

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:39 P.M.  
THIS 20 DAY OF September  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK 132 ON  
PAGES 148 THROUGH 149

JOSEPH ABRUZZO  
CLERK AND COMPTROLLER

BY: Deirdre McCool  
DEPUTY CLERK

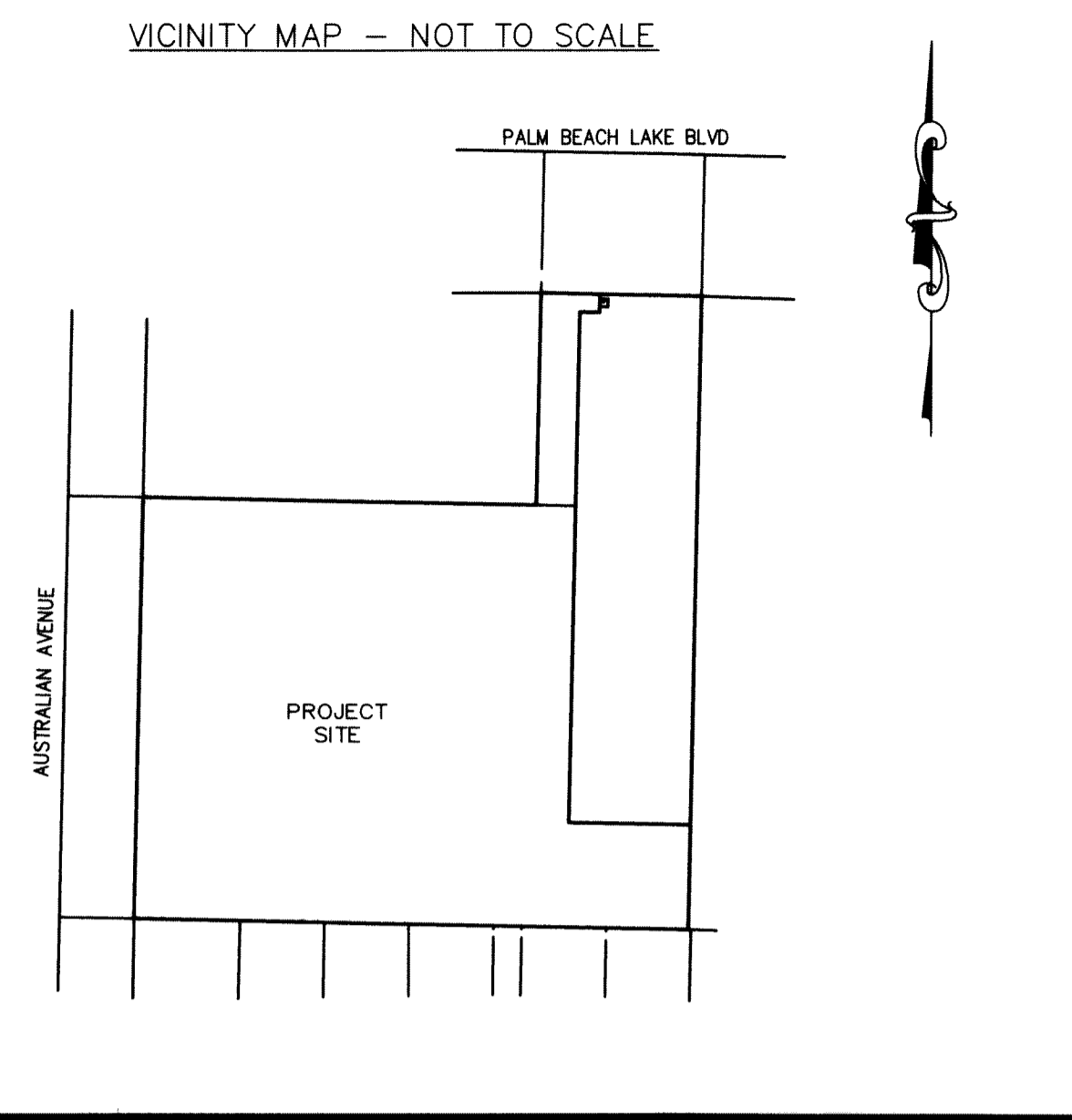


# ROOSEVELT ESTATES REPLAT OF BLOCK 11

SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PART OF BLOCK 11, PLAT OF ROOSEVELT ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 204 THROUGH 212, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 11; THENCE N 00°00'00" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE, A DISTANCE OF 298.00 FEET; THENCE SOUTH 88°50'44" EAST, A DISTANCE OF 279.00 FEET; THENCE NORTH 01°09'16" EAST, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH LAKES BOULEVARD (200' PUBLIC RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID BLOCK 11; THENCE SOUTH 88°50'44" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 114.29 FEET; THENCE SOUTH 00°01'30" WEST, A DISTANCE OF 448.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 11; THENCE NORTH 88°50'44" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 393.16 FEET TO THE POINT OF BEGINNING.  
CONTAINING 134,324.54 SQUARE FEET, 3.09 ACRES



TABULAR DATA

NAME	SQUARE FEET	ACRES
LOT 1	102237.59	2.35
LOT 2	32086.95	0.74

STATE PLANE COORDINATES ARE BASED UPON NATIONAL GEODETIC SURVEY CONTROL POINT NUMBER DGB762 FLORIDA STATE PLANE EAST ZONE NAD 83 2011. STATE PLANE COORDINATES WERE DERIVED BY CLOSED STATIC NETWORK VECTOR LINES AND RAW DATA WAS PROCESSED USING PROGRAM HECTOR TO VECTOR. NETWORK ACCURACY AFTER PROCESSING ACHIEVED A 95% CONFIDENCE LEVEL.

