

20170168067

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PALMS GATEWAY

BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN THE NE 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BW AUSTRALIAN BELVEDERE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PALMS GATEWAY", BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE, N89°37'39"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 666.90 FEET; THENCE, S00°56'30"E, A DISTANCE OF 66.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BELVEDERE ROAD, AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S00°56'30"E, A DISTANCE OF 402.71 FEET TO A NON-TANGENT CURVE TO THE LEFT AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST PALM BEACH STUB CANAL AS RECORDED IN "TUXEDO PARK", PLAT BOOK 11, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, 256.94' ALONG THE ARC OF SAID CURVE AND THE NORTHERLY LINE OF SAID PLAT BOOK 11, PAGE 46, A RADIUS OF 4,460.03 FEET AND CENTRAL ANGLE OF 03°18'03" (CHORD BEARING S40°00'17"W, A DISTANCE OF 256.90 FEET); THENCE S38°21'15"W, A DISTANCE OF 118.02 FEET TO THE NORTHERLY BOUNDARY LINE OF PALM BEACH INTERNATIONAL AIRPORT; THENCE, N89°32'23"W ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 358.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE AND A NON-TANGENT CURVE TO THE RIGHT; THENCE, 132.80 FEET ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID AUSTRALIAN AVENUE, A RADIUS OF 1,807.86 FEET AND CENTRAL ANGLE OF 04°12'32" (CHORD BEARING N05°52'26"W, A DISTANCE OF 132.77 FEET); THENCE N01°02'15"E, A DISTANCE OF 177.97 FEET; THENCE N00°42'26"W, A DISTANCE OF 225.94 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE, N44°49'58"E, A DISTANCE OF 220.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BELVEDERE ROAD; THENCE S89°37'08"E, A DISTANCE OF 447.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 372,435 SQUARE FEET OR 8.550 ACRES, MORE OR LESS.

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

TRACTS 1, 2, 3 AND 4 ARE HEREBY RESERVED FOR THE OWNER, BW AUSTRALIAN BELVEDERE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF WEST PALM BEACH.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF April, 2017.

BY: BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, ITS MANAGER

WITNESS: Bradley Wright Barrs
PRINT NAME: Bradley Wright Barrs

BY: Henry G. Hilsman
HENRY G. HILSMAN, VICE PRESIDENT

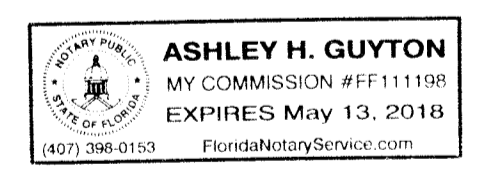
WITNESS: Nate Lalajatin
PRINT NAME: Nate Lalajatin

ACKNOWLEDGMENT:
STATE OF Florida
COUNTY OF Hillsborough

BEFORE ME PERSONALLY APPEARED Henry G. Hilsman WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Notary Public Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Manager OF BW AUSTRALIAN BELVEDERE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 April, 2017.

MY COMMISSION EXPIRES:



BY: Ashley H. Guyton
NAME: Ashley H. Guyton
COMMISSION No. FF111198

TITLE CERTIFICATION:

