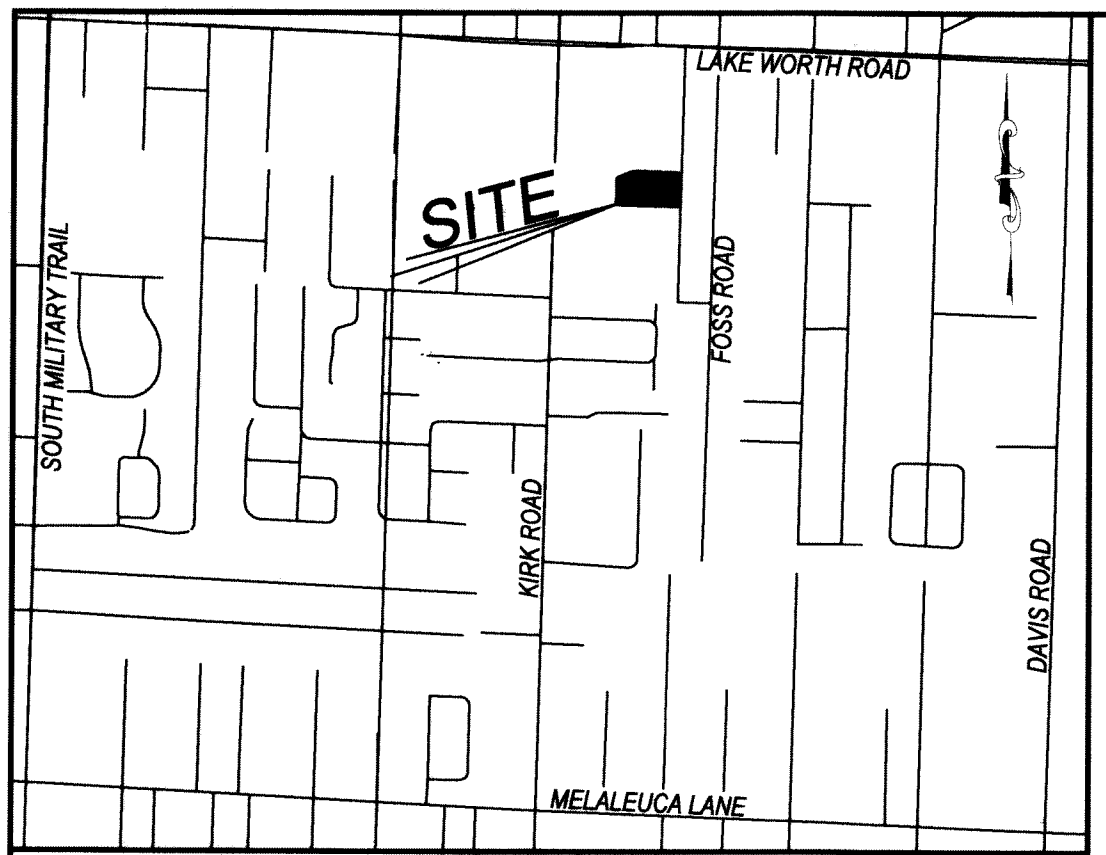
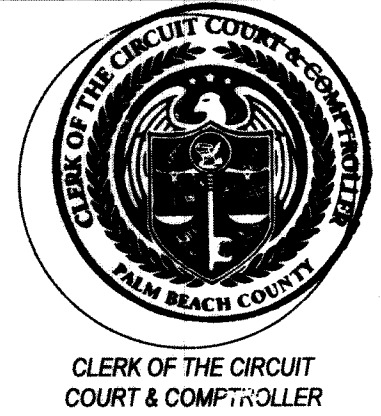


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 11:58 AM
THIS 17 DAY OF
December, 2021
AND DULY RECORDED IN PLAT
BOOK 132
ON PAGE 192-193
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY
BY: *Joseph Abruzzo*



VICINITY SKETCH
NOT TO SCALE (FOR REFERENCE)

HERBERTZ ROAD APARTMENTS

BEING A PORTION OF LOTS A AND B, BLOCK 18, THE PALM BEACH FARMS COMPANY, PLAT NO. 7,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
ALL LYING AND BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

CONTROL NUMBER: 2003-00083

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS,
THAT M-FOR-SUN, INC., A FLORIDA CORPORATION, IS THE OWNER OF THE LAND SHOWN HEREON AS HERBERTZ ROAD APARTMENTS,
BEING A PORTION OF LOTS A AND B, BLOCK 18, THE PALM BEACH FARMS COMPANY, PLAT NO. 7, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL LYING AND BEING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT E, BLOCK 15 OF SAID PALM BEACH FARMS COMPANY, PLAT NO. 7; THENCE SOUTH 01
DEGREE, 29 MINUTES AND 20 SECONDS WEST ALONG THE WEST LINE OF HERBERTZ ROAD 170.50 FEET; THENCE NORTH 88 DEGREES,
04 MINUTES AND 40 SECONDS WEST LEAVING SAID WEST LINE 317.39 FEET; THENCE NORTH 01 DEGREE, 29 MINUTES AND 20 SECONDS
EAST ALONG THE EAST LINE OF BLOCK 17 A DISTANCE OF 135.50 FEET; THENCE NORTH 88 DEGREES, 13 MINUTES AND 25 SECONDS
EAST LEAVING SAID EAST LINE 87.08 FEET TO THE SOUTH LINE OF BLOCK 15; THENCE SOUTH 88 DEGREES, 04 MINUTES AND 40
SECONDS EAST ALONG SAID SOUTH LINE 237.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 52718.53 SQUARE FEET (1.210 ACRES)

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR M-FOR-SUN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND
ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE
PERPETUAL MAINTENANCE OBLIGATION OF M-FOR-SUN, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT
RECOURSE TO PALM BEACH COUNTY.

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 LINE,
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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT,
AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 20th DAY OF September, 2021.
BY: M-FOR-SUN, INC.,
A FLORIDA CORPORATION
Saeid Mirzadeh
SAEID MIRZADEH, VICE PRESIDENT

WITNESS: *Glenn Boyntef*
PRINT NAME: Glenn Boyntef
WITNESS: *Maria Weschler*
PRINT NAME: MARIA Weschler

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL
PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF September, 2021, BY
SAEID MIRZADEH AS VICE PRESIDENT OF M-FOR-SUN, INC., A FLORIDA CORPORATION, ON
BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
AS IDENTIFICATION.

MY COMMISSION EXPIRES: *Sybil Kirk*
SIGNATURE OF NOTARY PUBLIC



Angela Kirk
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RYAN M. LAYTON, 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 TO THE
PROPERTY IS VESTED IN M-FOR-SUN, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE
BEEN PAID; 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.

Ryan M. Layton
RYAN M. LAYTON, ATTORNEY AT LAW
DATE: 11/22/21

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 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 RECORDS BOOK 26273, PAGE 1608, 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 AND ITS
CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF
Sept, 2021.

WITNESS: *Sumner S. Jordan*
PRINT NAME: Sumner S. Jordan
WITNESS: *Ryan Layton*
PRINT NAME: Ryan Layton

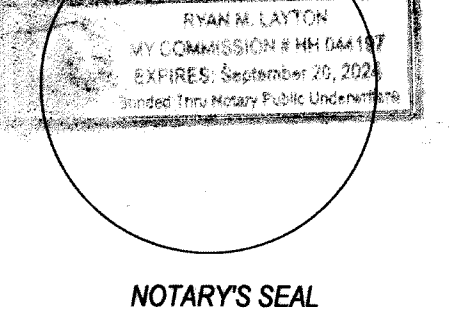
Lisa Sater
SOUTH STATE BANK
BY: *Lisa Sater*
SIGNATURE
PRINT NAME AND TITLE: Lisa Sater, V.P.
NAME, TITLE

ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL
PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF Sept, 2021, BY
Lisa Sater AS VP FOR SOUTH STATE BANK
ON BEHALF OF SOUTH STATE BANK WHO IS PERSONALLY KNOWN TO ME OR
HAS PRODUCED FL DL (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

