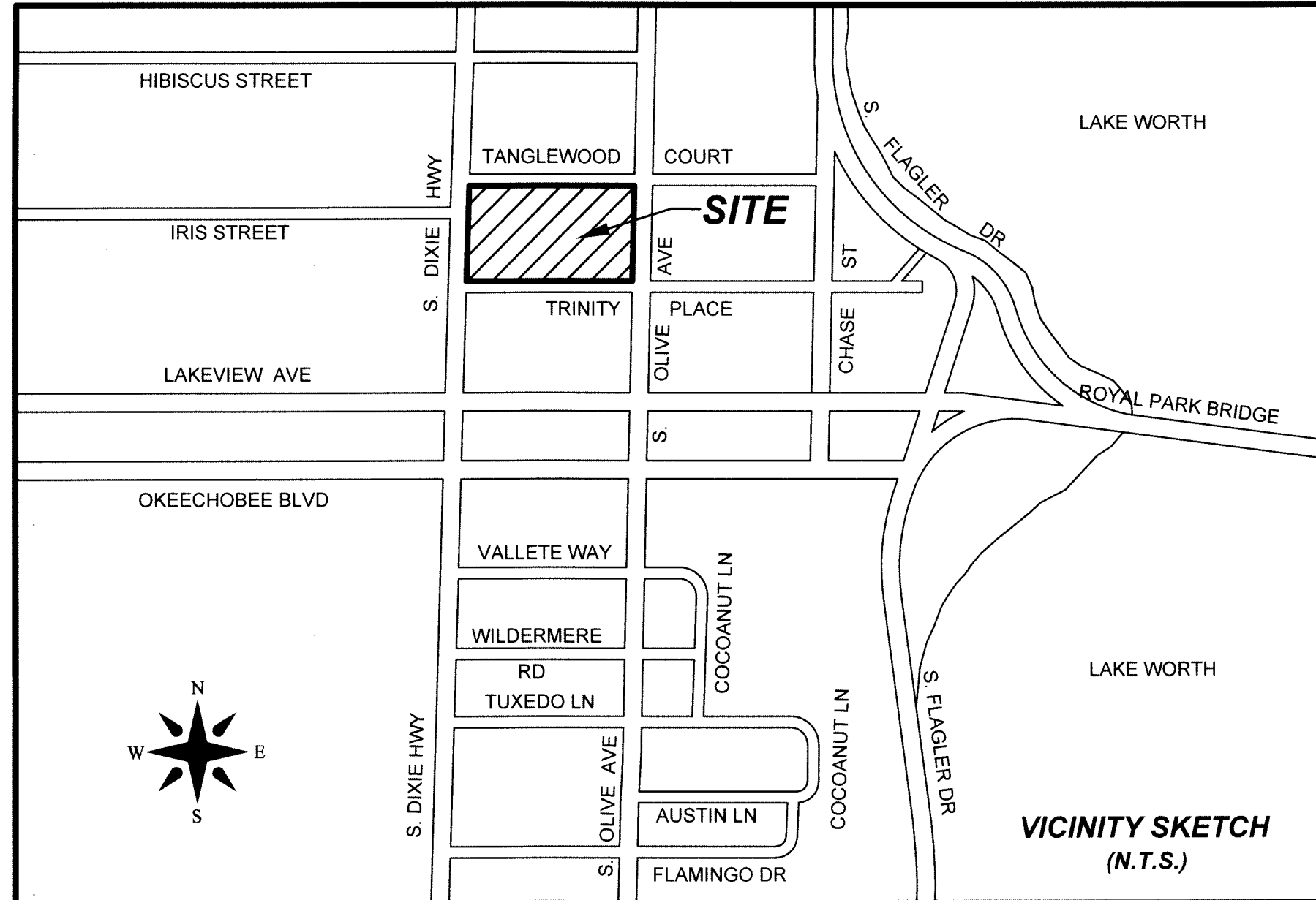


NOTICE OF RECORDING... PLAT BOOK 7, PAGE 6... AUGUST 12, 2017... 59-60

Tanglewood Court Replat No. 1

BEING A REPLAT OF PORTION OF TANGLEWOOD COURT AS RECORDED IN PLAT BOOK 7, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 7, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