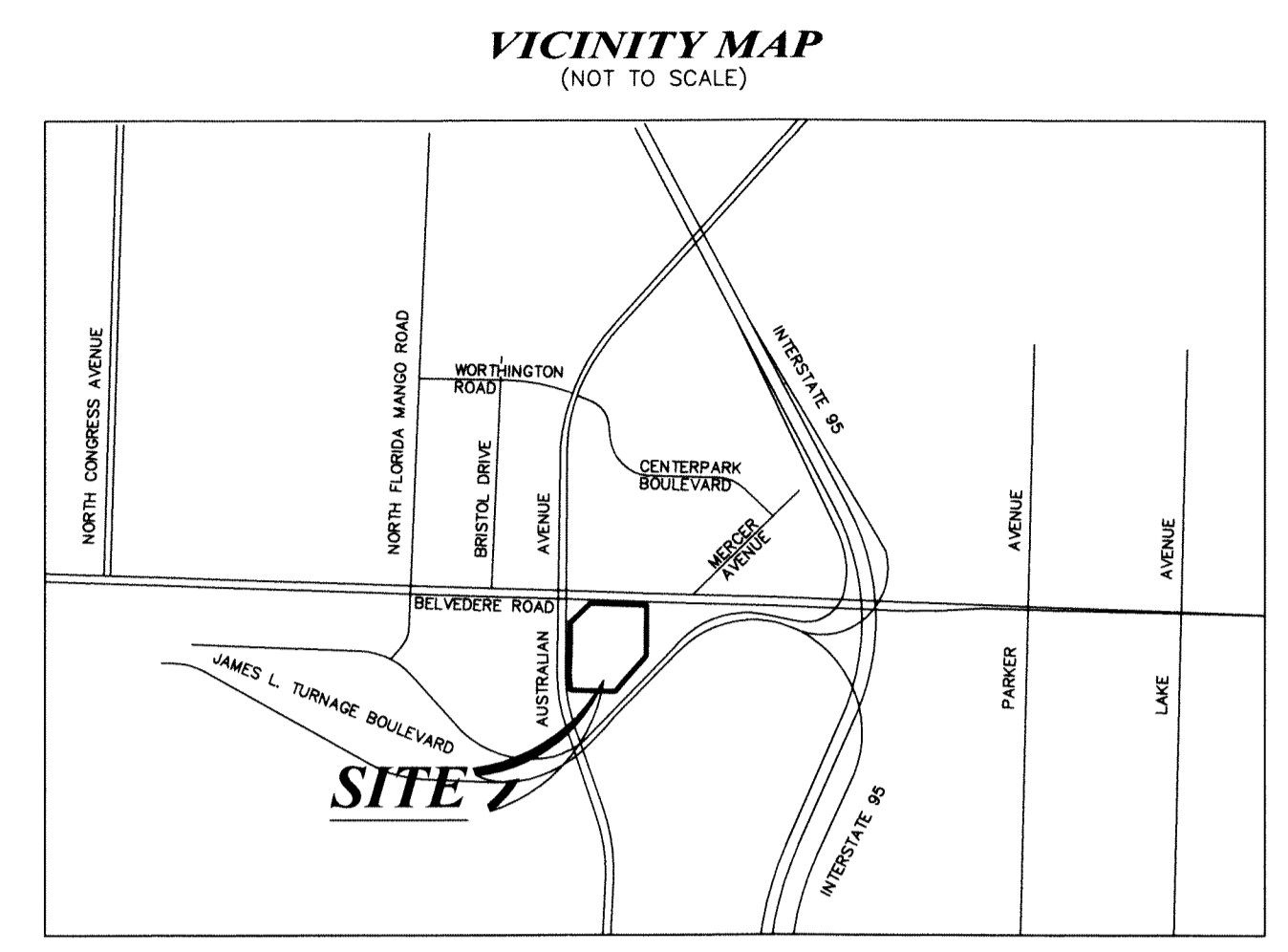
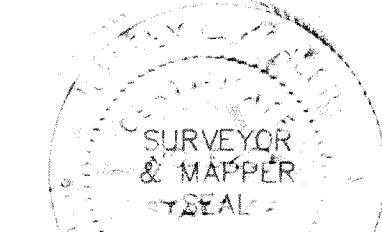
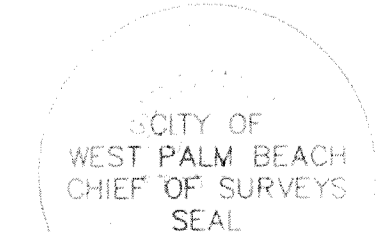
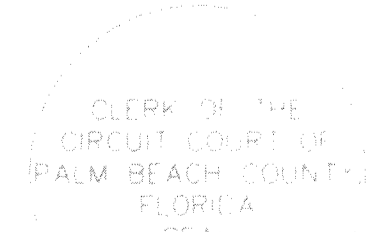
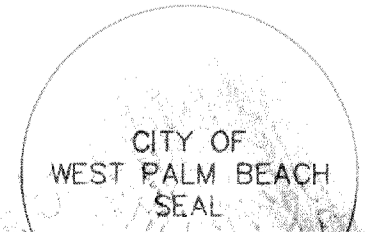
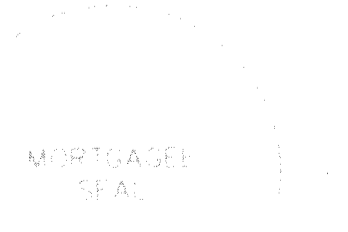
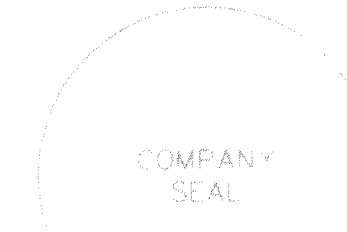
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Christopher Brewer, A DULY LICENSED attorney, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BW AUSTRALIAN BELVEDERE, LLC, 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 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: Christopher Brewer DATED: 4/12/17

