

MATHEWS MINI STORAGE PLAT 2

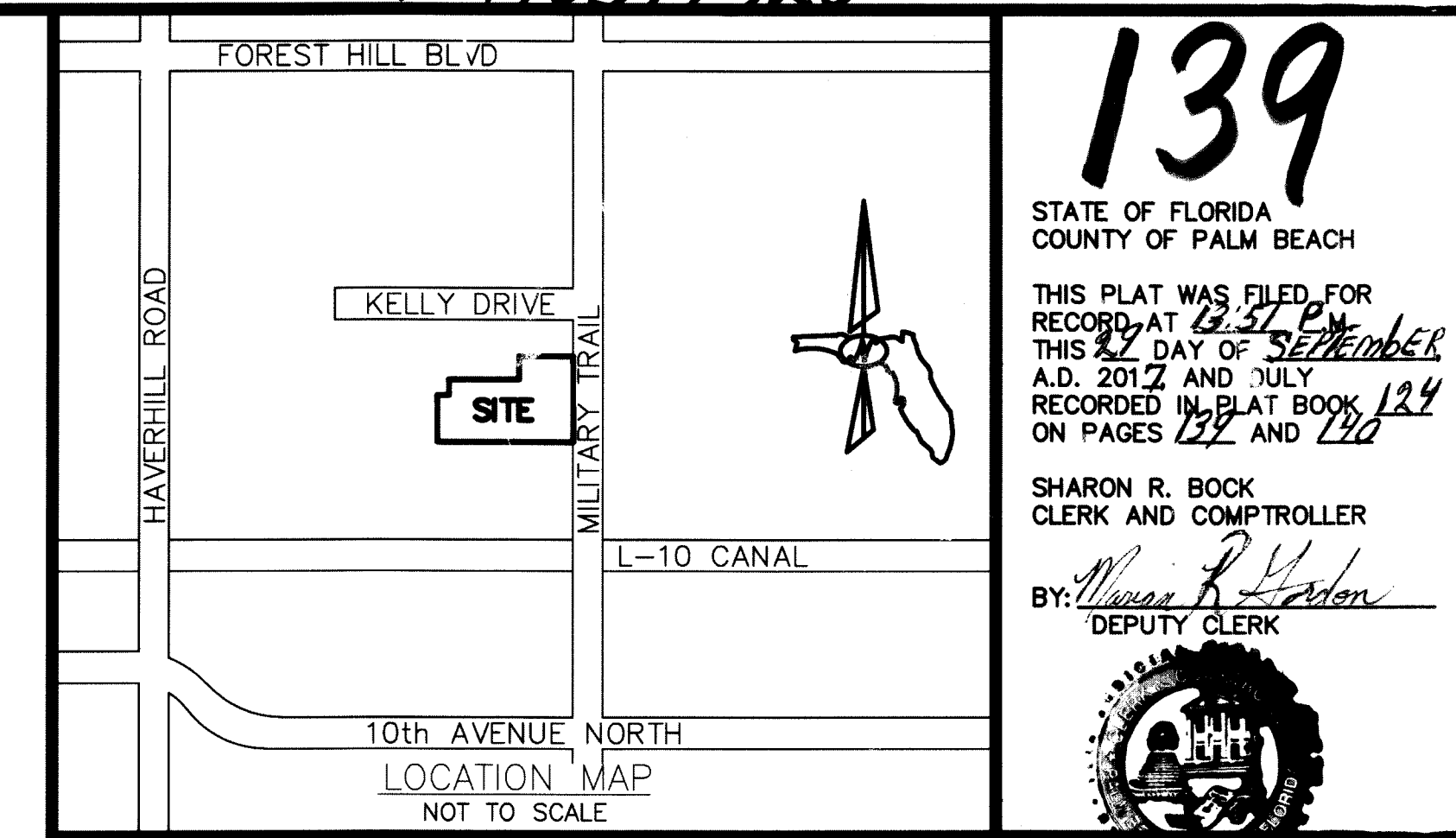
LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4), OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF TRACT A OF MATHEWS MINI STORAGE, RECORDED IN PLAT BOOK 123, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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 KJEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

