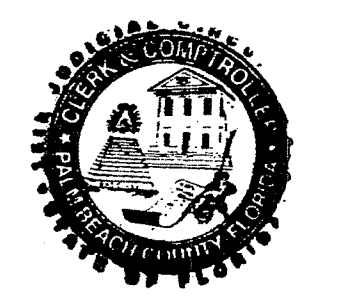


TMI III SUBDIVISION

BEING A REPLAT OF LOTS 9, 10, 11, A PORTION OF LOT 12 AND THE UN-NUMBERED LOT, PLAT ON. 2 OF ARKONA COURT, AS RECORDED IN PLAT BOOK 8, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591
 AUGUST - 2013

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 10:53 AM
 THIS 16 DAY OF November
 A.D. 2015 AND DULY RECORDED
 IN PLAT BOOK 184 ON
 PAGES 1 AND 2
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: Mary Gouge
 DEPUTY CLERK



DEDICATION AND RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 KNOW ALL MEN BY THESE PRESENTS THAT TERRACE MOUNTAIN INVESTORS III, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF LOTS 9, 10, 11, A PORTION OF LOT 12 AND THE UN-NUMBERED LOT, PLAT ON. 2 OF ARKONA COURT, AS RECORDED IN PLAT BOOK 8, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, PLAT NO. 2 OF ARKONA COURT, AS RECORDED IN PLAT BOOK 8, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°55'41" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 41.53 FEET; THENCE SOUTH 01°04'19" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARKONA COURT, AS RECORDED IN ROAD BOOK 9, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 5.57 FEET; THENCE SOUTH 88°57'10" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 116.40 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL QUIT-CLAIMED TO THE CITY OF WEST PALM BEACH IN OFFICIAL RECORDS BOOK 2391, PAGE 993, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A LINE 5.52 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF LOTS 7 THROUGH 12 OF SAID PLAT NO. 2 OF ARKONA COURT; THENCE SOUTH 88°55'41" EAST, ALONG SAID PARALLEL LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 299.69 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLAGLER DRIVE AS CREATED BY DEED BOOK 1106, PAGE 318 AND AS MODIFIED IN DEED BOOK 1106, PAGE 326; THENCE SOUTH 06°27'18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.70 FEET, TO A POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF FLAGLER DRIVE WITH THE NORTH LINE OF THE FORMER S. F. WORTHINGTON TRACT, SAID ALSO BEING THE SOUTH LINE OF THE TRACT DEEDED TO F. L. CRANE ON JANUARY 31, 1907, AS RECORDED IN DEED BOOK 32, PAGE 285 OF SAID PUBLIC RECORDS; THENCE NORTH 88°55'41" WEST, ALONG SAID NORTH AND SOUTH LINES, A DISTANCE OF 596.21 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF OLIVE AVENUE; THENCE NORTH 01°45'19" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.33 FEET TO A POINT OF INTERSECTION WITH A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 7 OF SAID PLAT NO. 2 OF ARKONA COURT; THENCE SOUTH 88°55'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 107.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 01°45'19" EAST, ALONG SAID EAST LINE OF LOT 8, A DISTANCE OF 112.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 115,833 SQUARE FEET/2.659 ACRES, MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS TMI III SUBDIVISION, AND DO HEREBY DEDICATE AS FOLLOWS:
 PARCELS A AND B, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF WEST PALM BEACH OFFICIAL ZONING MAP.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 12 DAY OF November, 2015

TERRACE MOUNTAIN INVESTORS III, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 BY: [Signature]
 FRANK R. TRABOLD
 MANAGER
 WITNESS: [Signature]
 PRINT NAME ANDRINE HALEY
 WITNESS: [Signature]
 PRINT NAME John Tanti

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED FRANK R. TRABOLD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Texas D.L. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TERRACE MOUNTAIN INVESTORS III, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November, 2015
 MY COMMISSION EXPIRES: Apr 18, 2018
 COMMISSION NUMBER: _____
[Signature]
 NOTARY PUBLIC
[Signature]
 PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I, Wilton White, 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 TERRACE MOUNTAIN INVESTORS III, LLC, A TEXAS 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.
 DATED: 11/24 2015
[Signature]
 ATTORNEY AT LAW
 FLORIDA BAR 792331

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.
 THIS 16 DAY OF November, 2015
 BY: [Signature]
 GERALDINE MUOIO, MAYOR
 APPROVED: [Signature] 2015
 CITY PLANNING BOARD
 BY: [Signature]
 STEVEN MAYANS, CHAIRMAN

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: 11/25/15
[Signature]
 WINCEM J. NOEL, P.S.M.
 FLORIDA CERTIFICATE NO. 4169

SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°45'19" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OLIVE AVENUE, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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.

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
 DATED: 11-24-15
[Signature]
 DAVID P. LINDLEY
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 5005

