

# CORPWAY 45 REDEVELOPMENT PLAT

A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF "SIL-FIR TRACT", PLAT BOOK 39, PAGES 179 AND 180, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

# 88

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT 1:31 P.M. THIS 24 DAY OF October 2019 AND DULY RECORDED IN PLAT BOOK NO. 129 ON PAGE 88-89.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PV-CORPWAY 45, LLC AND PARADISE RIVER WALK, LLC, OWNERS OF THE LAND DESCRIBED IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CORPWAY 45 REDEVELOPMENT PLAT", A SUBDIVISION IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF "SIL-FIR TRACT", PLAT BOOK 39, PAGES 179 AND 180, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF STATE ROAD 9 (I-95) AND 45TH STREET (STATE ROAD 702) AS SAME IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK 3, PAGE 223, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 89 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE CENTERLINE OF SAID 45TH STREET, A DISTANCE OF 597.83 FEET; THENCE SOUTH 0 DEGREES 51 MINUTES 26 SECONDS WEST, A DISTANCE OF 118.00 FEET TO A POINT IN THE SOUTH LINE OF 200 FOOT RIGHT OF WAY OF 45TH STREET AS SHOWN IN SAID ROAD PLAT BOOK 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; RUN THENCE SOUTH 89 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE SAID SOUTH LINE OF 45TH STREET, A DISTANCE OF 248.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 17; THENCE SOUTH 0 DEGREES 51 MINUTES 26 SECONDS WEST, ALONG SAID WEST LINE OF CANAL 17, A DISTANCE OF 547.70 FEET TO THE EAST-WEST ONE-QUARTER SECTION LINE OF SAID SECTION 6; THENCE SOUTH 28 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF 178.75 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 385.78 FEET, MORE OR LESS TO A POINT IN THE EAST RIGHT OF WAY LINE OF AFORESAID STATE ROAD 9; THENCE NORTH 3 DEGREES 46 MINUTES 10 SECONDS WEST AND ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD 9, A DISTANCE OF 606.91 FEET; THENCE NORTH 46 DEGREES 08 MINUTES 54 SECONDS EAST AND CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 141.14 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

### TOGETHER WITH:

PLAT OF SIL-FIR TRACT RECORDED IN PLAT BOOK 39, PAGE 179, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED IN BOOK 4136, PAGE 383.

### MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING PART OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGES 1085 AND 1086, OF SAID PALM BEACH COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 9 (I-95) AND 45TH STREET (STATE ROAD 702) AS SHOWN IN ROAD PLAT BOOK 3, PAGE 223, PUBLIC RECORDS OF PALM BEACH COUNTY AND RUN THENCE SOUTH 89 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE CENTERLINE OF SAID 45TH STREET, A DISTANCE OF 597.83 FEET; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST 118.00 FEET TO A POINT IN THE SOUTH LINE OF THE 200 FOOT RIGHT-OF-WAY OF SAID 45TH STREET; THENCE RUN SOUTH 89 DEGREES 08 MINUTES 34 SECONDS EAST ALONG SAID SOUTH LINE 248.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 17; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST ALONG SAID WESTERLY LINE 547.70 FEET TO THE EAST-WEST ONE-QUARTER LINE OF SAID SECTION 6; THENCE RUN SOUTH 28 DEGREES 01 MINUTES 13 SECONDS EAST 178.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL, SOUTH 28 DEGREES 01 MINUTES 13 SECONDS EAST 213.73 FEET; THENCE RUN SOUTH 33 DEGREES 28 MINUTES 05 SECONDS WEST 304.46 FEET; THENCE RUN SOUTH 11 DEGREES 30 MINUTES 22 SECONDS WEST 68.66 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 441.13 FEET, A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 23 SECONDS, A CHORD BEARING OF SOUTH 30 DEGREES 52 MINUTES 05 SECONDS WEST AND A CHORD LENGTH AT 205.50 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 207.41 FEET TO A POINT OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2990.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 36 SECONDS, A CHORD BEARING OF SOUTH 9 DEGREES 17 MINUTES 39 SECONDS WEST AND A CHORD LENGTH OF 842.24 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 845.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (I-95); THENCE RUN NORTH 1 DEGREE 11 MINUTES 51 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 224.30 FEET TO A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4733.75 FEET, A CENTRAL ANGLE OF 4 DEGREES 58 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 1 DEGREE 17 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 410.24 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 410.37 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN NORTH 3 DEGREES 46 MINUTES 10 SECONDS WEST 890.82 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE RUN SOUTH 89 DEGREES 08 MINUTES 34 SECONDS EAST 385.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENT GRANTED BY CITY OF WEST PALM BEACH, A MUNICIPAL CORPORATION DESCRIBED IN DEED DATED AUGUST 27, 1979, RECORDED AUGUST 30, 1979 IN OFFICIAL RECORDS BOOK 3127, PAGE 277, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE INGRESS, EGRESS UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.