SITE PLAN DATA
CONTROL NO. 1986-62



20170344320

139

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:57 AM THIS 27th DAY OF September A.D. 2017 AND JULY RECORDED IN PLAT BOOK 124 ON PAGES 123 AND 124

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT W PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MATHEWS MINI STORAGE PLAT 2, LYING IN 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, AND A REPLAT OF TRACT A OF MATHEWS MINI STORAGE, RECORDED IN PLAT BOOK 123, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A;
THENCE ALONG THE EAST LINE OF SAID TRACT A, S01°41'42"W FOR 352.19 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
THENCE ALONG THE SOUTH LINE OF SAID TRACT A, AND THE WESTERLY PROLONGATION THEREOF, N87°55'23"W FOR 653.91 FEET TO A LINE LYING 40.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST QUARTER (S.W.1/4), OF THE SOUTHEAST QUARTER (S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4), OF SAID SECTION 13;
THENCE ALONG SAID PARALLEL LINE, N01°37'20"E FOR 186.00 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (S.1/2), OF THE SAID SOUTHEAST QUARTER S.E.1/4), OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 13, S88°01'37"E FOR 127.14 FEET TO THE BOUNDARY OF SAID TRACT A;
THENCE ALONG SAID BOUNDARY OF TRACT A FOR THE FOLLOWING COURSES:
THENCE N01°41'42"E FOR 66.00 FEET;
THENCE S88°01'37"E FOR 298.00 FEET;
THENCE N01°41'42"E FOR 99.00 FEET;
THENCE S88°01'37"E FOR 229.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.12 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-1:

TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, W PALM BEACH, 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 OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 30th DAY OF August, 2017.

W PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: TRICO CAPITAL INVESTMENTS, INC., A DELAWARE CORPORATION,
ITS MANAGER

WITNESS: *Jam Namm*
Tam Nguyen
(PRINT NAME)

BY: *Michael Rolfs*
MIKE W. ROLFES, PRESIDENT

WITNESS: *Cindy Schriver*
CINDY SCHRIVER
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

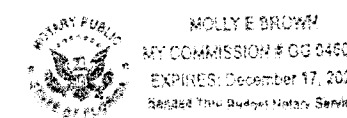
BEFORE ME PERSONALLY APPEARED MIKE W. ROLFES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TRICO CAPITAL INVESTMENTS, INC., A DELAWARE CORPORATION, MANAGER OF W PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 3rd DAY OF August, 2017.

MY COMMISSION EXPIRES:

Molly E. Brown (SIGNATURE)
Molly E. Brown (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 W PALM BEACH, 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 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.

DATED: August 9, 2017

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

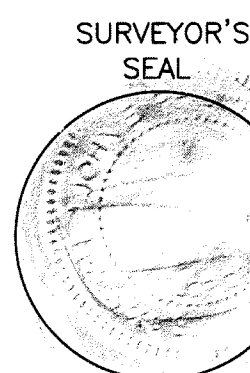
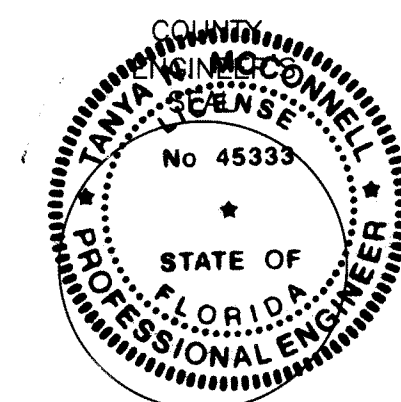
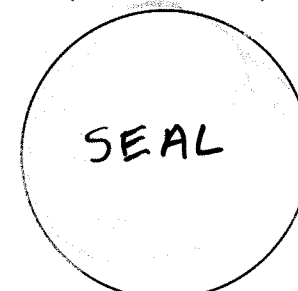
SURVEYOR & MAPPER'S CERTIFICATE

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 (PRMs) 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

8/11/17
DATE

TRICO CAPITAL INVESTMENTS, INC., SEAL (IF AVAILABLE)



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 27th DAY OF September 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

Shulecromell
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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT

FDOT - 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
13/44/42 - SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST
LLC - LIMITED LIABILITY COMPANY
PRM - PERMANENT REFERENCE MONUMENT

SYMBOLS:

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

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