

20160079663

110

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:00 P.M.  
THIS 23<sup>RD</sup> DAY OF March  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 21 ON  
PAGE 112

SHARON R. BOCK  
CLERK AND COMPTROLLER

By: *Marian P. Hoban*  
DEPUTY CLERK

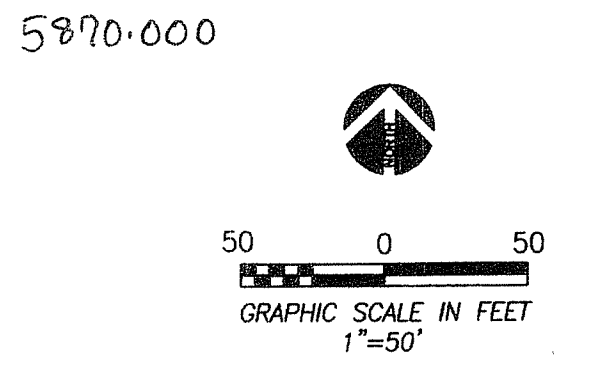
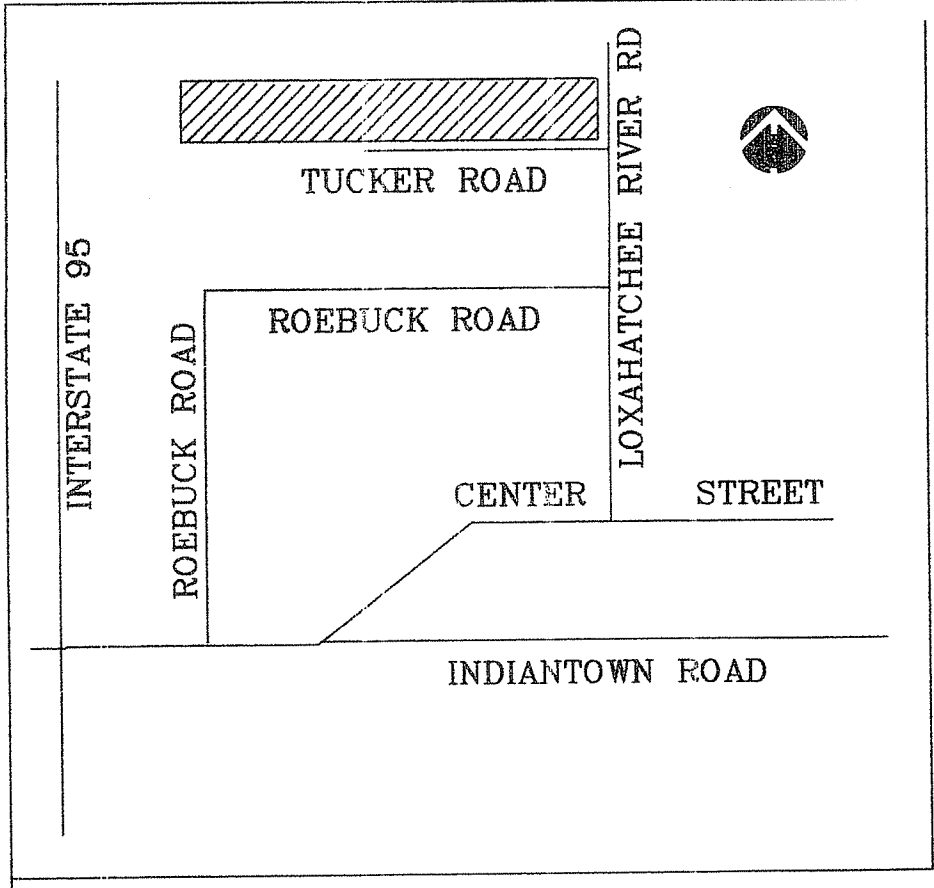


# TUCKER ROAD PROPERTY

LYING IN AND BEING A PORTION OF SECTION 35, TOWNSHIP 40  
SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

## SURVEYOR'S NOTES:

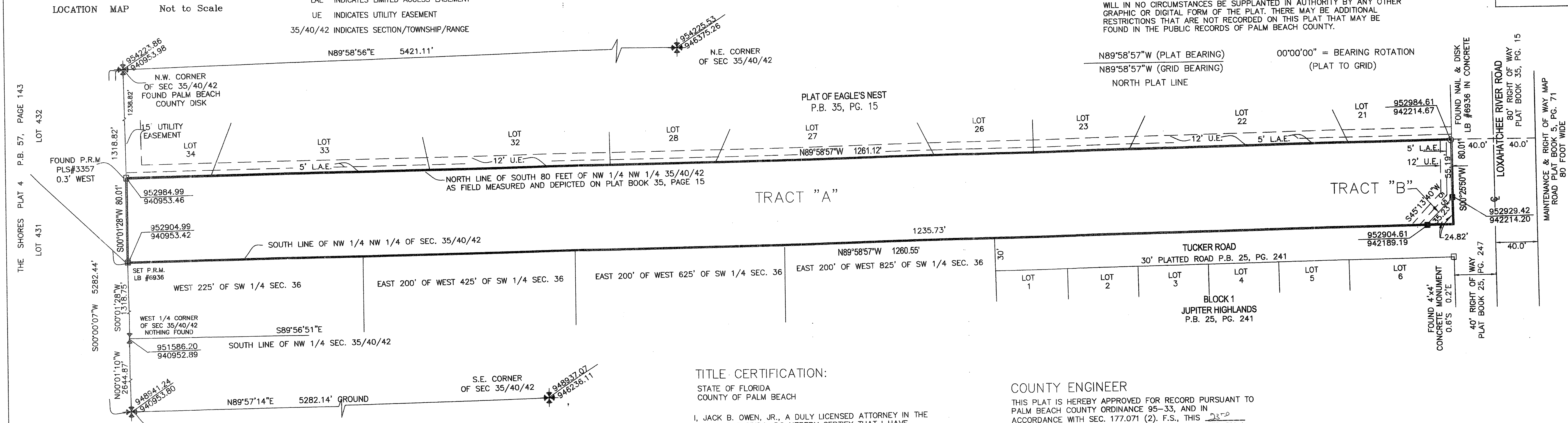
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY BUILDING AND 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
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.



