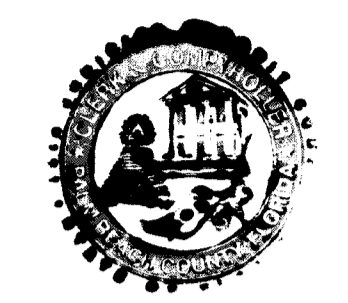


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HYPOLUXO COMMONS

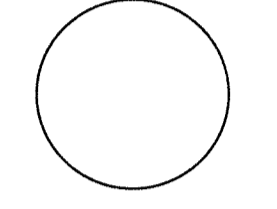
BEING A REPLAT OF A PORTION OF PORTER PLACE, AS RECORDED IN PLAT BOOK 107, PAGES 195 AND 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA.
OCTOBER, 2017 SHEET 1 OF 2

166



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 9:51 A.M. THIS 30 DAY OF October 2017 AND DULY RECORDED IN PLAT BOOK NO. 124 ON PAGE 166 THRU 169
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Sharon R. Bock* D.C.

CLERK AND COMPTROLLER



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CAPO 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HYPOLUXO COMMONS, BEING A REPLAT OF A PORTION OF PORTER PLACE, AS RECORDED IN PLAT BOOK 107, PAGES 195 AND 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT PORTER PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 195 AND 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT TRACT "D" OF SAID PLAT OF PORTER PLACE.

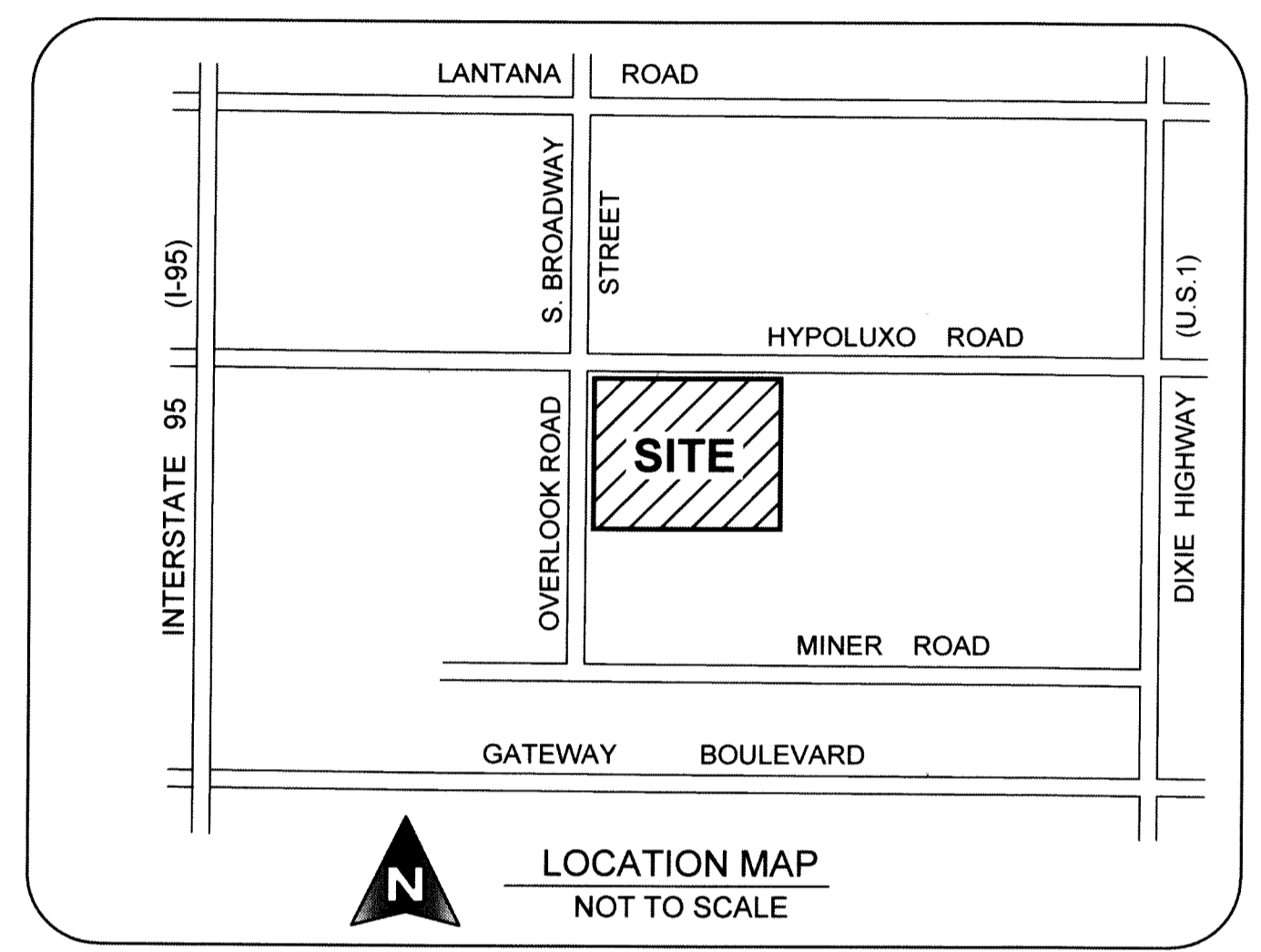
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.174 ACRES, MORE OR LESS.

