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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:35 A.M.
THIS 11 DAY OF May
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 132 ON
PAGES 44 THROUGH 45

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: David Lindley
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

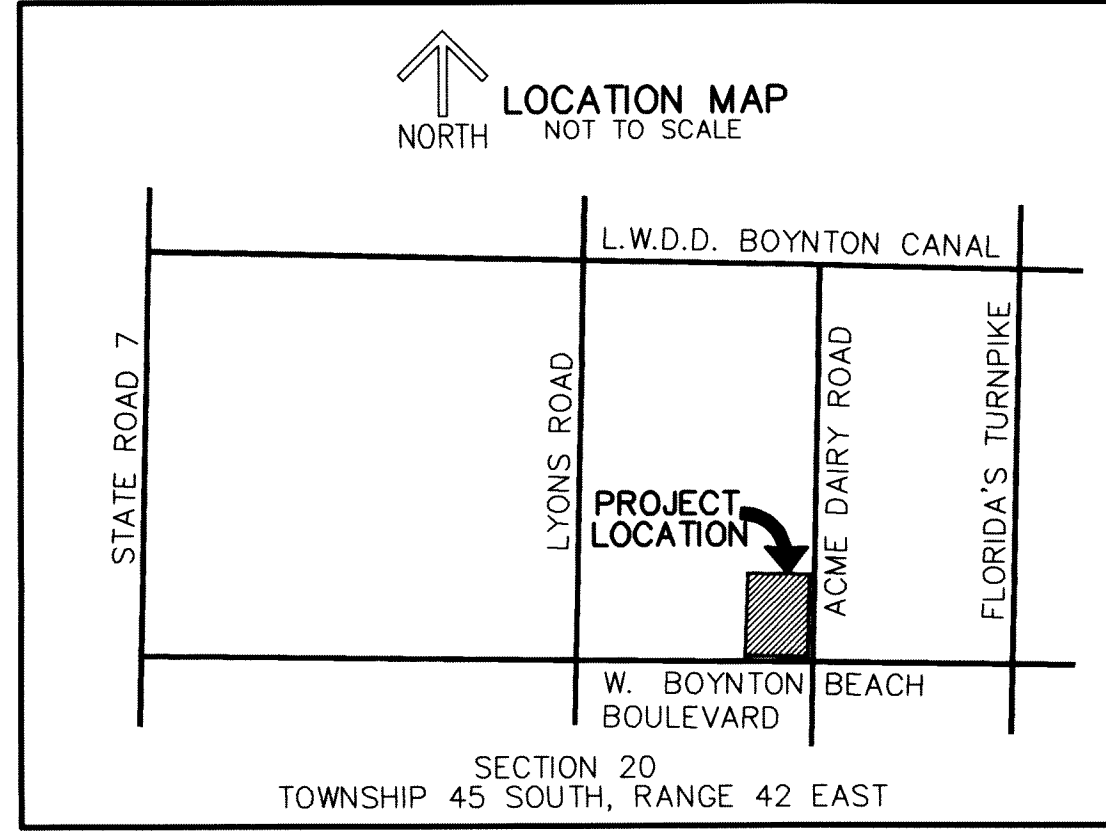


SHEET 1 OF 2

WEST BOYNTON CENTER MUPD

BEING A REPLAT OF A PORTION OF TRACTS 117 AND 118, BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA., LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS WEST BOYNTON CENTER MUPD, BEING A REPLAT OF A PORTION OF TRACTS 117 AND 118, BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA., LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 18, BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°57'03"E ALONG THE EAST LINE OF SAID TRACT 18, A DISTANCE OF 486.00 FEET TO THE NORTHEAST CORNER OF PARCEL 104 OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6366, PAGE 721 OF SAID PUBLIC RECORDS; THENCE S89°02'57"W ALONG THE NORTH LINE OF SAID PARCEL 104, A DISTANCE OF 25.00 FEET; THENCE S00°57'03"E ALONG THE WEST LINE OF SAID PARCEL 104, A DISTANCE OF 98.22 FEET; THENCE S44°51'49"W ALONG THE WEST LINE OF SAID PARCEL 104, A DISTANCE OF 36.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804), THENCE S89°02'57"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 443.48 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE HALF OF TRACT 17 OF SAID BLOCK 50; THENCE N00°57'03"W ALONG SAID WEST LINE, A DISTANCE OF 610.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 17; THENCE N89°02'57"E ALONG SAID NORTH LINE AND THE NORTH LINE OF AFORESAID TRACT 18, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 298,508 SQUARE FEET/6.8528 ACRES MORE OR LESS.

