

20180472033

TOP SELF STORAGE REPLAT

A REPLAT OF LOTS 1 AND 2, BLOCK 8, MONCEAUX, AS RECORDED IN PLAT BOOK 13, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA TOGETHER WITH A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
APRIL 2018

44

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:02 PM
THIS 18 DAY OF December
2018 AND DULY RECORDED
IN PLAT BOOK 127
PAGES 44-45
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Gudy G...*
DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BEST PALM BEACH, LLC., OWNER OF THE LAND SHOWN HEREON AS TOP SELF STORAGE REPLAT, BEING A REPLAT OF LOTS 1 AND 2, BLOCK 8, MONCEAUX, AN ADDITION TO THE CITY OF WEST PALM BEACH, AS RECORDED IN PLAT BOOK 13, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF MONCEAUX SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 72; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; ON THE SOUTH BY THE NORTH LINE OF PROSPECT PARK WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 8, PAGE 26, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND ON THE WEST BY WEST LINE OF FLORIDA AVENUE, AS SHOWN ON SAID MONCEAUX SUBDIVISION; PROJECTED SOUTHERLY TO THE NORTH LINE OF SAID PROSPECT PARK WEST SUBDIVISION, SAID WEST LINE BEING PARALLEL TO AND 172 FEET FROM THE EAST LINE OF SUBJECT PARCEL, EXCEPT AS TO THE EAST 122 FEET OF THE NORTH 500 FEET THEREOF.

TOGETHER WITH

LOTS 1 AND 2, BLOCK 8, MONCEAUX, AN ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, 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 13, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE PARCEL OF LAND LYING IMMEDIATELY SOUTH THEREOF, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 500 FEET OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF SAID MONCEAUX SUBDIVISION; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; ON THE SOUTH BY THE NORTHERLY LINE OF PROSPECT PARK WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE WEST BY A SOUTHERLY PROJECTION OF THE WEST LINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF SAID MONCEAUX SUBDIVISION; SAID WEST LINE BEING PROJECTED TO THE NORTH LINE OF SAID PROSPECT PARK WEST SUBDIVISION AND BEING 172 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; LESS AND EXCEPT THE WEST 50 FEET OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 4.485 ACRES (195,371 SQUARE FEET).

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

PARCEL "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.

THE 10 FOOT WIDE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE UTILITY FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF OCTOBER, 2018.

BEST PALM BEACH, LLC
[Signature]
BY: *David L. Albemese*
PRINT NAME: David L. Albemese
TITLE: Managing Member

WITNESS: *Karen Cerrato*
PRINT NAME: Karen Cerrato

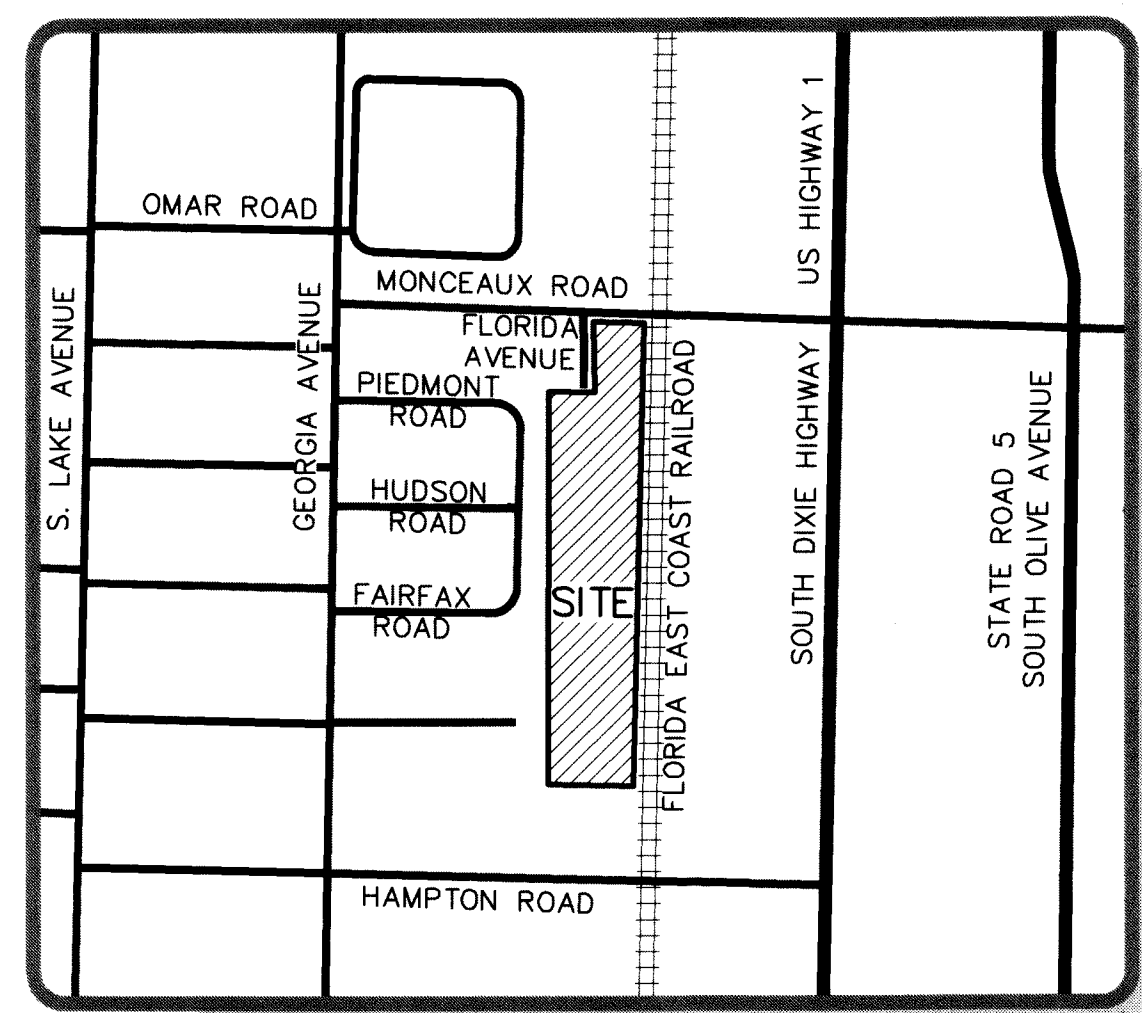
ACKNOWLEDGEMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *David ALBEMESE*

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEST PALM BEACH, LLC, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF OCTOBER, 2018.

MY COMMISSION EXPIRES: 03/11/19
[Signature]
NOTARY PUBLIC
CONSTITUTION FF 20040E



LOCATION MAP
NOT TO SCALE

APPROVALS - WEST PALM BEACH

THIS PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THIS DAY OF 20, AND CITY DOES HEREBY ABANDON AND VACATE ANY UNDERLYING PLATTED STREETS, ALLEYS AND EASEMENTS LYING WITHIN THE LIMITS OF THE PLAT.

BY: *Geraldine Muoio* DATE: 10/29/18
GERALDINE MUOIO, MAYOR

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 OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S AND MONUMENTS AT LOT CORNERS).

BY: *Vincent J. Noe* DATE: 10/29/18
VINCENT J. NOE, P.S.M.
FLORIDA CERTIFICATE NO. LS 4169

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, *Joseph M. Balocco, Jr.*, 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 BEST PALM BEACH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL 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: 10-11-2018
BY: *Joseph M. Balocco, Jr.*
FL BAR NO. 750371
LAW FIRM: *Joseph M. Balocco, Jr., P.A.*

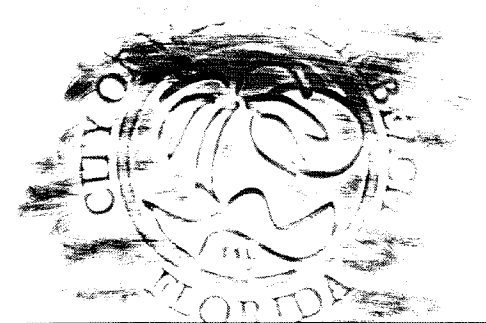
SURVEYOR AND MAPPER CERTIFICATE:

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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

BY: *Javier De La Rocha* DATE: 10-04-18
JAVIER DE LA ROCHA
P.S.M. LICENSE NO. 6080
STATE OF FLORIDA

PREPARING SURVEYOR AND MAPPER STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
EXACTA COMMERCIAL SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FLORIDA 33414



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



L.B. 7551
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