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MADJOHN INDUSTRIAL PARK

BEING A REPLAT OF LOTS 1, 2, 3, 5, 6 AND 9, IN BLOCK 2, TUXEDO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 46; TOGETHER WITH PARCELS 2, 3 AND 4 RECORDED IN OFFICIAL RECORD BOOK 26404, PAGE 393; AND TOGETHER WITH THE PARCEL OF LAND DESCRIBED AS EXHIBIT "A" - LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 28302, PAGE 1260, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

NOVEMBER 2017

CERTIFICATION OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TUX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 1, 2, 3, 5, 6 AND 9, IN BLOCK 2, TUXEDO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 46; TOGETHER WITH PARCELS 2, 3 AND 4 RECORDED IN OFFICIAL RECORD BOOK 26404, PAGE 393; AND TOGETHER WITH THE PARCEL OF LAND DESCRIBED AS EXHIBIT "A" - LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 28302, PAGE 1260, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS: MADJOHN INDUSTRIAL PARK

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 1, 2, 3, 5, 6 AND 9, IN BLOCK 2, TUXEDO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 46, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1668.83 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY MAKING AN ANGLE MEASURED FROM SOUTH TO WEST 91°37'20", A DISTANCE OF 325 FEET; THENCE SOUTHERLY AT AN ANGLE MEASURED FROM EAST TO SOUTH OF 88°22'40", A DISTANCE OF 333.65 FEET; THENCE EASTERLY AT AN ANGLE MEASURED FROM NORTH TO EAST OF 91°39', FOR A DISTANCE OF 325 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 333.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF ABOVE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1668.83 FEET TO A POINT; THENCE NORTH 88°42'40" WEST, A DISTANCE OF 325 FEET TO A POINT; THENCE SOUTH 00°20'00" EAST, A DISTANCE OF 233.65 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 00°20'00" EAST, A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH 88°41'00" EAST, A DISTANCE OF 325 FEET TO A POINT; THENCE NORTH 00°20'00" WEST, A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 88°41'00" WEST, A DISTANCE OF 76 FEET TO A POINT; THENCE NORTH 00°20'00" WEST, A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 88°41'00" WEST, A DISTANCE OF 249 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1668.83 FEET TO A POINT; THENCE NORTH 88°42'40" WEST, A DISTANCE OF 325 FEET TO A POINT; THENCE SOUTH 00°20'00" EAST, A DISTANCE OF 233.65 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 00°20'00" EAST, A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH 88°41'00" EAST, A DISTANCE OF 325 FEET TO A POINT; THENCE NORTH 00°20'00" WEST, A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 88°41'00" WEST, A DISTANCE OF 76 FEET TO A POINT; THENCE NORTH 00°20'00" WEST, A DISTANCE OF 50 FEET TO A POINT; THENCE NORTH 88°41'00" WEST, A DISTANCE OF 249 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

AN IRREGULAR TRACT LOCATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUN SOUTH 00°29'58" WEST ALONG THE EAST SECTION LINE 275 FEET; THENCE NORTH 87°47'17" WEST 273.1 FEET; THENCE NORTH 53°15'43" WEST 314.44 FEET; THENCE NORTH 0°37'47" EAST 96.41 FEET; THENCE SOUTH 87°49'08" EAST 526.6 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH 0°05'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 2002.64 FEET TO THE SOUTH BOUNDARY LINE OF PARCEL 3 AS RECORDED IN OFFICIAL RECORD BOOK 26404, PAGE 393 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°05'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 2.76 FEET TO THE NORTH BOUNDARY LINE OF PARCEL 4 AS RECORDED IN OFFICIAL RECORD BOOK 26404, PAGE 393; THENCE NORTH 88°13'20" WEST ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL 4, A DISTANCE OF 324.76 FEET TO THE EAST RIGHT-OF-WAY OF TUXEDO AVENUE; THENCE NORTH 0°05'47" EAST ALONG THE EAST RIGHT-OF-WAY OF TUXEDO AVENUE, A DISTANCE OF 2.58 FEET TO THE SOUTH BOUNDARY LINE OF SAID PARCEL 3; THENCE SOUTH 88°15'11" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 3, A DISTANCE OF 324.75 FEET TO THE POINT OF BEGINNING.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH 0°05'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1668.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°05'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 611.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 88°11'30" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 273.10 FEET; THENCE NORTH 53°39'53" WEST ALONG THE SOUTHWEST LINE OF SAID PARCEL 4, A DISTANCE OF 314.44 FEET; THENCE NORTH 0°13'37" EAST ALONG THE WEST LINE OF SAID PARCEL 4, A DISTANCE OF 96.41 FEET; THENCE SOUTH 88°13'20" EAST ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 201.85 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF TUXEDO AVENUE; THENCE NORTH 0°05'47" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 437.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF OGLETHORPE ROAD; THENCE SOUTH 88°21'24" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 299.73 FEET TO A POINT 25.00 FEET WEST OF THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 0°05'47" WEST PARALLEL TO SAID SECTION LINE, A DISTANCE OF 101.58 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE SOUTH 88°16'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE EAST LINE OF SAID SECTION 32 AND THE POINT OF BEGINNING.