- LEGEND
- INDICATES FOUND CONCRETE MONUMENT
  - P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT LB#6936
  - L.B. INDICATES LICENSED BUSINESS
  - P.B. INDICATES PLAT BOOK
  - PG. INDICATES PAGE
  - LAE INDICATES LIMITED ACCESS EASEMENT
  - UE INDICATES UTILITY EASEMENT
  - 35/40/42 INDICATES SECTION/TOWNSHIP/RANGE

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM = NAD 83 1990  
ADJUSTMENT ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE  
MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000034  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS SHOWN HEREON ARE GRID DATUM



### DEDICATIONS AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT TUCKER ROAD VENTURE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "TUCKER ROAD PROPERTY", IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTH 80 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD, CONTAINING 100,879 SQUARE FEET OR 2.32 ACRE MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY TUCKER ROAD VENTURE, 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 SAID TUCKER ROAD VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT "B" 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.

3. THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

### DEDICATIONS AND RESERVATION CONTINUED:

4. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 18<sup>TH</sup> DAY OF FEBRUARY, 2016.

TUCKER ROAD VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: *Martha M. Anderson*  
MARTHA M. ANDERSON  
WITNESS: *C.J. Peterson*  
C.J. PETERSON  
GUY M. DIVOSTA,  
MANAGER

### ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED GUY M. DIVOSTA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TUCKER ROAD VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND 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 18<sup>TH</sup> DAY OF FEB 2016.

*Joanne Schiavone*  
NOTARY PUBLIC  
COMMISSION NUMBER: FF239938  
MY COMMISSION EXPIRES AUG 23, 2019



TUCKER ROAD VENTURE, LLC.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JACK B. OWEN, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TUCKER ROAD VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/18/16  
BY: *Jack B. Owen, Jr.*  
JACK B. OWEN, JR., ATTORNEY AT LAW.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

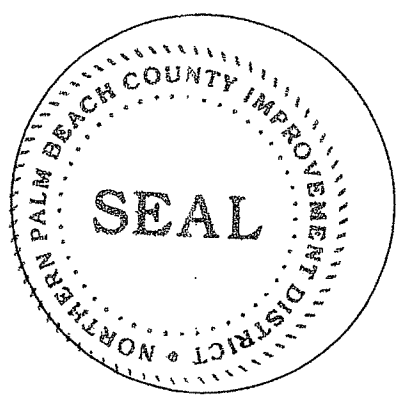
STATE OF FLORIDA  
COUNTY OF PALM BEACH

(NPBCID) HEREBY CONSENTS TO THE CREATION OF THIS PLAT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 24<sup>TH</sup> DAY OF February, 2016  
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT NO. 23

BY: *Matthew J. Boylan*  
MATTHEW J. BOYLAN, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST: *O'Neal Bardin, Jr.*  
O'NEAL BARDIN, JR., ASSISTANT SECRETARY  
BOARD OF SUPERVISORS



NPBCID SEAL

### COUNTY ENGINEER

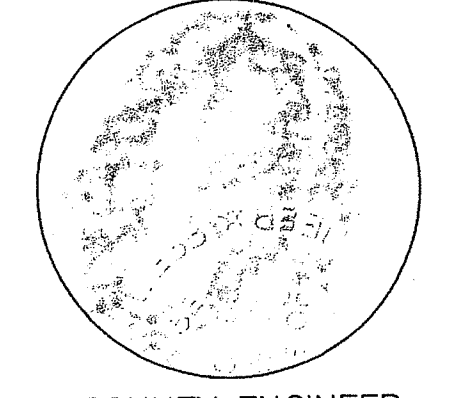
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 23<sup>RD</sup> DAY OF March 2016 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

BY: *George T. Webb, P.E.*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### 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) 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.

BY: *Richard N. Dean* DATE: 2/10/16  
RICHARD N. DEAN, P.S.M.  
LICENSE #4406  
STATE OF FLORIDA



COUNTY ENGINEER



SURVEYOR

THIS INSTRUMENT PREPARED BY: RICHARD N. DEAN, P.S.M. #4406  
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC. LB#6936

Dean Surveying & Mapping, Inc.  
"The Measuring Line Shall Go Forth" Jeremiah 31:39  
4201 West Gate Avenue  
Suite A3  
West Palm Beach, Florida 33409  
Tel: (561)625-8748 Facsimile (561)626-4558