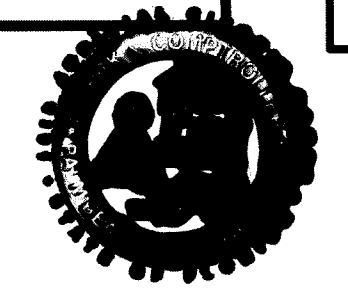


IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Manager and its company seal to be affixed hereto by and with the authority of its Board of Directors, this 22 day of JUNE, 2017.

Olive Street Associates, LLC, a Florida limited liability company
BY: Eliot Lauer
Eliot Lauer, Manager

WITNESS: Sheila Lander Albert
Printed Name
WITNESS: Michelle Gemmel
Printed Name

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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Olive Street Associates, LLC, a Florida limited liability company and The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation, owners of the land shown hereon as TANGLEWOOD COURT REPLAT NO. 1, being a replat of portion of Tanglewood Court, according to the plat thereof, as recorded in Plat Book 7, Page 6, Public Records of Palm Beach County, Florida, and a portion of Government Lot 7, lying in Section 22, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

COMMENCE at the Southwest corner of Section 22, Township 43 South, Range 43 East; thence North 00°52'32" East, along the West line of the Southwest quarter of said Section 22 (the West line of the Southwest quarter of said Section 22 is assumed to bear North 00°52'32" East and all other bearings are relative thereto), a distance of 576.0 feet, more or less, to the point of intersection with the Westerly prolongation of the existing North right-of-way line of Trinity Place (formerly known as Benton Street) as described in Warranty Deed recorded in Official Records Book 12187, Page 1063, said Public Records of Palm Beach County; thence departing said quarter Section line, continue along said North right-of-way line of Trinity Place and its Westerly prolongation thereof, South 89°08'00" East a distance of 260.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along the limits of the parcel described in said Warranty Deed recorded in Official Records Book 12187, Page 1063, through the following two courses; North 00°52'32" East a distance of 12.00 feet; thence North 89°08'00" West a distance of 223.00 feet to the East right-of-way line of South Dixie Highway (a.k.a. State Road No. 5 & U.S. Highway No. 1); thence North 00°52'32" East, along said East right-of-way line (said East right-of-way being 37.00 feet East of and parallel with said quarter Section line), a distance of 222.50 feet to a point on the South right-of-way line of Tanglewood Court; thence continue along the South right-of-way line of Tanglewood Court for the following nine courses; South 89°08'00" East a distance of 50.00 feet; thence South 00°52'32" West a distance of 0.10 feet; thence South 89°08'00" East a distance of 60.00 feet; thence North 00°52'32" East a distance of 0.10 feet; thence South 89°08'00" East a distance of 160.00 feet; thence North 00°52'32" East a distance of 0.50 feet; thence South 89°08'00" East a distance of 53.00 feet; thence North 00°52'32" East a distance of 4.50 feet; thence South 89°08'00" East a distance of 150.00 feet to the West right-of-way line of South Olive Avenue; thence South 00°52'32" West, along said West right-of-way line, a distance of 239.50 feet to the North right-of-way line of said Trinity Place (formerly known as Benton Street); thence North 89°08'00" West, along said North right-of-way line, a distance of 250.00 feet to the POINT OF BEGINNING.

TOGETHER WITH the North 10.00 feet of Lot 8, Tanglewood Court, according to the plat thereof, recorded in Plat Book 6, Page 7, of the Public Records of Palm Beach County, Florida.

Containing in all, 2.515 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby reserve and dedicate as follows:

LOTS 1 & 2

Lots 1 and 2, as shown hereon, are hereby reserved by Olive Street Associates, LLC, a Florida limited liability company and The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation, their successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said Olive Street Associates, LLC, a Florida limited liability company and The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation, their successors and assigns, without recourse to City of West Palm Beach, Florida.

LOT 3

Lot 3, as shown hereon, is hereby dedicated to the City of West Palm Beach, Florida, for the perpetual use of the public for public street purposes.

PEDESTRIAN ACCESS EASEMENT

The Pedestrian Access Easement as shown hereon, is hereby dedicated to the City of West Palm Beach, for use by the public for pedestrian access. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said land, their successors and assigns.

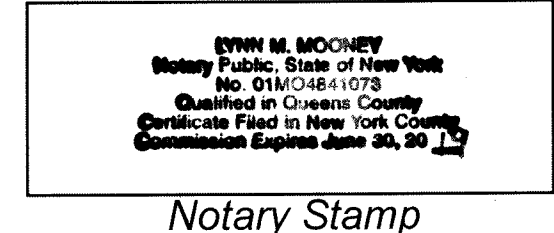
ACKNOWLEDGEMENT

State of Florida ~~New York~~
County of ~~Palm Beach~~ New York

BEFORE me personally appeared Eliot Lauer, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Manager of Olive Street Associates, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as Manager of said company, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this JUNE day of JUNE 22, 2017.

01M04841073
My Commission No.:
June 30, 2019
My Commission Expires:



Lynn M. Mooney
Signature of Notary Public
LYNN M. MOONEY
Printed Name of Notary Public

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Chairman and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26th day of JUNE, 2017.

The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation
BY: J.B. Murray
J.B. Murray, Chairman

WITNESS: Gregory E. Young
Printed Name
WITNESS: Justin Wright Sibulkin
Printed Name

WITNESS: Jean M. Firogenis
Printed Name

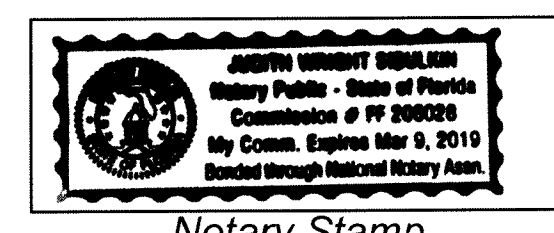
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared J.B. Murray, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Chairman of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation, and acknowledged to and before me that he executed such instrument as Chairman of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 26th day of JUNE, 2017.

47206028
My Commission No.:
March 9, 2019
My Commission Expires:



Justin Wright Sibulkin
Signature of Notary Public
Justin Wright Sibulkin
Printed Name of Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Gregory E. Young, 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 Olive Street Associates, LLC, a Florida limited liability company and The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida non-profit corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 26th day of JUNE, 2017.

Gregory E. Young
Esquire
Florida Bar No. 0876800

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, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 10th day of JULY, 2017.

Vincent J. Noel
Vincent J. Noel, PSM
Florida Certificate No. 4169

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 the City of West Palm Beach, Florida.

Dated this 10th day of JULY, 2017.

Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

APPROVAL-CITY OF WEST PALM BEACH

State of Florida
County of Palm Beach

This plat is hereby approved for record by the City Commission of West Palm Beach, Florida, and the Commission accepts the dedications to the City of West Palm Beach contained on this plat this ___ day of ___, 2017.

City Planning Board Approval

By: Steven Mayans
Steven Mayans, Chair

By: Geraldine Muoio
Geraldine Muoio, Mayor

PLAT OF:

Tanglewood Court Replat No. 1

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4591
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.C.	JOB No.: 99-1253.1	F.B. WP149 PG. 21
OFFICE: R.C.	DATE: 12/01/2016	DWG. No.: 99-1253-3
CK'D:	REF.: 99-1253-3.DWG	SHEET 1 OF 2

PREPARING SURVEYOR & MAPPER'S STATEMENT

This instrument was prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

OLIVE STREET COMPANY SEAL	COMMUNITY CORPORATE SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
SEAL	SEAL			