### IN WITNESS WHEREOF:

THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS <sup>OPERATING</sup> MANAGER, THIS 26<sup>th</sup> DAY OF SEPTEMBER, 2019

BY: *[Signature]*

WITNESS: *[Signature]*

PRINTED NAME: CHARLES A. ERNST, JR.

PRINTED NAME: BRAD KARNS

TITLE: MANAGER OPERATING MANAGER

WITNESS: *[Signature]*

PRINTED NAME: JEFF BOWEN

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH <sup>Pineellas</sup>

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, CHARLES A. ERNST, JR. AS <sup>OPERATING MANAGER</sup> MANAGER OF PV-CORPWAY 45, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF September A.D. 2019.

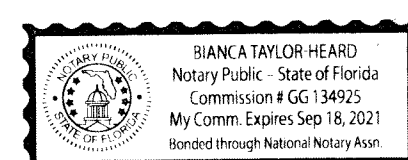
COMMISSION NO.: 99134925

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES: 9/18/21

PRINT NAME: Bianca Taylor-Heard

SEAL



### IN WITNESS WHEREOF:

THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2019

BY: *[Signature]*

WITNESS: *[Signature]*

PRINTED NAME: GREGORY HORTON

PRINTED NAME: WILL CANNFIELD

TITLE: MANAGER

WITNESS: *[Signature]*

PRINTED NAME: BOB MARYMAN

## ACKNOWLEDGEMENT

STATE OF FLORIDA <sup>California</sup>  
COUNTY OF PALM BEACH <sup>Los Angeles</sup>

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, GREGORY L. HORTON AS MANAGER OF PARADISE RIVER WALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF September A.D. 2019.

COMMISSION NO.: 2210880

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE <sup>California</sup> <sup>Los Angeles County</sup>

MY COMMISSION EXPIRES: Sep 17, 2021

PRINT NAME: Marta Vukovich

SEAL

### THIS INSTRUMENT WAS PREPARED BY:

LEITER, PEREZ & ASSOCIATES, INC.  
LAND DEVELOPMENT CONSULTANTS  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - ENVIRONMENTAL  
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169  
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-0411  
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com  
LICENSED BUSINESS No. 6787

DATE: MAY 2019



LOCATION MAP  
NOT TO SCALE

## CERTIFICATE OF APPROVALS

### BY THE CITY OF WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 7 DAY OF October A.D. 2019

BY: *[Signature]*  
KEITH A. JAMES  
MAYOR



## TITLE CERTIFICATION

I, STEVEN A. WILLIAMSON, A DULY LICENSED ATTORNEY-AT-LAW IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DESCRIBED ON THIS PLAT ("PARCEL"); THAT RECORD TITLE OF THE PARCEL IS VESTED IN PV-CORPWAY 45, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30904, PAGE 1533, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PARADISE RIVER WALK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30904, PAGE 1541, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THAT THE 2018 REAL ESTATE TAXES ON THE PARCEL HAVE BEEN PAID, THAT THE 2019 REAL ESTATE TAXES ON THE PARCEL ARE PAYABLE BUT NOT YET DUE, AND SUBSEQUENT YEARS REAL ESTATE TAXES ON THE PARCEL ARE NOT YET DUE AND PAYABLE; AND THAT THE PARCEL IS NOT FURTHER ENCLUMBERED BY ANY MORTGAGE INTERESTS, AS OF THE DATE HEREOF.

DATE: 10-1-2019

*[Signature]*

NAME: STEVEN A. WILLIAMSON  
FLORIDA BAR # 655961  
COMPANY: POPE, BOKER, RUPPEL & BURNS, LLP JOHNSON, POPE, BOKER, RUPPEL & BURNS, LLP  
ADDRESS: 911 CHESTNUT STREET  
CLEARWATER, FL 33756

## SURVEYOR'S NOTES:

- BEARING DATUM: BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°08'34"E. ALONG THE NORTH LINE OF THE PLAT OF "SIL-FIR TRACT", AS RECORDED IN PLAT BOOK 39, PAGES 179-180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000042468 TO CONVERT TO GRID DISTANCE.
- 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 ALL APPLICABLE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS.
- "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."
- NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
- THIS INSTRUMENT WAS PREPARED BY GEOFFREY LEITER, P.S.M., LEITER PEREZ & ASSOCIATES, INC., 520 NW 165th STREET ROAD, STE 209, MIAMI, FLORIDA 33169.

## 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 MONUMENTS AT LOT CORNERS.

DATED 10/2/19

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

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES.

BY: *[Signature]* DATE: 9-25-2019  
GEOFFREY LEITER, PROFESSIONAL SURVEYOR AND MAPPER NO. 6395  
STATE OF FLORIDA

AS: PRESIDENT OF LEITER, PEREZ & ASSOCIATES, INC. (L.B.#6787)  
520 N.W. 165TH STREET ROAD, SUITE 209  
MIAMI, FL 33169  
LICENSED BUSINESS NO. 6787  
STATE OF FLORIDA