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

TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY CAPO 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.

TRACTS "B", AS SHOWN HEREON IS HEREBY RESERVED BY CAPO 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, PARKING AND OPEN SPACE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.



SURVEYOR'S NOTES:

1. 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 TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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.
3. 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.
4. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF OVERLOOK ROAD, HAVING A GRID BEARING OF SOUTH 02°17'56" WEST, (NAD 83/1990 ADJUSTMENT).
5. BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HYPOLUXO ZONING REGULATIONS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 19 DAY OF October, 2017.

CAPO 7 LLC
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: *Michael La Courtois*

BY: *Joseph Basile*
JOSEPH BASILE, MANAGING MEMBER

PRINTED NAME: *Michael La Courtois*

WITNESS: *Sharon R. Bock*

PRINTED NAME: *Bonnie E. Smith*

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 10-20-17

C. Andre Rayman
C. ANDRE RAYMAN, P.S.M.
LICENSE NUMBER 4938
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRISTOFER A. BENNARDO, 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 CAPO 7 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.

DATE: Oct. 19, 2017

BY: *Cristofer A. Bennardo*
CRISTOFER A. BENNARDO, ESQUIRE
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: 115306

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH BASILE WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CAPO 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 19 DAY OF October, 2017.

MY COMMISSION EXPIRES: 10/21/20

Arta Implants
NOTARY PUBLIC

COMMISSION NUMBER: 06024216

Arta Implants
PRINTED NAME

TOWN OF HYPOLUXO

TOWN COUNCIL OF THE TOWN OF HYPOLUXO,

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF October, 2017 A.D.

BY: *Michael C. Brown*
MICHAEL C. BROWN, MAYOR

ATTEST: *Dixie Gualtieri*
BY: DIXIE GUALTIERI-DEPUTY TOWN CLERK

SURVEYOR AND MAPPER'S CERTIFICATE

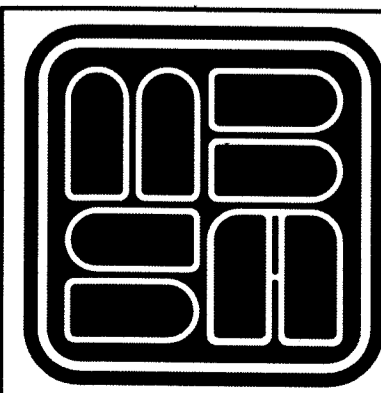
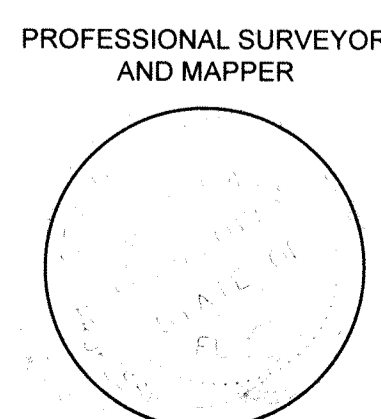
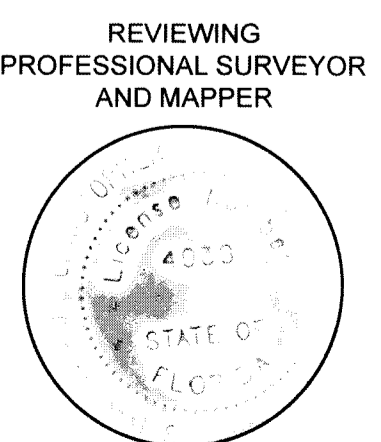
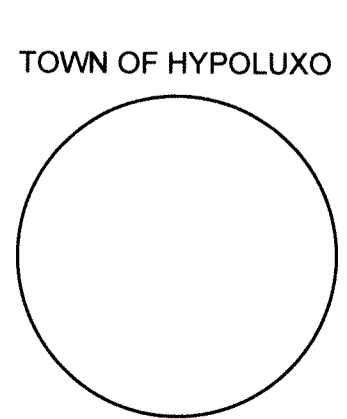
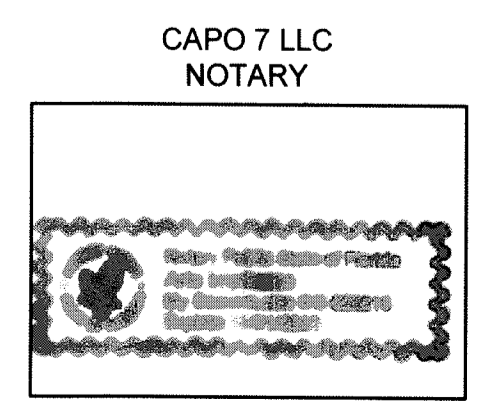
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF HYPOLUXO, FLORIDA.

DATE: 10/27/17

Craig S. Pusey
CRAIG S. PUSEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

HYPOLUXO COMMONS