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

1. ADDITIONAL RIGHT-OF-WAY

TRACT RW1, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

TRACT RW2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. DEVELOPMENT PARCEL DEDICATION

PARCEL A AS SHOWN HEREON IS HEREBY RESERVED FOR WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. WATER MANAGEMENT TRACT

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GARY SMIGIEL LC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 29th DAY OF March, 2021.

WEST BOYNTON CENTER, LTD
A FLORIDA LIMITED PARTNERSHIP
BY: GARY SMIGIEL LC
A FLORIDA LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

WITNESS: Adrianna Smigiel
PRINT NAME: Adrianna Smigiel
WITNESS: Eric Schwab
PRINT NAME: Eric Schwab

BY: Gary Smigiel
MANAGER

GARY SMIGIEL LC

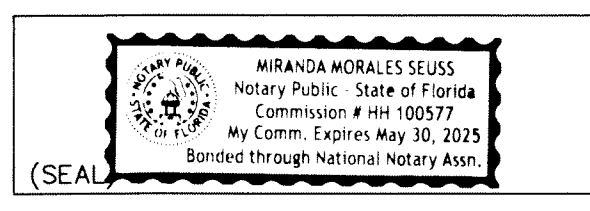


ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF March, 2021, BY GARY SMIGIEL, AS MANAGER OF GARY SMIGIEL, LC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF WEST BOYNTON CENTER, LTD, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF March, 2021.



Miranda Morales Seuss
NOTARY PUBLIC
Miranda Morales Seuss
PRINT NAME
MY COMMISSION EXPIRES: 5/30/2025
COMMISSION NUMBER: HH 100577

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 31421 AT PAGE 0153 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE GARY SMIGIEL AND THOMAS J. MECCA DO HEREUNTO SET OUR HANDS AND SEALS THIS 29th DAY OF March, 2021.

WITNESSES:

Adrianna Smigiel
SIGNATURE
Adrianna Smigiel
PRINTED NAME

GM
SIGNATURE
GARY SMIGIEL, INDIVIDUALLY

Eric Schwab
SIGNATURE
Eric Schwab
PRINTED NAME

WITNESSES:

Adrianna Smigiel
SIGNATURE
Adrianna Smigiel
PRINTED NAME

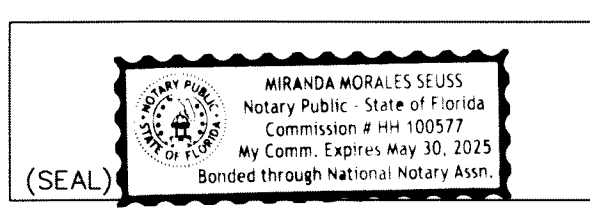
Thomas J. Mecca
SIGNATURE
THOMAS J. MECCA, INDIVIDUALLY

Eric Schwab
SIGNATURE
Eric Schwab
PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF March, 2021, BY GARY SMIGIEL, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS _____ PRODUCED _____ AS IDENTIFICATION.



Miranda Morales Seuss
NOTARY PUBLIC
Miranda Morales Seuss
PRINT NAME
MY COMMISSION EXPIRES: 5/30/2025
COMMISSION NUMBER: HH 100577

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF March, 2021, BY THOMAS J. MECCA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS _____ PRODUCED _____ AS IDENTIFICATION.



Miranda Morales Seuss
NOTARY PUBLIC
Miranda Morales Seuss
PRINT NAME
MY COMMISSION EXPIRES: 5/30/2025
COMMISSION NUMBER: HH 100577

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, HENRY B. HANDLER, 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 WEST BOYNTON CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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 DEPICTED BY THIS PLAT.

DATED: 4/12/21

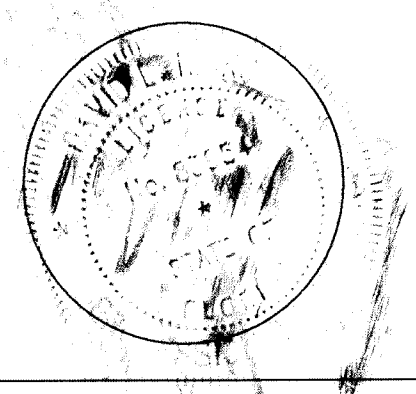
H. B. Handler
SIGNATURE
HENRY B. HANDLER
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 5th DAY OF May, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER

COUNTY ENGINEER



SURVEYOR