### SURVEYOR NOTES

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. PERMANENT REFERENCE MONUMENTS SET ARE 4"x4" CONCRETE MONUMENTS WITH BRASS DISKS STAMPED MSD LB 8087.
4. LOT CORNER MARKERS SHOWN ARE PROPOSED AND TO BE SET IN CONFORMANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES. CORNER MARKERS SET BY MILLS,SHORT,DRUM & ASSOCIATES, LLC ARE 1/2" IRON RODS WITH YELLOW CAP STAMPED MSD LB 8087.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ARCPE GP PLAZA LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS: ROOSEVELT ESTATES REPLAT OF BLOCK 11

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. INGRESS/EGRESS EASEMENT  
THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED TO LOT 1 AND LOT 2 FOR PURPOSES OF TRAVEL ONLY. MAINTENANCE RESPONSIBILITIES SHALL BE SHARED BETWEEN EACH LOT EQUALLY.
  2. UTILITY EASEMENT  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES.
- IN WITNESS WHEREOF, THE ABOVE NAMED, ARCPE GP PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, THIS 7 DAY OF September, 2021.

ARCPE GP PLAZA, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME Carole Henderson

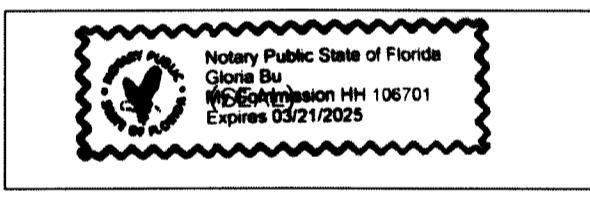
[Signature]  
DAVID GORDON  
GENERAL MANGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 7 DAY OF September, 2020, BY DAVID GORDON AS GENERAL MANAGER FOR ARCPE GP PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF September, 2021.



NOTARY PUBLIC  
Gloria Bie  
PRINT NAME  
MY COMMISSION EXPIRES: 03/21/2025  
COMMISSION NUMBER: HH 106701

### CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 16 DAY OF September, 2021.

BY: [Signature]  
KEITH A. JAMES, 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 OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 9/16/21

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

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE OF THE PROPERTY IS VESTED IN ARCPE GP PLAZA, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SATISFIED, RELEASED 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: 9/24/2021

[Signature]  
CHRISTOPHER MILLS, ESQUIRE  
ATTORNEY AT LAW  
STATE OF FLORIDA

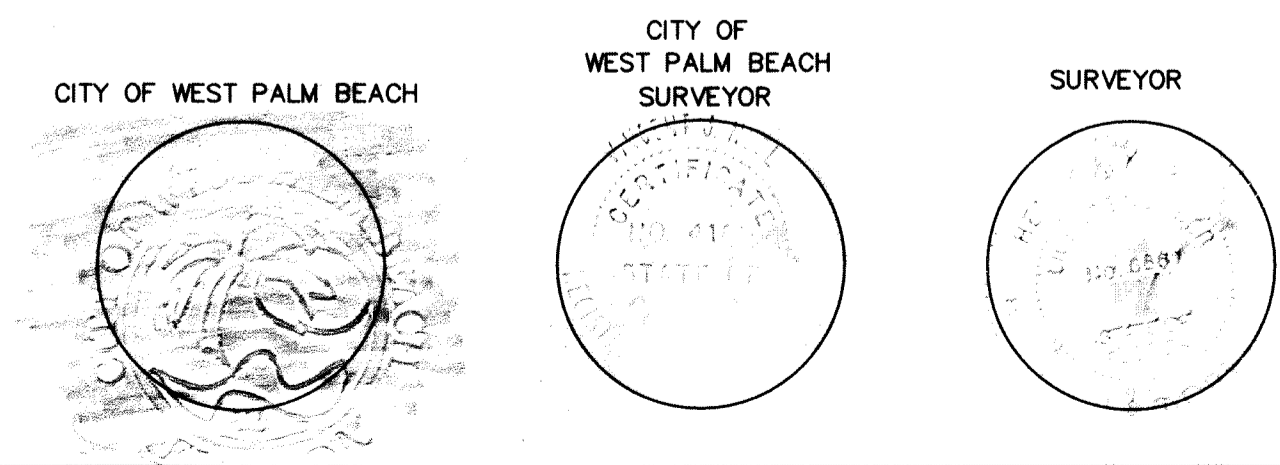
### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS 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.

DATE: 8/25/21

[Signature]  
HENRY A. KILBURN, P.S.M.  
REG. LAND SURVEYOR #6661  
STATE OF FLORIDA  
LB #8078



Mills, Short, Drum & Associates  
Land Surveying & Mapping

Indian River Office (Principal): 4520 Lippincott Street, NE, STE. 2  
700 22nd Place, Suite 2C & 2D Palm Bay, Florida 32909  
Brevard Office: 4520 Lippincott Street, NE, STE. 2  
Palm Bay, Florida 32905