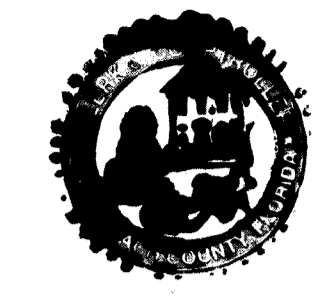


168



STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.
 THIS INSTRUMENT WAS FILED FOR
 RECORD AT 12:35 PM
 THIS 30 DAY OF October
 2017 AND DULY RECORDED
 IN PLAT BOOK NO. 124
 ON PAGE 168 thru 169
 SHARON R. BECK,
 CLERK AND COMPTROLLER
 BY: Jenifer McCaden D.C.

MANGONE AND SPIRK SELF-STORAGE M.U.P.D. - PLAT TWO

LYING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA,
 SHEET 1 OF 2

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH MINI GOLF, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MANGONE AND SPIRK SELF-STORAGE M.U.P.D. PLAT TWO, LYING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIPTION IS IN ACCORDANCE WITH THE LEGAL DESCRIPTION OF EXHIBIT "B", LESS AND EXCEPT PARCEL, SITED IN FINAL JUDGMENT QUIETING TITLE RECORDED IN OFFICIAL RECORD BOOK 9652, PAGE 367 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PALM BEACH MINI GOLF PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE N 00° 11'37" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,797.34 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°44'58" WEST FOR A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 00°11'37" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 294.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE S 89°54'02" W PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1 FOR A DISTANCE OF 232.21 FEET; THENCE N 00°11'37" W PARALLEL WITH THE FOREMENTIONED WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL FOR A DISTANCE OF 197.00 FEET; THENCE S 89°54'02" W [N 89°54'02" E] FOR A DISTANCE OF 131.00 FEET; THENCE S 80°08'04" E FOR A DISTANCE OF 52.01 FEET; THENCE S 89°54'02" W [N 89°54'02" E] FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE S 00°11'37" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,085 SQUARE FEET OR 1.035 ACRES MORE OR LESS.

NOTE: THERE ARE TWO (2) SCRIVENER'S WITHIN THE ABOVE REFERENCED DESCRIPTION IN THE FINAL JUDGMENT QUIETING TITLE. THEY ARE SHOWN WITH A LINE THROUGH THE INCORRECT BEARING DIRECTIONS AND BRACKETS AROUND THE CORRECTED BEARING DIRECTIONS. IN BOTH CASES, ARE PARALLEL WITH THE NORTH LINE OF THE OVERALL PARCEL WITH THE INTENT OF INTERSECTING THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL.

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

1. PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, 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. SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 7795, PAGES 651 THROUGH 685 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED IN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF September, 2017.

PALM BEACH MINI GOLF, INC.,
 A FLORIDA CORPORATION
 BY: Gerald R. Doser
 GERALD R. DOSER
 PRESIDENT

WITNESS:
 PRINT NAME: Bradley Jackson

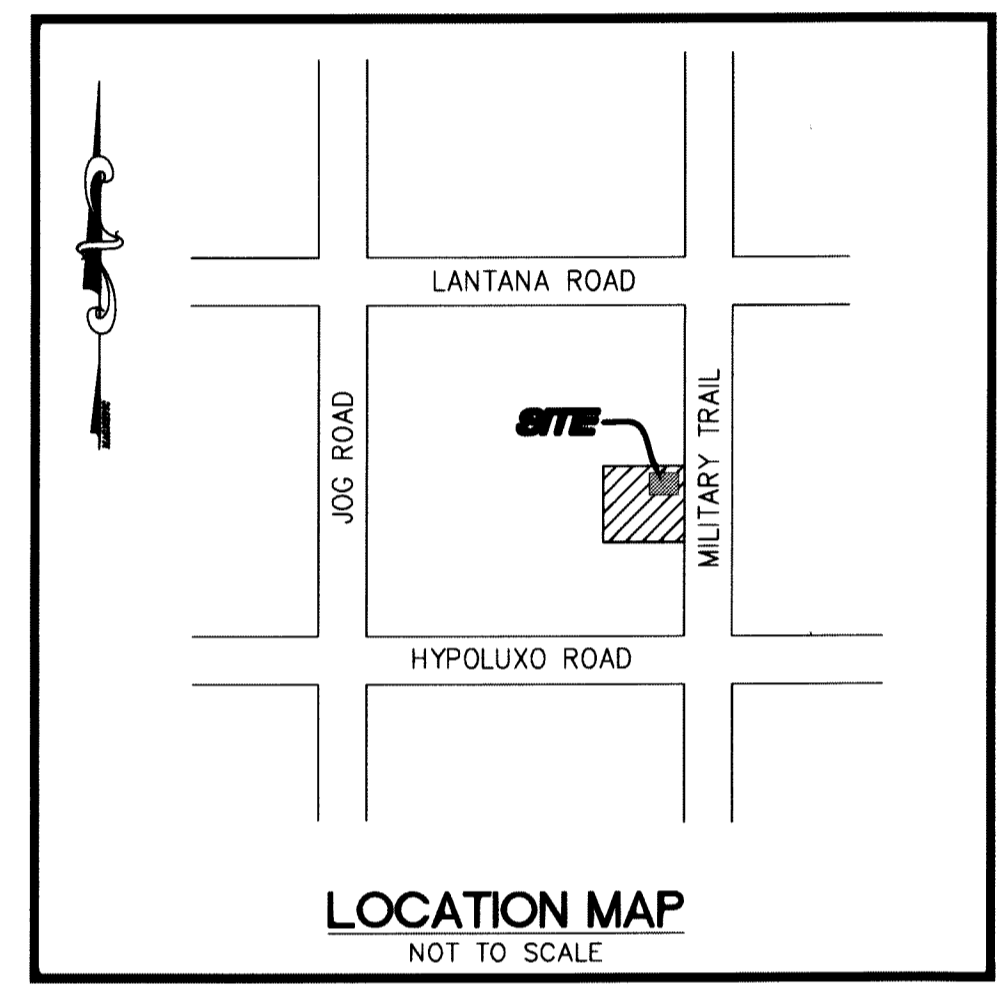
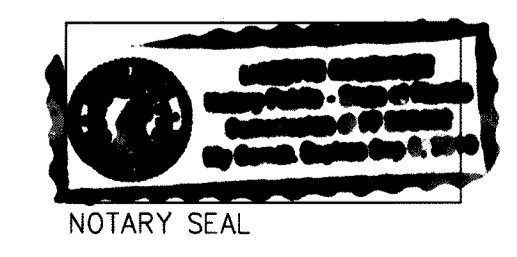
WITNESS:
 PRINT NAME: Lisette Rodriguez

ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Palm Beach
BEFORE ME PERSONALLY APPEARED GERALD R. DOSER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH MINI GOLF, INC., A FLORIDA CORPORATION, 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 22 DAY OF September, 2017.

MY COMMISSION EXPIRES: Sept 6, 2019
 SIGNATURE: Lisette Rodriguez
 (PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF: FLORIDA
 COUNTY OF: PALM BEACH
 I, F. MARTIN TERRY, 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 PALM BEACH MINI GOLF, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS 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 SUBDIVISION DEPICTED BY THIS PLAT.
 DATED: 9/21/2017 BY: F. Martin Terry
 PRINT NAME: F. MARTIN TERRY

COUNTY ENGINEER

STATE OF: FLORIDA
 COUNTY OF: PALM BEACH
 THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.02(2), F.S., THIS 26th DAY OF October, 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.
 BY: Houli Cornell
 COUNTY ENGINEER

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 00°11'37" WEST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.
- SCALE FACTOR: 1.000037471
 GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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 PALM BEACH COUNTY.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- REFER TO AFFIRMATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22799, PAGES 1642 THROUGH 1648, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL UTILITY, SURFACE DRAINAGE AND NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS INFORMATION. THESE NON-EXCLUSIVE EASEMENTS ARE BLANKET IN NATURE AND THEREBY COVER THE ENTIRE PARCEL DEPICTED ON THIS PLAT AND THE PLAT OF MANGONE AND SPIRK SELF-STORAGE (MUPD), RECORDED IN PLAT BOOK 123, PAGES 3 THROUGH 5, INCLUSIVE, OF THE ABOVE REFERENCED PUBLIC RECORDS.

SURVEYORS 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.") 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.
 DATE: 9-21-2017
 C. ANDRE RAYMAN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 4938
 STATE OF FLORIDA L.B.# 6603

ZONING CONTROL NUMBER: 1987-0134

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. IN THE OFFICES OF ENGINEURY GROUP, INC., ENGINEERS SURVEYORS AND GIS MAPPERS, 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

**MANGONE AND SPIRK
 SELF-STORAGE M.U.P.D. - PLAT TWO**

A Higher Standard of Excellence

 ENGINEERS • SURVEYORS • GIS MAPPERS
 1280 N. CONGRESS AVENUE, SUITE 101,
 WEST PALM BEACH, FLORIDA 33405
 PH (561)655-1151 • FAX (561)832-9390
 WWW.ENGENUITYGROUP.COM

DATE	11/17/2016
SCALE	N/A
CAD FILE	16103.01rp01.dwg
SDSK PROJECT	16103.01
DRAWN	KB
CHECKED	K. BECK

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