

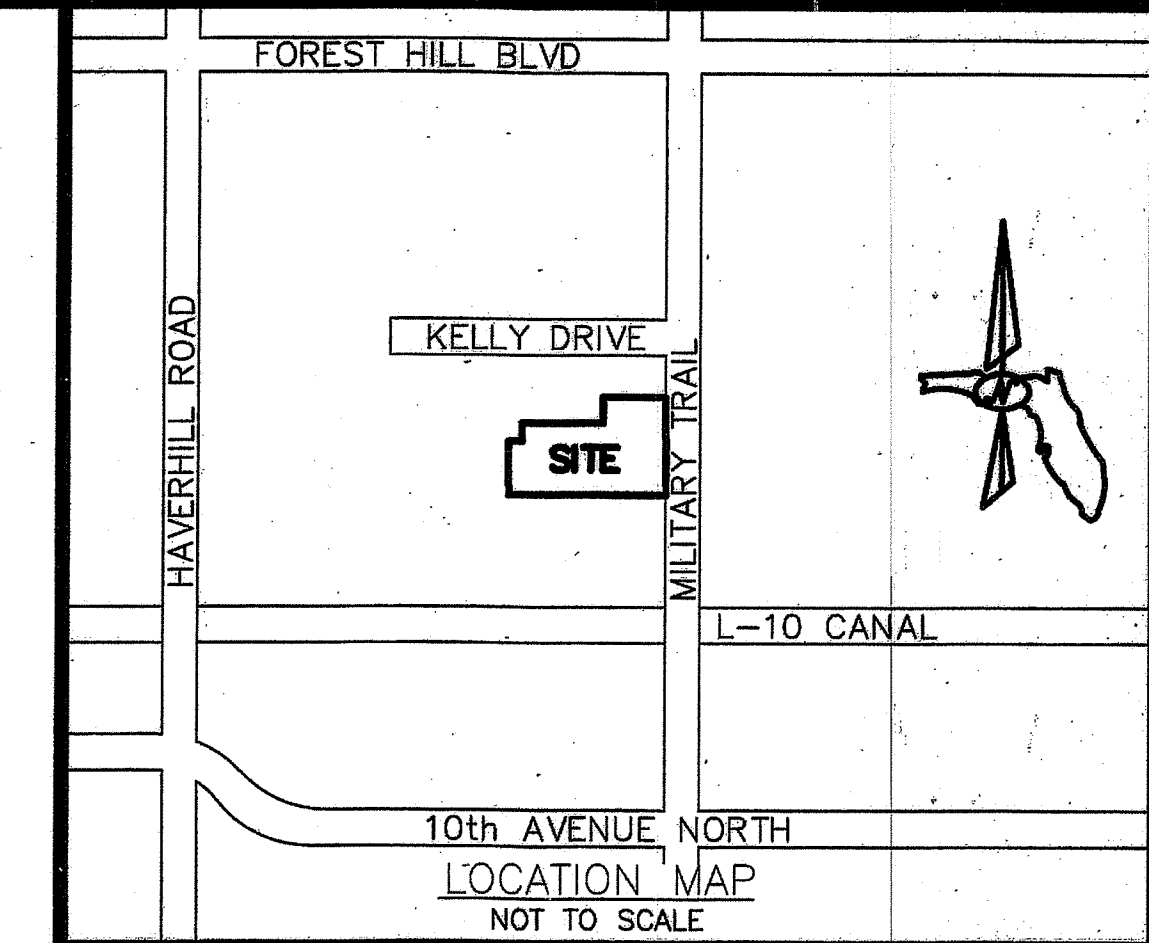
MATHEWS MINI STORAGE

LYING IN THE SOUTHEAST QUARTER (S.E. 1/4) SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 22, PLAT OF VELDOR, RECORDED IN PLAT BOOK 23, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

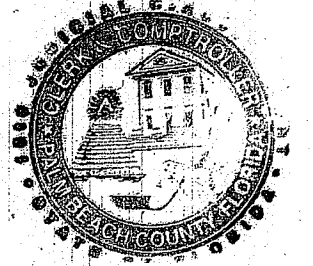
SHEET 1 OF 2

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

SITE PLAN DATA
CONTROL NO. 1986-62



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:14 P.M. THIS 16th DAY OF December, A.D. 2016, AND DULY RECORDED IN PLAT BOOK 13 ON PAGES 56 AND 57.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Dennis M. Card
DEPUTY CLERK



