Stuart, Florida 34994

Fax: (772) 220-7887 **CERTIFICATE OF AUTHORIZATION NO. LB 8030** 

# **DEDICATION:**

STATE OF FLORIDA **COUNTY OF PALM BEACH** 

KNOW ALL MEN BY THESE PRESENTS THAT ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS GARDEN SELF STORAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE, SOUTH 88°27'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 669.79 FEET TO THE SOUTHERLY PROJECTION OF THE CENTERLINE OF ROAN LANE;

THENCE, NORTH 01°43'41 EAST ALONG SAID SOUTHERLY PROJECTION AND SAID CENTERLINE A DISTANCE OF 191.16

THENCE, NORTH 88°29'03" WEST A DISTANCE OF 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROAN LANE AND THE **POINT OF BEGINNING**:

THENCE CONTINUE NORTH 88°29'03" WEST A DISTANCE OF 210.00 FEET

THENCE. SOUTH 01°43'47" WEST A DISTANCE OF 91.05 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTH LAKE BOULEVARD:

THENCE, NORTH 88°27'27" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 31.83 FEET TO THE **EASTERLY RIGHT OF WAY OF INTERSTATE 95**;

THENCE, NORTH 47°26'48" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 152.46 FEET;

THENCE, NORTH 06°51'05" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 249.79 FEET; THENCE, SOUTH 88°13'37" EAST A DISTANCE OF 19.67 FEET;

THENCE, SOUTH 01°47'33" WEST A DISTANCE OF 76.02 FEET;

THENCE, SOUTH 88°29'03" EAST A DISTANCE OF 374.88 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF ROAN LANE THENCE, SOUTH 01°43'41" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 180.09 FEET TO THE POINT OF BEGINNING.

**CONTAINING 1.727 ACRES MORE OR LESS** 

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

1. LOT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. THE SEACOAST UTILITY ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, IT'S SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS DAY OF

ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC.,

# **ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF PALM BEACH

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION.

AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL 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.

- SAMBESWON # GG 2512 CHRES: May 14, 2022

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**ROAN LANE, LLC** 

# GARDENS SELF STORAGE

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA FEBRUARY, 2021

#### **CITY OF PALM BEACH GARDENS APPROVALS:**

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS

PATRICIA SNIDER, CMC

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021.

#### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, TYRONE T, BONGARD, 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 ROAN LANE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ROAN LANE, INC., A FLORIDA CORPORATION; 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.

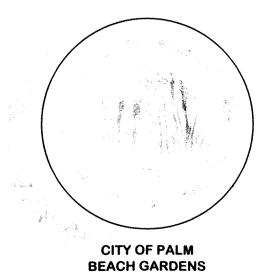
FLORIDA BAR #649295 FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

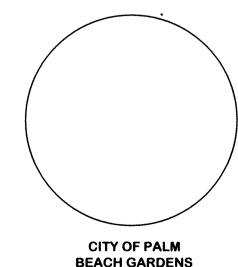
#### **CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

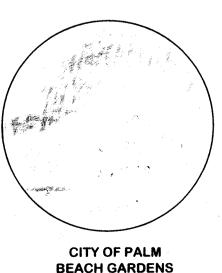
THIS 23 DAY OF MARCH

NAME: JIM SULLIVAN PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. L. \$239

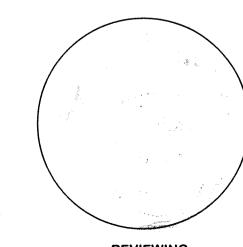




NOTARY



**ENGINEER** 



REVIEWING **SURVEYOR** 

PROJECT LOCATION NORTHLAKE BLVD. rill Palm Beach ins Boutique/ Tirth dose Sport Clips Haircuts of 
Palm Seach Gardens

> **VICINITY MAP** NOT TO SCALE

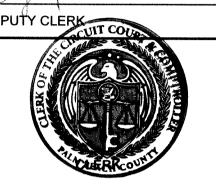
STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:41 Am

THIS 12 DAY OF April , 2021 AND DULY RECORDED IN PLAT BOOK NO. 132 ON PAGES 1

AND \_\_\_\_\_ JOSEPH ABRUZZO.

CLERK AND COMPTROLLER



SHEET 1 OF 2

## **SURVEYOR'S NOTES:**

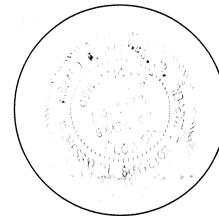
- 1. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 1990 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING THE TRIMBLE R-10 ROVER WITH THE TRIMBLE NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON PALM BEACH COUNTY CONTROL POINT "M51":
  - FOUND PALM BEACH COUNTY BRASS DISK SET IN CONCRETE STAMPED "M-51" NORTHING: 900650.974 (PUBLISHED) EASTING: 947580.541 (PUBLISHED)
- 2. THE BEARING BASIS SHOWN HEREON REFERS TO A BEARING OF SOUTH 88°27'27" EAST ALONG THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST.
- 3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF
- 4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 8. NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL PER FLORIDA STATUTE 177.091 (27).

### **CERTIFICATE OF SURVEYOR AND MAPPER:**

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"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

RICHÁRD E. BARNES, Jr., P.S.M. FLORIDA PROFESSIONAL SURVEYOR AND MARDE FLORIDA REGISTRATION NO. 5173

BOWMAN CONSULTING GROUP, LTD. 301 S.E. OCEAN BLVD, SUITE 301 STUART, FL 34994 CERTIFICATE OF AUTHORIZATION NO. LB8030



**SURVEYOR**