

CFN 20240015873 PL BK 137 PG 40

20240015873

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# APEC - CONGRESS

BEING A REPLAT OF LOTS 1,2,3,4,5 AND A PORTION OF LOT 6, BLOCK 1, PALM ACRE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR RECORD AT 3:21 P.M. THIS 16 DAY OF January 2024 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 40-44  
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: [Signature] D.C.

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS APEC - CONGRESS, BEING A REPLAT OF LOTS 1,2,3,4,5 AND A PORTION OF LOT 6, OF BLOCK 1, PALM ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 5, FOR THE FOLLOWING TWO (2) COURSES: 1) S.02°30'49"W, A DISTANCE OF 2,678.35 FEET TO THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 5; 2) S.02°31'05"W, A DISTANCE OF 569.13 FEET; THENCE S.88°28'42"E, DEPARTING SAID WEST LINE OF SECTION 5, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN ROAD PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PALM ACRES ESTATES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE S.88°28'42"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA STREET AND THE NORTH LINE OF BLOCK 1 OF SAID PLAT OF PALM ACRES ESTATES, FOR A DISTANCE OF 274.79 FEET; THENCE S.02°34'18"W, A DISTANCE OF 443.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD AS SHOWN ON OFFICIAL RECORDS BOOK 4813, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.87°01'53"W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 6 OF SAID PUBLIC RECORDS, A DISTANCE OF 42.51 FEET; THENCE N.88°32'27"W, A DISTANCE OF 193.39 FEET; THENCE N.43°00'46"W, A DISTANCE OF 35.69 FEET; THENCE N.02°31'05"E, A DISTANCE OF 115.35 FEET; THENCE N.88°33'15"W, A DISTANCE OF 13.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE N.02°31'05"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, A DISTANCE OF 301.73 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 119,332 SQUARE FEET OR 2.740 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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 DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT RW1, 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.

TRACT RW2, 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.

**UTILITY EASEMENTS (U.E.):** 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.

**MASS TRANSIT EASEMENT:** THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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, DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF September 2023.

DOLPHIN STATIONS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature] WILLIAM D. MCKNIGHT, MANAGER

WITNESS: [Signature]  
PRINT NAME: Jess Wirtz

WITNESS: [Signature]  
PRINT NAME: Lisa Childress

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 12 DAY OF Sept 2023, BY WILLIAM D. MCKNIGHT AS MANAGER FOR DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2-27-27  
Denise Y Dunn  
SIGNATURE

Denise Y Dunn  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL) COMMISSION NO. 353519

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH }

I, MICHAEL J. McDERMOTT, 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 DOLPHIN STATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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; 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.

DATED: 11-30-2023, 2023

[Signature]  
MICHAEL J. McDERMOTT  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 501174

### 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 12 DAY OF JANUARY 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

BY: [Signature]  
DAVID L. RICKS, P.E. - COUNTY ENGINEER

### SITE DATA

ZONING CONTROL NUMBER: 1988-00021 / 2010-00668

### SURVEYOR'S NOTES

1. 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.
2. 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 RIGHT; 5 GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED VALUES FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING OF N.02°31'05"E, AND ALL BEARINGS ARE RELATIVE THERETO.
7. ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES.

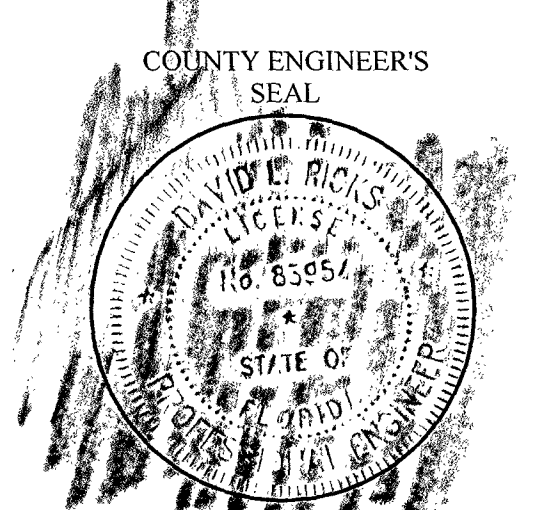
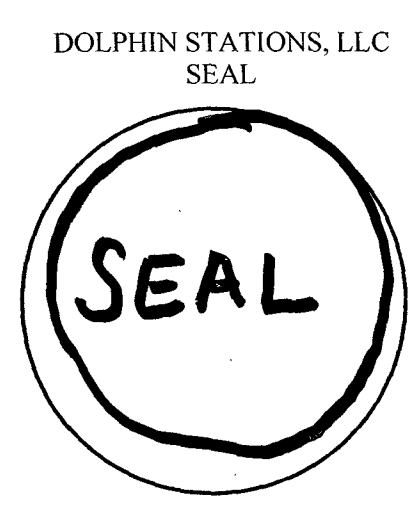
- STATE PLANE COORDINATE NOTES:
- a. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
  - b. SCALE FACTOR = 1.0000429
  - c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
COORDINATES SHOWN ARE GRID COORDINATES
  - d. ZONE = FLORIDA EAST ZONE
  - e. DATUM = NAD 83-1990 ADJUSTMENT
  - f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - g. LINEAR UNIT = U.S. SURVEY FEET
  - h. ALL BEARINGS ARE GRID

### 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 PALM BEACH COUNTY, FLORIDA.

DATE: 12-1-2023  
[Signature]  
LUIS J. ORTIZ, P.S.M.  
LICENSE NO. LS7006  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
LUIS J. ORTIZ, P.S.M.  
LS7006 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768



FILED BY: LUIS ORTIZ, P.S.M. ON: 12/01/2023 3:08 PM