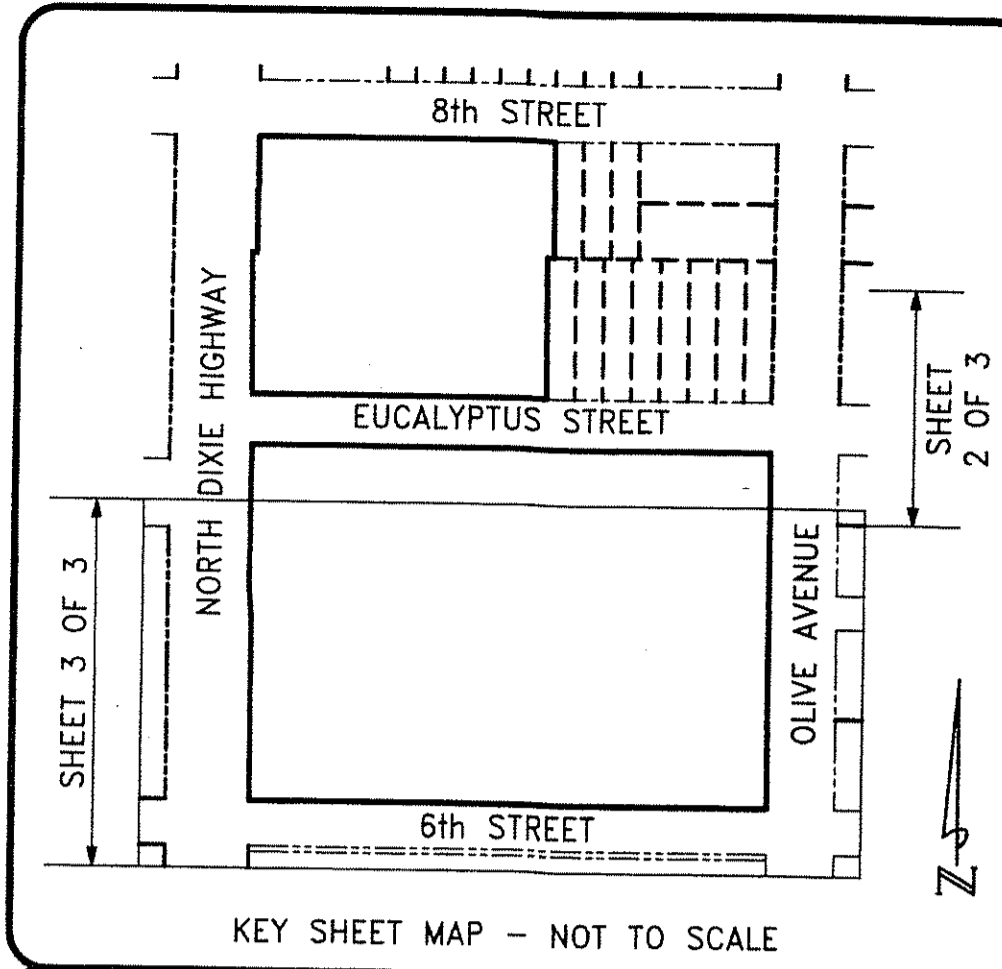


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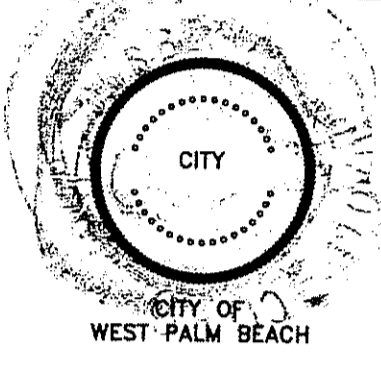
LOFTIN PLACE PLAT TWO

BEING A REPLAT OF TRACT 1, LOFTIN PLACE, PLAT BOOK 118, PAGES 113 THROUGH 116, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
FEBRUARY 2016
SHEET 1 OF 3



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED
FOR RECORD AT 10:05 AM
THIS DAY OF 6/02/2016
AND DULY RECORDED IN PLAT
NO. 121 ON PAGES 142
THRU 144

SHARON R. BOCK
CLERK AND COMPTROLLER
BY *Manuel P. Hernandez* C.



DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

KNOW ALL MEN BY THESE PRESENTS THAT CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS LOFTIN PLACE PLAT TWO, BEING A REPLAT OF TRACT 1, LOFTIN PLACE, PLAT BOOK 118, PAGES 113 THROUGH 116, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA WITH ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN A PORTION OF SECTIONS 15 & 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:
TRACT 1, LOFTIN PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE(S) 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 144,765.14 SQUARE FEET / 3.32 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

TRACTS
1. TRACT A AND TRACT B, AS SHOWN HEREON IS HEREBY RESERVED TO CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR NORMAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

UTILITY EASEMENTS
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

SIDEWALK PATH EASEMENTS
3. THE SIDEWALK PATH EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS AND IS THE MAINTENANCE OBLIGATION OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND / OR ASSIGNS.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE NAMED CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS.

THIS 1st DAY OF May, 2016.

WITNESS: *Scott F. Bryson* BY: CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP

PRINT NAME: Scott F. Bryson

WITNESS: *Harvey E. Oyer III* BY: *Nader Salour*

PRINT NAME: HARVEY E. OYER III NADER SALOUR, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME, PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MAY, 2016.

MY COMMISSION EXPIRES: 1/28/2018 NOTARY PUBLIC: *Deborah L. Fulgenzi*

PRINT NAME: Deborah L. Fulgenzi
NOTARY SEAL: *Deborah L. Fulgenzi* COMMISSION NO.: FF 075840

MORTGAGEE'S CONSENT:

STATE OF TEXAS }
COUNTY OF DALLAS }

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 CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26962, PAGE 1628, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 5th DAY OF May, 2016.

WITNESS: *Justin Gleason* BY: COMPASS BANK, AN ALABAMA BANKING CORPORATION

PRINT NAME: JUSTIN GLEASON BY: *Daniel Heffelfinger* NAME: DANIEL HEFFELFINGER TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF TEXAS }
COUNTY OF DALLAS }

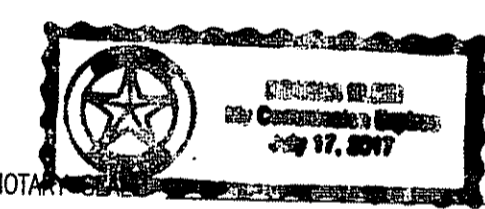
BEFORE ME, PERSONALLY APPEARED DANIEL HEFFELFINGER WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMPASS BANK, AN ALABAMA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF May, 2016.

MY COMMISSION EXPIRES: 07/17/17 NOTARY PUBLIC: *Deanna Klein*

PRINT NAME: Deanna Klein

COMMISSION NO.: 10668128



TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

I, HARVEY E. OYER, III, 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 CRV WPB-EUCAL, L.P., A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: THIS 9th DAY OF May, 2016.
BY: *Harvey E. Oyer III* NAME: HARVEY E. OYER, III, ATTORNEY-AT-LAW FLORIDA BAR NO.: 154024

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

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"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 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 CITY OF WEST PALM BEACH.

DATED: THIS 4th DAY OF May, 2016.
BY: *Scott F. Bryson* SCOTT F. BRYSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5991

REVIEWING SURVEYOR:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

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 THE PERMANENT REFERENCE MARKERS (P.R.M.'S) AND / OR PERMANENT CONTROL POINTS (P.C.P.'S) AT BOUNDARY CORNERS.

BY: *Vincent J. Noel* VINCENT J. NOEL, P.S.M. FLORIDA CERTIFICATE NO. 4169

CITY APPROVAL:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 3rd DAY OF June, 2016
BY: *Geraldine Mujio* GERALDINE MUJIO, MAYOR

CITY PLANNING BOARD APPROVAL:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

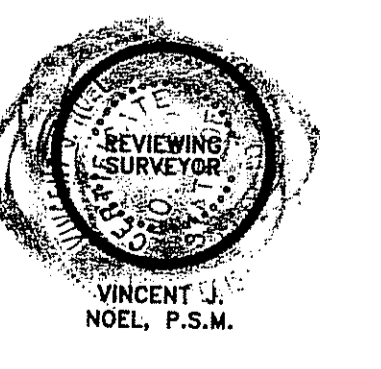
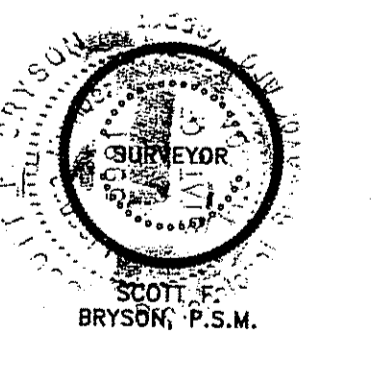
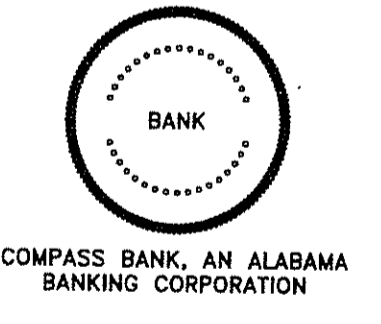
BY: *Steven Mayans* STEVEN MAYANS, CHAIR

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN 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 = 1.00000657
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT OF 1990. THE CENTERLINE OF EUCALYPTUS STREET BEARS SOUTH 88°49'36" EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT. (7) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2) THE PROPERTY PLATTED AND SHOWN HEREON IS SUBJECT TO A DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 28271, PAGE 144 AND A DECLARATION OF RESTRICTION TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 3) STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS PERFORMED USING OUR TOPCON HIPER-LITE GPS UNIT IN CONJUNCTION WITH THE LENGEMANN OF FLORIDA STATE WIDE GPS NETWORK AS WELL AS PUBLISHED STATE PLANE COORDINATES AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAPS SECTION 93020-MAINT. (7) (DIXIE HIGHWAY) AND SECTION 93020-MAINT-2 (OLIVE AVENUE). NOTE: THE STATE PLANE COORDINATE VALUE FOR THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS SHOWN HEREON IS AS PUBLISHED ON THE FOREMENTIONED FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP SECTION 93020-MAINT. (7) (DIXIE HIGHWAY). THE SAID PUBLISHED VALUE WAS HELD AND USED FOR THE FINAL DETERMINATION OF RIGHT-OF-WAY LINES, PROPERTY LINES, ETC FOR THE DIXIE HIGHWAY CORRIDOR. THE SAID MAINTENANCE MAP INDICATED THAT A FOUND DISK STAMPED "OSS" WAS FOUND AT THE SAID SECTION CORNER (NOT RECOVERED AS PART OF THE FIELD SURVEY AND MAP USED TO PREPARE THIS PLAT). THE SAID MAP ALSO INDICATED THAT THE QUARTER CORNER TO THE NORTH, SOUTH AND WEST WERE ALL RECOVERED AND DEPICTED ON THE SAID MAINTENANCE MAP FOR DIXIE HIGHWAY.
- 4) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5) 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.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.
- 7) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.



LEGEND OF SYMBOLS:

- = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- = MAG NAIL & DISK STAMPED "LB 4897" OR AS NOTED.

PROPERTY CONTROL ABBREVIATIONS:

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- M.N.D. = MAG NAIL & DISK

LEGEND OF ABBREVIATIONS:

- D = DEGREES
- M = MINUTES
- S = SECONDS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- CB = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- RAD. = RADIAL
- N.R. = NON-RADIAL
- T = TANGENT
- N.T. = NON-TANGENT
- C/L = CENTERLINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- PC = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- S.L.E. = SANITARY SEWER LINE EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Ste 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7100

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.			
DATE: 01/19/16	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SFB	12-996	1 of 3
DRAWN: SFB	DWG No: D12-996PA		

PLAT 20160203939, KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600