NAME: Christopher Brewer
TITLE: Attorney

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
LB Number 7652



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28036 AT PAGE 702 THROUGH 728 AND THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28036 AT PAGE 747 THROUGH 772 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF April, 2017.

USAMERIBANK
A FLORIDA BANKING CORPORATION

WITNESS: Bradley Wright Barrs
PRINT NAME: Bradley Wright Barrs

BY: Joseph E. Taggart
PRINT NAME: JOSEPH E TAGGART
TITLE: SVP

WITNESS: Henry Hilsman
PRINT NAME: Henry Hilsman

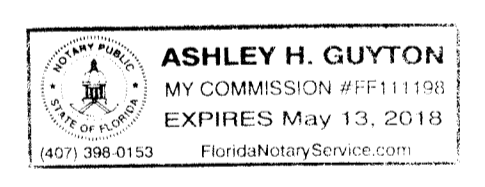
ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Hillsborough

BEFORE ME PERSONALLY APPEARED Joseph E. Taggart WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED SVP AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF USAMERIBANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF April, 2017.

MY COMMISSION EXPIRES:



BY: Ashley H. Guyton
NAME: Ashley H. Guyton
COMMISSION No. FF111198

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA THIS 2 DAY OF May, 2017.

BY: Geraldine Muoio
PRINT NAME: GERALDINE MUOIO, MAYOR

APPROVED May 2, 2017
CITY PLANNING BOARD

BY: Steven Mayans
NAME: STEVEN MAYANS
TITLE: CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

DATE: 4/29/17

NAME: Vincent J. Noel
PROFESSIONAL SURVEYOR & MAPPER NO. LS-4169
STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

JEFFREY L. KOHLER, P.S.M. L.S.6201, STATE OF FLORIDA
EBI SURVEYING (L.B. 7652)
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
PH. 813.886.6080

SURVEYOR'S NOTES:

- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS REFERENCED ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 93650-2602 AND PER ROAD PLAT BOOK 5, PAGES 47 THROUGH 55, HAVING A BEARING OF NORTH 89°37'39" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST (0901)
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
PROJECT SCALE FACTOR = 1.000044878
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- 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 THERE PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- ALL RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

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 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: Jeffrey L. Kohler DATE: 4/10/2017

JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6201

EBI SURVEYING
LICENSED BUSINESS #7652
8415 SUNSTATE STREET
TAMPA, FLORIDA, 33634

COUNTY OF PALM BEACH }
STATE OF FLORIDA } SS
THIS PLAT WAS FILED FOR RECORD AT
1053 THIS 11th DAY OF May
2017 AND DULY RECORDED IN PLAT
BOOK No. 123 ON PAGE 146-147
SHARON R. BOCK, CLERK AND
COMPTROLLER
By Sharon R. Bock

