

JULY 2020

BROWN'S - TROPIC PLAT

SHEET 1 OF 2

BEING A PORTION OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT OLD OKEECHOBEE LP, A FLORIDA LIMITED PARTNERSHIP, AND WILLIAM L. SAX, TRUSTEE OF A TRUST DATED NOVEMBER 30, 1993, OWNERS OF THE LAND SHOWN HEREON AS 'BROWN'S - TROPIC PLAT', BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 472.28 FEET OF TRACT 70, AN UNRECORDED SUBDIVISION OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID TRACT 70 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AT A DISTANCE OF 4454.58 FEET NORTHERLY FROM THE QUARTER SECTION CORNER OF THE SOUTH LINE OF SAID SECTION 29, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 70 AND ALSO BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BY-PASS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1252 ON PAGE 304. THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 70 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BY-PASS ROAD A DISTANCE OF 629.75 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 575 FEET; THENCE CONTINUE EASTERLY ALONG THE TANGENT OF SAID CURVE A DISTANCE OF 43.07 FEET TO A POINT IN THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29; THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM WEST TO SOUTH OF 89°16'15" A DISTANCE OF 342.76 FEET; THENCE WESTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE OF 90°42'10" A DISTANCE OF 672.28 FEET TO A POINT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 29; THENCE NORTHERLY ALONG THE SAID QUARTER SECTION LINE A DISTANCE OF 342.54 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT-OF-WAY OF OKEECHOBEE BY-PASS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1252, PAGE 304.

CONTAINING: 3.71 ACRES, OR 161,822 SQUARE FEET, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, SAMIR BONOMO, MANAGER OF OLD OKEECHOBEE LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF OLD OKEECHOBEE LP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF July, 2020.

OLD OKEECHOBEE LP
A FLORIDA LIMITED PARTNERSHIP

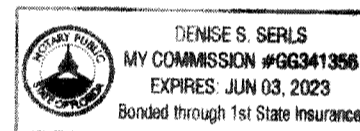
WITNESS: Jane Rankin
PRINT NAME: Jane Rankin
WITNESS: Denise S. Serls
PRINTED NAME: DENISE S. SERLS

BY: OLD OKEECHOBEE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: Samir Bonomo, Manager

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF July, 2020 BY SAMIR BONOMO, AS MANAGER OF OLD OKEECHOBEE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF OLD OKEECHOBEE LP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND PARTNERSHIP.



Signature of Denise S. Serls
DEUISE S. SERLS
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 6.3.2023
PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

IN WITNESS WHEREOF, WILLIAM L. SAX, TRUSTEE OF A TRUST DATED NOVEMBER 30, 1993, DO HEREUNTO SET MY HAND AND SEAL THIS 27 DAY OF July, 2020.

WILLIAM L. SAX, TRUSTEE OF A TRUST DATED NOVEMBER 30, 1993

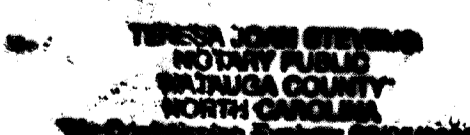
WITNESS: Bruce L. Kaplan
PRINT NAME: Bruce L. Kaplan
WITNESS: Teresa Joan Stevens
PRINTED NAME: Teresa Joan Stevens

BY: William L. Sax, Trustee

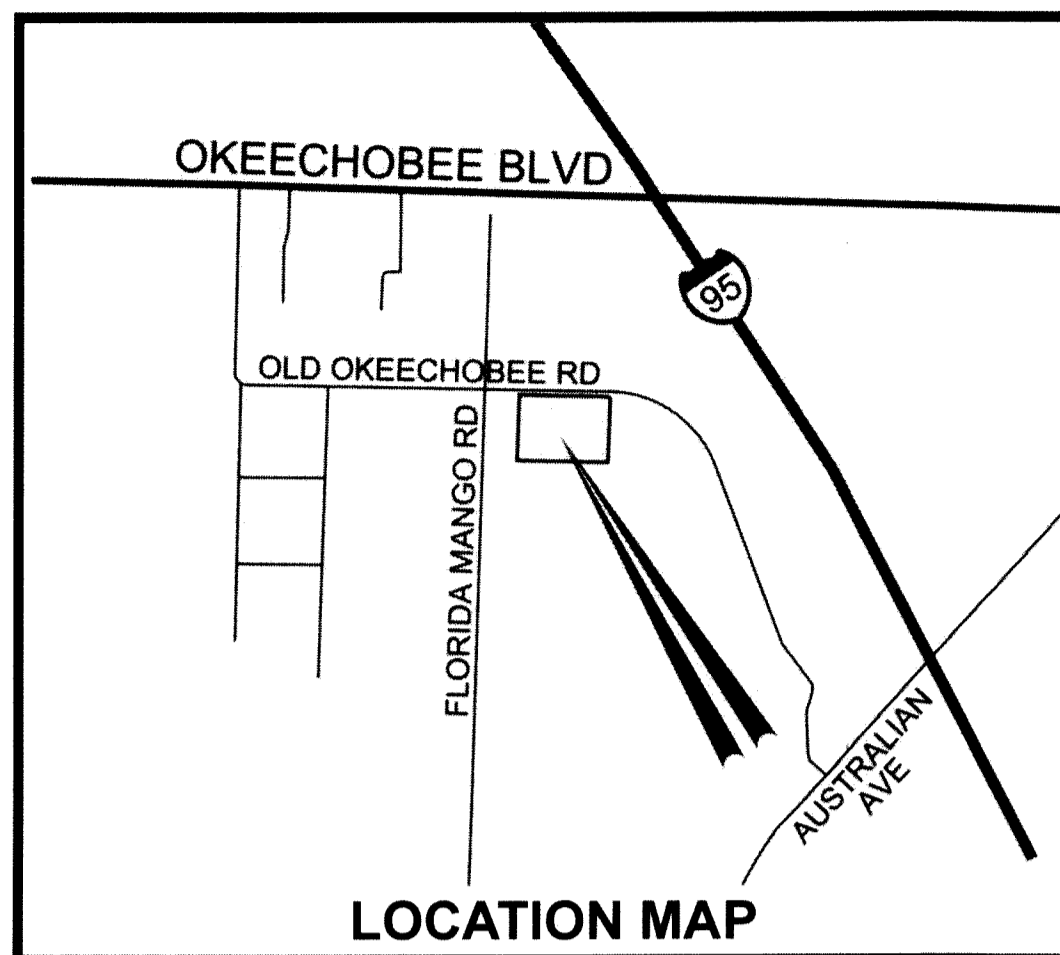
ACKNOWLEDGMENT:

STATE OF NORTH CAROLINA)
COUNTY OF WATAUGA)

THE FOREGOING INSTRUMENT WAS SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF July, 2020 BY WILLIAM L. SAX, AS TRUSTEE OF A TRUST DATED NOVEMBER 30, 1993.



Signature of Teresa Joan Stevens
Teresa Joan Stevens
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/03/2021
PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION NA
TYPE OF IDENTIFICATION PRODUCED NA



GENERAL EASEMENT NOTE & RESTRICTIVE COVENANT:

BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE DEED BEARING OF SOUTH 88°42'00" EAST, ALONG THE SOUTH LINE OF OLD OKEECHOBEE ROAD, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.



STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 10:05 AM, THIS 5th DAY OF November, 2020.
AND DULY RECORDED IN PLAT BOOK NO. 131 ON PAGES 78-79.
SHARON R. BOCK
CLERK AND COMPTROLLER OF THE CIRCUIT COURT
BY: Deputy Clerk

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29732 AT PAGE 1228 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF July, 2020.

FLAGLER BANK
A FLORIDA BANKING CORPORATION

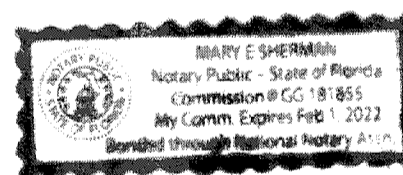
WITNESS (1): Loria Boylston
PRINTED NAME: LORIA BOYLSTON
BY: Jose Cano, S.V.P.
WITNESS (2): Mary E. Sherman
PRINTED NAME-TITLE: Mary E. Sherman

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS SWORN TO AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7 DAY OF July, 2020 BY Jose Cano OF FLAGLER BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF SAID CORPORATION.

Signature of Mary E. Sherman
Mary E. Sherman
SIGNATURE OF NOTARY PUBLIC-STATE OF FLORIDA



PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/1/2022
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION X
TYPE OF IDENTIFICATION PRODUCED FL DL

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, STANDARD TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN OLD OKEECHOBEE LP, A FLORIDA LIMITED PARTNERSHIP, AND WILLIAM L. SAX, TRUSTEE OF A TRUST DATED NOVEMBER 30, 1993, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 7/6/2020 BY: Kirk Grantham
KIRK GRANTHAM, PRESIDENT
STANDARD TITLE INSURANCE AGENCY, INC.
1860 FOREST HILL BLVD, STE 107
WEST PALM BEACH, FL 33406

CITY OF WEST PALM BEACH APPROVALS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 3rd DAY OF July, 2020.

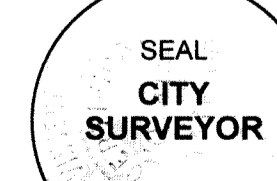
BY: Keith A. James, Mayor

CITY SURVEYOR'S APPROVAL:

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

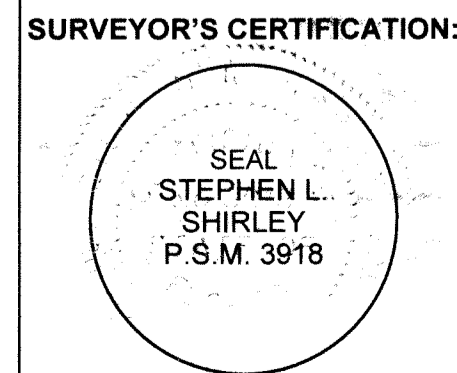
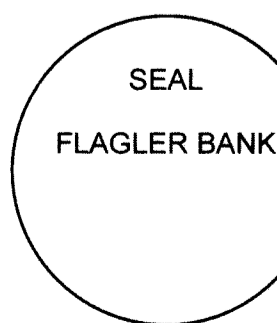
THIS 11 DAY OF August, 2020.

VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. LS 4169



AREA SUMMARY

TRACT "A" 2.36 ACRES
TRACT "B" 1.35 ACRES
TOTAL 3.71 ACRES



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; 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Stephen L. Shirley, P.S.M. 3918 DATED THIS 1st DAY OF July, 2020.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 801 NORTHPOINT PARKWAY, SUITE 35, WEST PALM BEACH, FLORIDA 33407.



ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
PHONE: (561) 848-2102 L.B. NO. 7344 EMAIL: ALS@ALSSURVEY.NET

RECORD PLAT
BROWN'S - TROPIC PLAT