CONTAINING 6.01 ACRES MORE OR LESS

IN WITNESS WHEREOF, TUX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE

PRESENTS TO BE SIGNED BY ITS MANAGER THIS 9th DAY OF November, 2017.

BY: TUX PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] JOHN CARUSO

WITNESS: [Signature] (SIGNATURE) Jay Bonner (PRINT NAME)

WITNESS: [Signature] (SIGNATURE) Debbie Bonner (PRINT NAME)

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 2017, BY JOHN CARUSO, MANAGER OF TUX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY.

HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF November, 2017.

MY COMMISSION EXPIRES: June 21, 2019 COMMISSION NO. FF094973

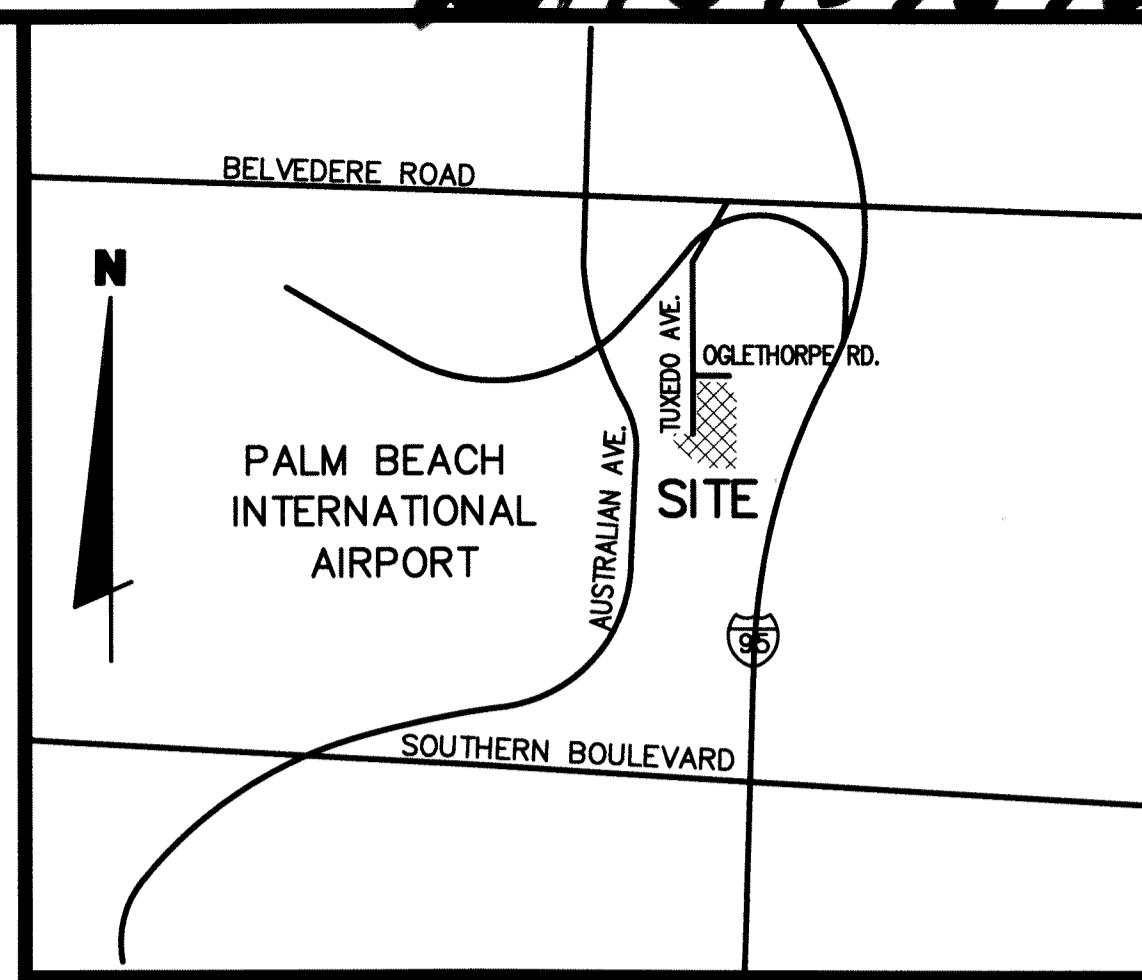
SIGNED: [Signature] NOTARY PUBLIC Vincent J. Condo PRINTED NAME



