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LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT AMG BUSINESS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PAINT LUX AUTO BODY", BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 01°19'18" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 35 FOR 2481.25 FEET TO THE SOUTHEAST CORNER OF "A PARTIAL RE-PLAT OF SECTION 2 PALM BEACH COLONY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGES 211 THROUGH 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°52'30" WEST ALONG THE SOUTH LINE OF SAID PLAT 483.04 FEET; THENCE SOUTH 01°04'25" WEST 368.36 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 88°55'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 68.67 FEET; THENCE SOUTH 01°04'25" WEST 149.99 FEET; THENCE SOUTH 88°58'52" EAST 68.27 FEET; THENCE SOUTH 01°04'25" WEST 40.85 FEET; THENCE SOUTH 02°12'54" WEST 31.47 FEET; THENCE SOUTH 03°11'43" WEST 91.27 FEET; THENCE SOUTH 87°47'06" EAST 8.61 FEET; THENCE SOUTH 02°12'54" WEST 31.47 FEET; THENCE NORTH 88°43'47" WEST 21.73 FEET; THENCE SOUTH 01°16'13" WEST 200.01 FEET; THENCE SOUTH 88°43'47" WEST 100.81 FEET; THENCE NORTH 01°40'50" EAST 151.58 FEET; THENCE NORTH 88°19'10" WEST 200.01 FEET; THENCE NORTH 01°40'50" EAST 267.89 FEET; THENCE NORTH 01°04'25" EAST 141.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 79,487 SQUARE FEET (1.825 ACRES), MORE OR LESS.

DEDICATIONS AND RESERVATIONS:

THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESERVATIONS:

DECLARATION OF CONDOMINIUM AT OR BOOK 31886, PAGE 485.  
RESERVATION FOR SALE OR LEASE OF OIL, GAS AND MINERAL RIGHTS AT OR BOOK 9765, PAGE 951.  
INGRESS/EGRESS EASEMENT & SIGN EASEMENT AT OR BOOK 21723, PAGE 168.  
INGRESS/EGRESS EASEMENT AT OR BOOK 4477, PAGE 1431 AND AMENDMENT AT OR BOOK 6211, PAGE 1087.  
INGRESS/EGRESS EASEMENT & DRAINAGE EASEMENT AT OR BOOK 6211, PAGE 1091.  
PERPETUAL ACCESS EASEMENT AT OR BOOK 8509, PAGE 320.  
UNITY OF CONTROL & CROSS-ACCESS EASEMENT AT OR BOOK 12677, PAGE 1059.  
MUTUAL CONSTRUCTION, REPAIR AND MAINTENANCE EASEMENT AT OR BOOK 12677, PAGE 1065.  
EASEMENT AGREEMENT AT OR BOOK 21723, PAGE 176.  
GRANT OF EASEMENT AT OR BOOK 31861, PAGE 1040.  
PALM BEACH COUNTY/VILLAGE OF ROYAL PALM BEACH AMENDED POTABLE WATER, RECLAIMED WATER AND WASTEWATER UTILITIES FRANCHISE AND SERVICE AREA AGREEMENT AT OR BOOK 17864, PAGE 583.

ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS 13 DAY OF February, 2025.

WITNESS: Harrylas Pisanoutsos  
(SIGNATURE)  
PRINT NAME: Harrylas Pisanoutsos

AMG BUSINESS ENTERPRISES LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Angelle Gibson  
ANGELLE GIBSON  
MANAGER

WITNESS: Barbara Legal  
(SIGNATURE)  
PRINT NAME: Barbara Legal

ACKNOWLEDGMENT:

STATE OF Florida } SS  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 13 DAY OF February, 2025, BY ANGELLE GIBSON, AS A MANAGER OF AMG BUSINESS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/7/26

Eunice F. Dulit  
SIGNATURE - NOTARY PUBLIC  
PRINT NAME: Eunice F. Dulit

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 AND ASSIGNMENT OF RENTS AND LEASES WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33720 AT PAGE 17 OF THE 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 BOARD OF DIRECTORS THIS 13 DAY OF February, 2025.

WITNESS: Harrylas Pisanoutsos  
PRINTED NAME: Harrylas Pisanoutsos

TRUIST BANK.  
A NORTH CAROLINA BANKING CORPORATION

WITNESS: Barbara Legal  
PRINTED NAME: Barbara Legal

BY: Claudia Camacho  
PRINTED NAME: CLAUDIA CAMACHO  
TITLE: VP, Branch Leader

ACKNOWLEDGMENT:

STATE OF Florida } SS  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 13 DAY OF February, 2025, BY VP Branch Leader AS VP Branch Leader OF TRUIST BANK A NORTH CAROLINA BANKING CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED a Dr. License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/4/26

Notary Public  
SIGNATURE  
PRINT NAME: Notary Public  
NOTARY PUBLIC

# PAINT LUX AUTO BODY

A PORTION OF THE SW 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

JUNE 2024

THIS INSTRUMENT WAS PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
CERTIFICATE OF AUTHORIZATION NO. LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

VILLAGE APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF "PAINT LUX AUTO BODY" FOR RECORD THIS 19th DAY OF August, 2025.

VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Jeff Hanna  
JEFF HANNA, MAYOR

BY: Diane Disanto  
DIANE DISANTO  
VILLAGE CLERK

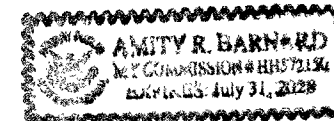
VILLAGE ACKNOWLEDGMENT:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

BEFORE ME, I, Diane Disanto, PERSONALLY APPEARED Jeff Hanna AND THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE VILLAGE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August, 2025.

BY: Amity R. Barnard DATE 8/19/25  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NUMBER 109142



VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: Christopher Marsh  
CHRISTOPHER MARSH, P.E. NO. 82560  
VILLAGE ENGINEER

DATED: 8/19/25

REVIEWING SURVEYOR'S STATEMENT:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

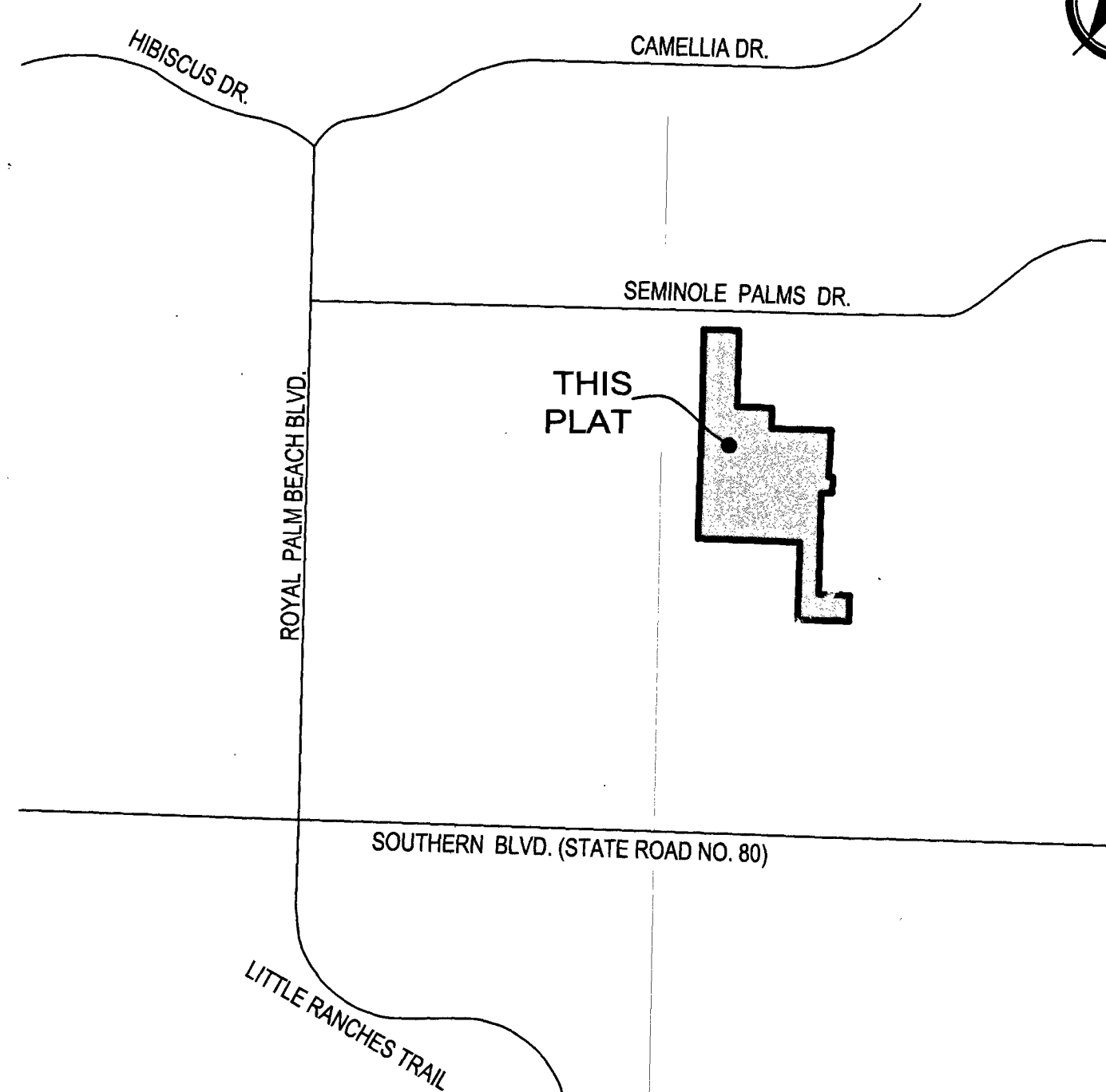
BY: Bryan Merritt DATE 8/19/25  
NAME: BRYAN MERRITT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6558

TITLE CERTIFICATION:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH

I, Francisco J. Gonzalez, 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 ARTEMIS INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AMG BUSINESS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

BY: F. J. Gonzalez DATE  
NAME: FRANCISCO J. GONZALEZ  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NUMBER 109123



LOCATION MAP  
SCALE 1" = 300'  
DATE OF SURVEY:  
04/16/2024

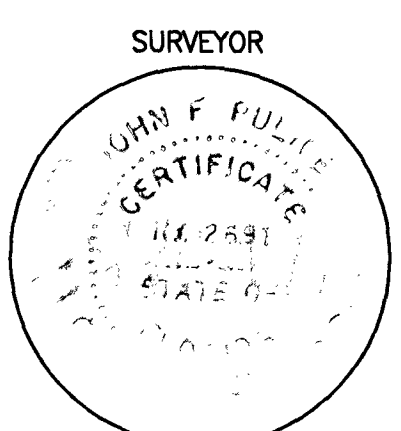
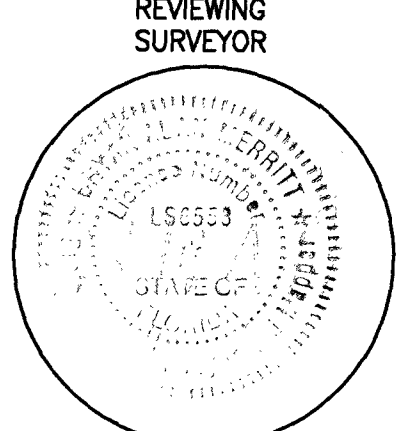
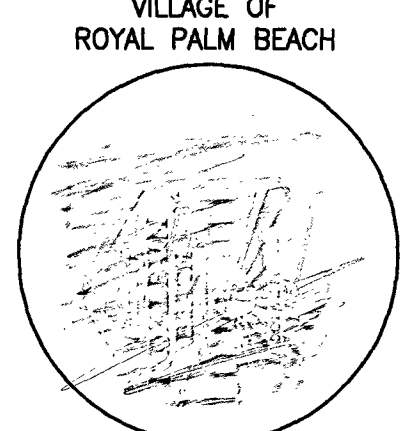
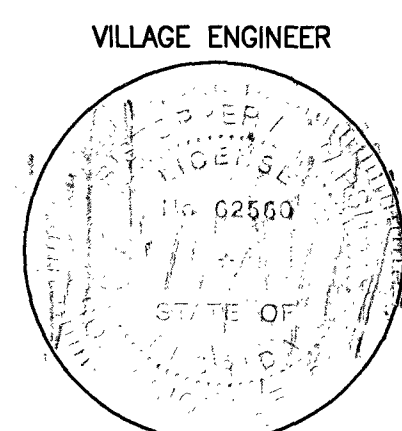
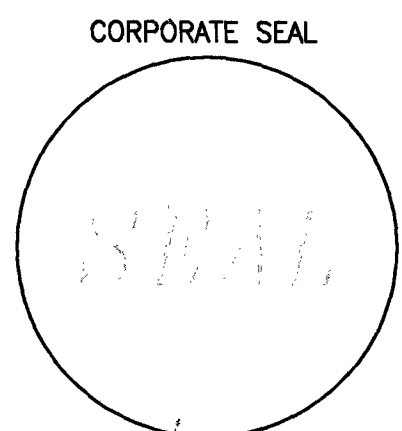
NOTES:

- NO BUILDINGS 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH ZONING REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA.
- 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 THIS COUNTY.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF THE NW 1/4 OF SECTION 35-43-41 BEING S01°19'18"W.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.

SURVEYOR'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 SECTION 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

BY: John F. Pulice DATE 12/14/24  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870



SUMMARY DATA

|  |     |
|--|-----|
| PROJECT ENGINEER:                                  | N/A |
| NUMBER OF LOTS                                     | 1   |
| APPROXIMATE LOT DIMENSIONS                         |     |
| 268' L X 240' W                                    |     |
| LINEAL FEET OF STREETS = N/A                       |     |
| TOTAL AREA THIS PLAT = 79,487 SF (+/- 1.825 ACRES) |     |
| OWNER: AMG BUSINESS ENTERPRISES LLC                |     |
| AGENT: PULICE LAND SURVEYORS, INC                  |     |