TURN AN ANGLE OF 81°09' MEASURED FROM NORTH TO EAST AND RUN FOR A DISTANCE OF 635 FEET, MORE OR LESS, TO THE WATERS EDGE OF THE ATLANTIC OCEAN; THENCE RUN NORTH ALONG SAID WATERS EDGE OF THE ATLANTIC OCEAN, FOR A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT IN A LINE WHICH IS 491.4 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE CONTINUE WEST ALONG SAID LINE FOR A DISTANCE OF 382 FEET, MORE OR LESS, TO A POINT, WHICH POINT IS 172.00 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH COUNTY ROAD, AS MEASURED PARALLEL TO THE NORTH LINE OF SAID SECTION 14; THENCE TURN AN ANGLE OF 127°45' MEASURED FROM EAST THROUGH NORTH AND RUN FOR A DISTANCE OF 13.2 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE CONCAVED TO THE SOUTHWEST, HAVING A RADIUS OF 42.2 FEET AND A CENTRAL ANGLE OF 35°05'50" FOR A DISTANCE OF 25.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTHWEST, HAVING A RADIUS OF 154.75 FEET AND A CENTRAL ANGLE OF 11°43'05", FOR A DISTANCE OF 31.65 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG THE TANGENT OF SAID CURVE, FOR A DISTANCE OF 19.99 FEET TO A POINT BEING ON A LINE PARALLEL TO AND 458.4 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 14; THENCE WESTERLY ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 86.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 313,170 SQUARE FEET (7.19 ACRES) MORE OR LESS.

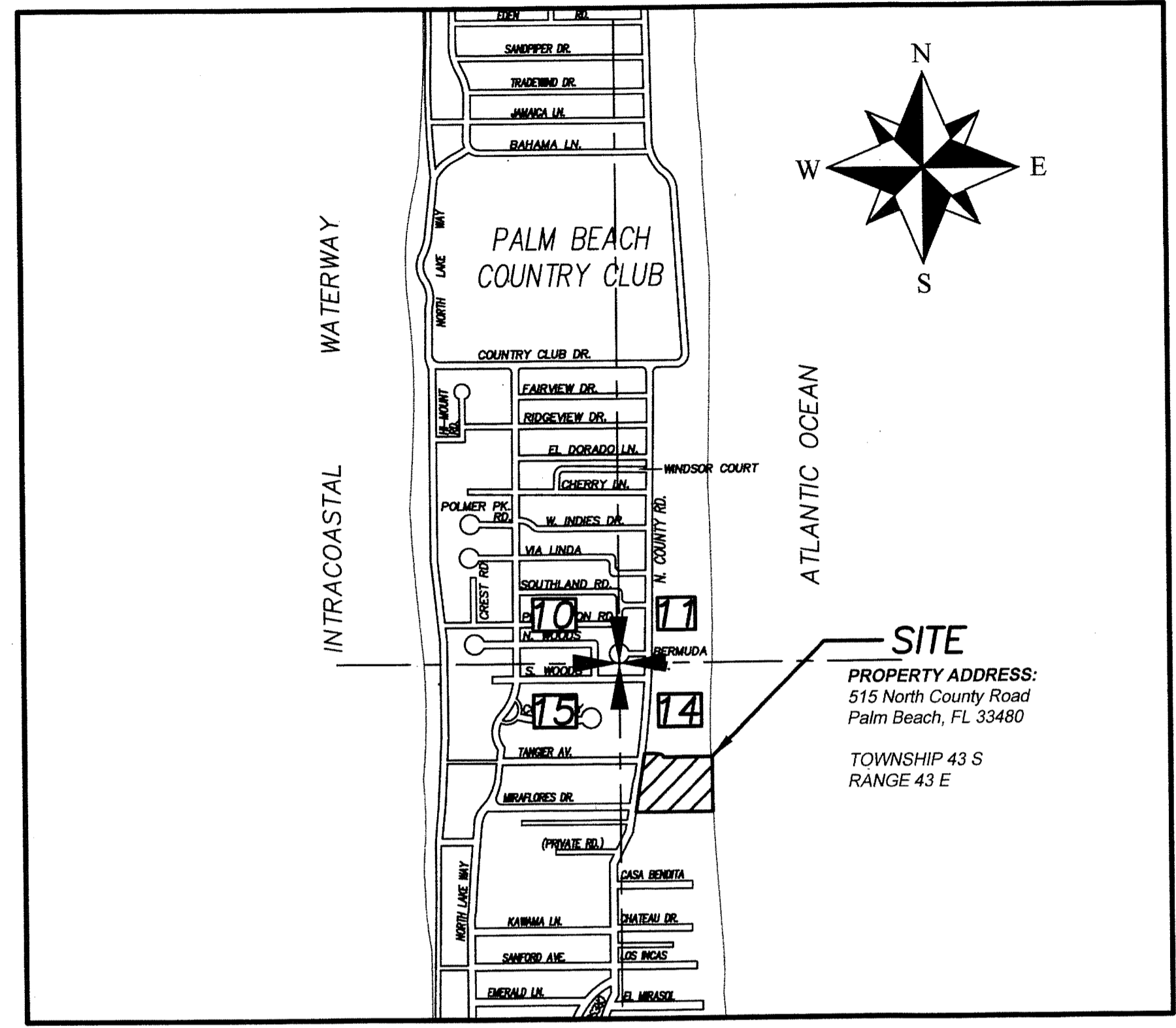
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE OR RESERVE AS FOLLOWS:

THE UTILITY EASEMENT (U.E.) 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 WITNESS WHEREOF, I, DAVID A. LIFSON, MANAGER, DO HEREUNTO SET MY HAND AND SEAL THIS 31ST DAY OF OCTOBER, 2016.
WITNESS: Tanya Velasquez BY: David A. Lifson
(PRINTED NAME) Tanya Velasquez DAVID A. LIFSON, MANAGER
WITNESS: Nichelle Pardo
(PRINTED NAME) Nichelle Pardo

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED DAVID A. LIFSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 31ST DAY OF October, 2016.
COMMISSION NUMBER: 01P16161713
BY: Sara L. Pierce NOTARY PUBLIC
Sara L. Pierce, Notary Public of New York
MY COMMISSION EXPIRES: Feb. 26, 2019



VICINITY SKETCH N.T.S.

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST IS THE BASIS OF BEARINGS, WHICH IS ASSUMED TO BEAR N90°00'00"E.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE TOWN OF PALM BEACH.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND APPLICABLE TOWN OF PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ABBREVIATIONS USED ON THIS PLAT ARE AS FOLLOWS:
ABBREVIATIONS USED ON THIS PLAT ARE AS FOLLOWS:
 = SET (P.R.M.) PERMANENT REFERENCE MONUMENT, 4" X 4" CONCRETE MONUMENT WITH DISK, STAMPED "P.R.M. LB4569"
 = SET (P.R.M.) PERMANENT REFERENCE MONUMENT, MAG NAIL & WASHER, STAMPED "P.R.M. 4569"
 = SET LOT CORNER MONUMENT 5/8" IRON ROD & CAP, STAMPED LB 4569
A = ARC LENGTH
C/L = CENTERLINE
Δ = DELTA
L.B. = LICENSED BUSINESS
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
R = RADIUS
R.P.B. = ROAD PLAT BOOK
SECTION 14/43/43 = SECTION 14, TOWNSHIP 43 SOUTH, RANGE 43 EAST
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT

6. 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.

TOWN OF PALM BEACH APPROVAL

THE PLAT AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THE PLAT THIS DAY 14TH OF NOVEMBER, 2016.

Thomas G. Bradford
THOMAS G. BRADFORD, TOWN MANAGER

REVIEWING SURVEYOR

ON BEHALF OF THE TOWN OF PALM BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AS REQUIRED BY SECTION 177.091 (1), FLORIDA STATUTES.

DATE: 11/14/2016
BY: Steven M. Watts
STEVEN M. WATTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4588

TITLE CERTIFICATION

I, ROBERT BRODY, 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO THE OWNERS LISTED WITHIN THE DEDICATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 10/31/2016
Robert Brody
ROBERT BRODY, ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

SURVEYOR AND MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF 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 SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF PALM BEACH, FLORIDA.

Craig L. Wallace
CRAIG L. WALLACE, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 3357

Subdivision 1-2016
NORTH COUNTY ROAD
ESTATE PROPERTIES
WALLACE & WATTS
CORP. LICENSED SURVEYOR & MAPPER
FIELD: B.M. JOB NO.: 04-1453.25 F.B. PB193 PG. 79
OFFICE: N.I. DATE: 04/21/2016 DWG. NO. 04-1453PLAT
CKD: C.W. REF: 04-1453.DWG SHEET 1 OF 2