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT HOWELL GAROLSKY, OWNER OF THE LAND SHOWN HEREON AS MATHEWS MINI STORAGE, LYING IN THE SOUTHEAST QUARTER (S.E. 1/4) SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOT 22, PLAT OF VELDOR, RECORDED IN PLAT BOOK 23, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, S01°41'42"W FOR 330.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, N88°01'37"W FOR 53.00 FEET TO THE WEST RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809) RECORDED IN OFFICIAL RECORD BOOK 1025, PAGE 460, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N88°01'37"W FOR 577.00 FEET; THENCE PARALLEL WITH THE SAID EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, N01°41'42"E FOR 198.00 FEET; THENCE PARALLEL WITH THE SAID NORTH LINE OF THE SOUTHWEST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, S88°01'37"E FOR 50.00 FEET; THENCE PARALLEL WITH THE SAID EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, N01°41'42"E FOR 66.00 FEET; THENCE PARALLEL WITH THE SAID NORTH LINE OF THE SOUTHWEST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, S88°01'37"E FOR 298.00 FEET; THENCE PARALLEL WITH THE SAID EAST LINE OF THE SAID SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, N01°41'42"E FOR 99.00 FEET; THENCE PARALLEL WITH THE SAID NORTH LINE OF THE SOUTHWEST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 13, S88°01'37"E FOR 229.00 FEET TO THE WEST RIGHT-OF-WAY OF MILITARY TRAIL (STATE ROAD 809) RECORDED IN OFFICIAL RECORD BOOK 1218 PAGE 357, OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY, AND ITS SOUTHERLY EXTENSION, RECORDED IN OFFICIAL RECORD BOOK 1051, PAGE 66, OFFICIAL RECORD BOOK 1049, PAGE 405, AND OFFICIAL RECORD BOOK 1025, PAGE 460, S01°41'42"W FOR 363.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.94 ACRES, MORE OR LESS.

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

1. TRACT A AND TRACT B:

TRACT A AND TRACT B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENT:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

3. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, 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. THE OWNER, HIS 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, I, HOWELL GAROLSKY, DO HEREBY SET MY HAND AND SEAL THIS 16th DAY OF December, 2016

WITNESS: Douglas Legler
Douglas Legler
(PRINT NAME)

BY: Howell Garolsky
HOWELL GAROLSKY

WITNESS: Damian Brink
Damian Brink
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

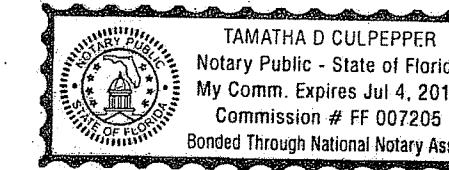
BEFORE ME PERSONALLY APPEARED HOWELL GAROLSKY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF December, 2016

MY COMMISSION EXPIRES:

Tamatha D. Dupuy (SIGNATURE)
Tamatha D. Dupuy (PRINTED NAME)
NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, JOSEPH D. ORT, P.L., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HOWELL GAROLSKY, 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; 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.

Joseph D. Ort
JOSEPH
JAMES D. ORT, P.L.

DATED: 12/19/16

BY: D. Bradley Hester
D. BRADLEY HESTER, ESQ., FOR THE FIRM
ATTORNEY-AT-LAW LICENSED IN FLORIDA

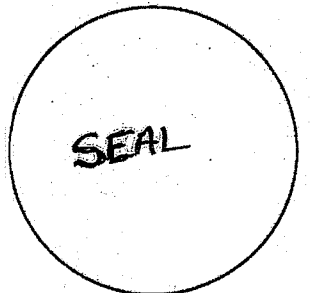
SURVEYOR & MAPPER'S CERTIFICATE

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.

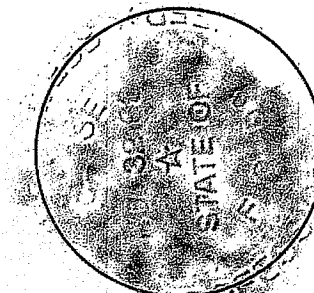
John E. Phillips III
JOHN E. PHILLIPS III, P.S.M.
LICENSE # NO. 4826
STATE OF FLORIDA

12/22/16
DATE

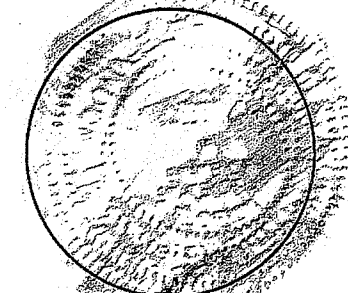
HOWELL GAROLSKY
SEAL
(IF AVAILABLE)



COUNTY
ENGINEER'S
SEAL



SURVEYOR'S
SEAL



COUNTY APPROVAL

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 16th DAY OF December, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S01°41'42"W (GRID, NAD 83-1990 ADJUSTMENT) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13/44/42.
- 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.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR - 1.000037454
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE
J. ROTATION EQUATION: NONE
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.

LEGEND:

- ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.B. - PLAT BOOK
NO. - NUMBER
RPB - ROAD PLAT BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
FPL - FLORIDA POWER & LIGHT
- FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
PBCo - PALM BEACH COUNTY
C - CENTERLINE
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
(D) - DEED DIMENSION
(C) - CALCULATED DIMENSION
(G) - GROUND DIMENSION
(SP) - NOT MEASURED, SITE PLAN DIMENSION PER PROJECT #05000-358, APPROVED 10/11/2016 13/44/42 - SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP