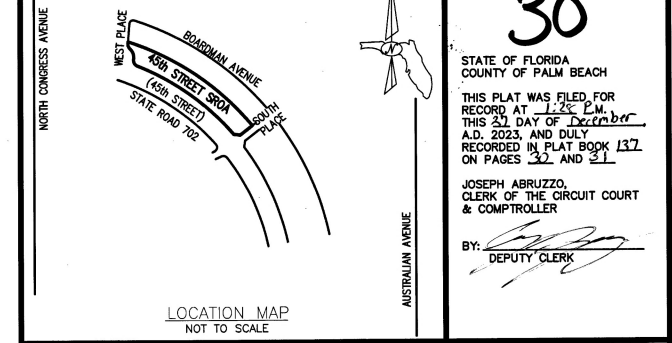


45th STREET SROA

A REPLAT OF LOTS 99 THROUGH 105, BRYN MAWR, RECORDED IN PLAT BOOK 24, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHWEST QUARTER (N.W. 1/4), OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF MANGONIA PARK, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 1:28 P.M. THIS 27 DAY OF December A.D. 2023, AND DULY RECORDED IN PLAT BOOK 137 ON PAGES 32 AND 31

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: DEPUTY CLERK



CLERK OF THE CIRCUIT COURT AND COMPTROLLER'S SEAL

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SROA 45th STREET FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS: 45th STREET SROA

BEING A REPLAT OF LOTS 99 THROUGH 105, BRYN MAWR, RECORDED IN PLAT BOOK 24, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER (N.W. 1/4), OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF MANGONIA PARK, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 99, LESS PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3160, PAGE 1003, AND LOTS 100, 101, 102, 103, 104, AND 105, INCLUSIVE, LESS PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3160, PAGE 998, BRYN MAWR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 32796, PAGE 1561, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.807 ACRES, MORE OR LESS.

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

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR SROA 45th STREET FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF MANGONIA PARK, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SROA 45th STREET FL, LLC, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK, FLORIDA.

2. WATERLINE EASEMENT:

THE WATERLINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES. THE LANDS LYING WITHIN THE LIMITS OF SAID EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF SROA 45th STREET FL, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF MANGONIA PARK.

3. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, 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 LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF December, 2023.

Witness: Erik Teio (PRINT NAME) and Benjamin S. MacFarland, III, AUTHORIZED SIGNATORY

Witness: Keyla Echeverria (PRINT 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 27th DAY OF December, 2023, BY BENJAMIN S. MACFARLAND, III, AUTHORIZED SIGNATORY FOR SROA 45th STREET FL, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER'S LICENSE (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/28/2026 (SEAL)

Notary Public Commission KH317444 Expires 9/28/2026

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Beau Raich, 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 SROA 45th STREET FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: 9/08/2023

Beau Raich (PRINT NAME) ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA BAR NO. 49916

SURVEYOR & MAPPER'S CERTIFICATE

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) 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 THE TOWN OF MANGONIA PARK, FLORIDA.

John E. Phillips, III, P.S.M. 9/12/23 DATE LICENSE NO. 4826 STATE OF FLORIDA

TOWN APPROVALS

TOWN OF MANGONIA PARK, FLORIDA APPROVED FOR RECORD THIS 9/12/23 DAY OF 2023.

By: William H. Albory, II, TOWN MAYOR and Kenneth L. Metcalf, TOWN MANAGER

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES, TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF MANGONIA PARK.

Gregory T. Tucker 12/15/23 DATE PROFESSIONAL SURVEYOR & MAPPER LICENSE NO.6147, STATE OF FLORIDA

Laurent Van Cott 10/11/2023 DATE PROFESSIONAL ENGINEER LICENSE NO.34362, STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE BASED ON N04°27'56"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE WEST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA FOR SECTION 5/43/43.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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 DETERMINED BY USE OF RIGHTS GRANTED.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT TOWN OF MANGONIA PARK ZONING REGULATIONS.
5. 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.
6. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
7. 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 SECTION SHALL 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.

LEGEND:

- ABBREVIATIONS: ORS - OFFICIAL RECORD BOOK, P.B. - PLAT BOOK, NO. - NUMBER, PG. - PAGE, R/W - RIGHT-OF-WAY, C - CENTERLINE, R - RADIUS, A - CENTRAL ANGLE, A - ARC LENGTH, (ch.) - CHORD BEARING & DISTANCE, SEC. - SECTION, 5/43/43 - SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, U.E. - UTILITY EASEMENT, D.E. - DRAINAGE EASEMENT, W.L.E. - WATERLINE EASEMENT, M.T.E. - MASS TRANSIT EASEMENT, LLC - LIMITED LIABILITY COMPANY, NAD - NORTH AMERICAN DATUM, LB - LICENSED BUSINESS, (D) - DEED DIMENSION, (P) - DIMENSION PER PLAT BOOK 24, PAGE 5, (C) - CALCULATED DIMENSION, (typ.) - TYPICAL

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"

SROA 45th STREET FL, LLC (IF AVAILABLE) SEAL

SURVEYOR'S SEAL

TOWN OF MANGONIA PARK SEAL

REVIEWING SURVEYOR SEAL

REVIEWING ENGINEER SEAL

PREPARING SURVEYOR & MAPPER'S STATEMENT THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC. CERTIFICATE OF AUTHORIZATION # LB 6473

1860 OLD OKEFCHORFF RD. SUITE 509

CFN 20230435570 PL BK 137 PG 30

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