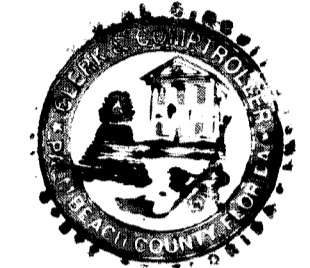
TITLE CERTIFICATION:

I, GREGORY R. COHEN, 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 TUX PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

[Signature] DATED: 11-9-17
GREGORY R. COHEN
ATTORNEY-AT-LAW LICENSED IN FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 13:53 PM THIS 17 DAY OF
November, 2017 AND LULY
RECORDED IN PLAT BOOK 194
ON PAGES 192 AND 193.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



CITY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ABANDON AND VACATE ALL UNDERLYING PLATTED EASEMENTS THAT LIE WITHIN THE LIMITS OF THIS PLAT, THIS 15th DAY OF November, 2017.

WEST PALM BEACH, FLORIDA, THIS 15 DAY OF November, 2017.

BY: [Signature]
GERALDINE MUOIO, MAYOR

CITY PLANNING BOARD APPROVAL

BY: [Signature]
STEVEN MAYANS, CHAIR



REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

[Signature]
VINCENT J. NOEL, P.S.M.
FLORIDA REGISTRATION NO. 4169

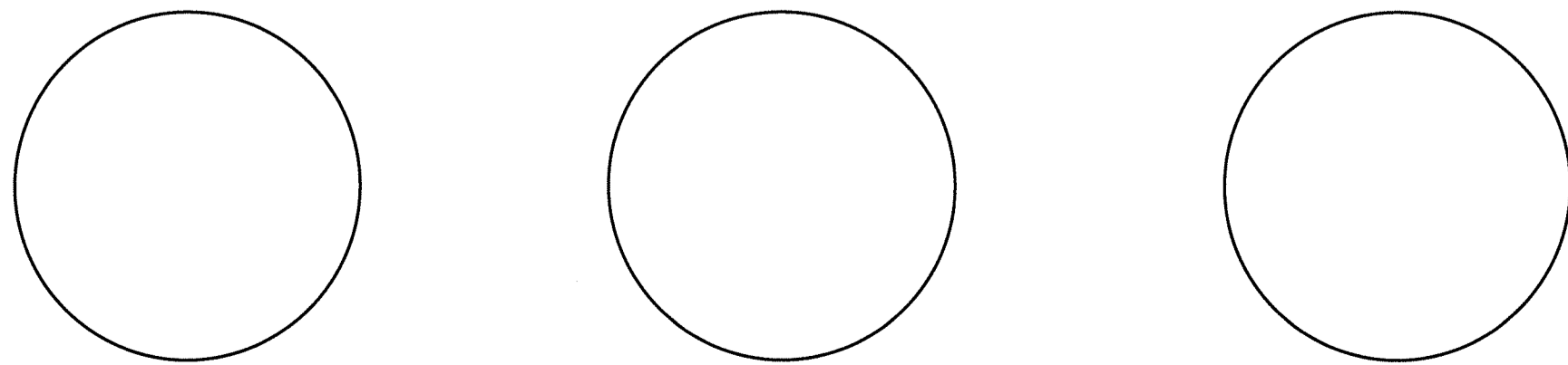
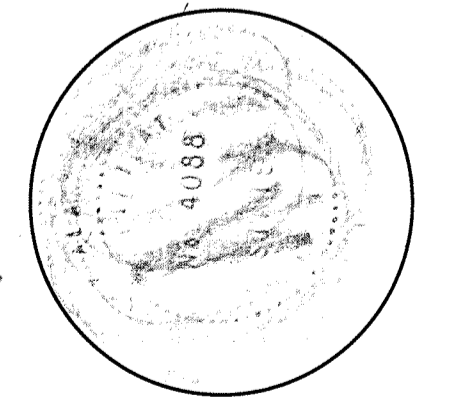


SURVEYOR'S CERTIFICATE:

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), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

[Signature]
JAY ALAN BONNER, P.S.M.,
FLORIDA REGISTRATION NO. 4088

11-9-17
DATE



THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS4088
IN THE OFFICE OF SUNSHINE SURVEYORS,
7592 159th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

SUNSHINE SURVEYORS
PO Box 31224 LB4725
Palm Beach Gardens
Florida 33420-1224

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1 OF 2