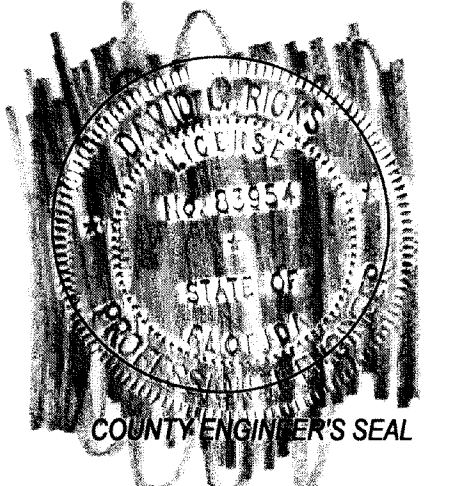
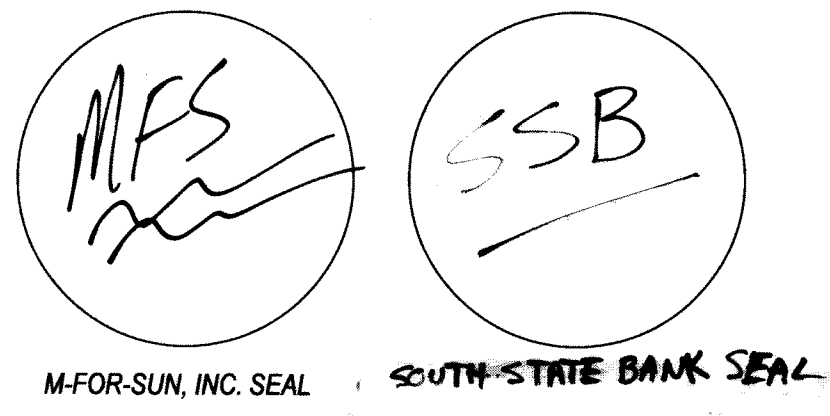
MY COMMISSION EXPIRES: *Ryan Layton*
SIGNATURE OF NOTARY PUBLIC
Ryan Layton
PRINTED NAME OF NOTARY PUBLIC



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 17 DAY OF DECEMBER 2021, AND HAS BEEN
REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED
BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

David L. Ricks
DAVID L. RICKS, P.E. - COUNTY ENGINEER



SURVEYOR AND MAPPER'S NOTES:

1. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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 PALM BEACH COUNTY.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
5. 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. STATE PLANE COORDINATE NOTES APPEAR ON SHEET 2 OF 2
7. ALL BEARINGS SHOWN HEREON ARE NAD '83, 1990 ADJUSTMENT AND REFERENCED TO THE GRID BEARING CALCULATED BETWEEN PALM BEACH COUNTY REFERENCE MONUMENTS "RUDY" AND "TAG" (N87°09'41"W) AS SHOWN HEREON.

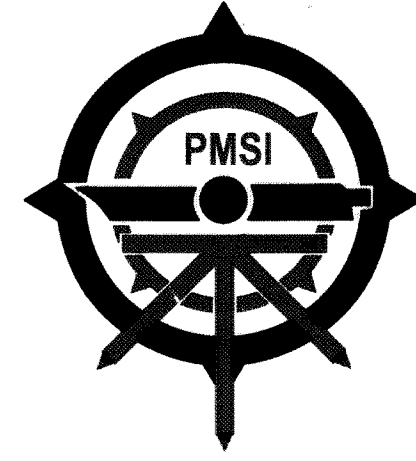
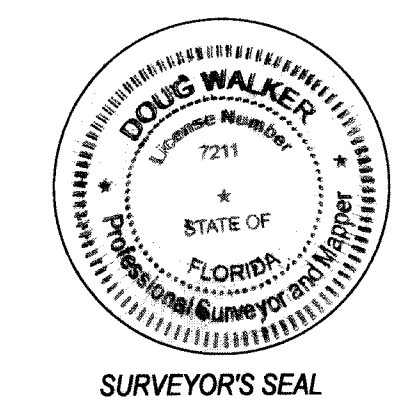
* LEGEND:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
FS = FLORIDA STATUTES
RW = RIGHT OF WAY
PG = PAGE
PCN = PROPERTY CONTROL NUMBER
SQ. FT. = SQUARE FEET
■ = CONCRETE MONUMENT (DESCRIPTION NOTED)
○ = FOUND IRON ROD (DESCRIPTION NOTED)

SURVEYOR & MAPPER'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 ("PRM'S"), AND
MONUMENTS ACCORDING TO SEC. 177.081(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.

SIGNED: *Doug Walker* DATE: 7-16-21
DOUG WALKER, P.S.M.
LICENSE NUMBER LS 7211
STATE OF FLORIDA
PM SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
CERTIFICATE OF AUTHORIZATION # 6788

PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER,
P.S.M. # LS 7211, STATE OF FLORIDA,
IN AND FOR THE OFFICES OF PM SURVEYING, AT
4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET
JOB # 08050267