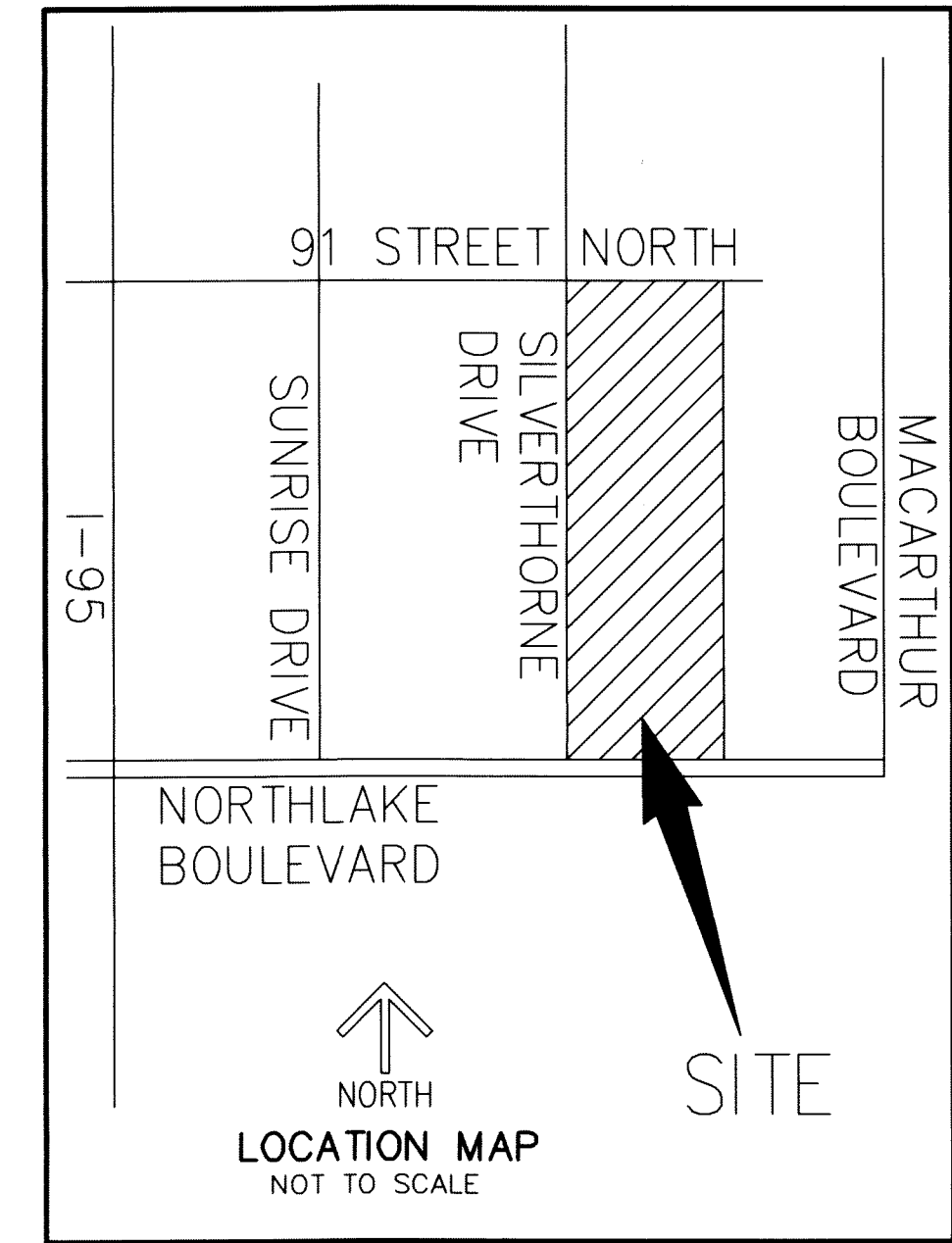


TIRE KINGDOM 971

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



102

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:30 P.M.
THIS 14 DAY OF February
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 175 ON
PAGES 102 AND 103

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Monica R. Bock
DEPUTY CLERK



SHEET 1 OF 2

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00004217
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT REX & REX UNLIMITED, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS TIRE KINGDOM 971, A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 88°27'27" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 636.81 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01°40'49" EAST, A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (ALSO KNOWN AS LAKE PARK ROAD, STATE ROAD 809-A) AND THE EAST RIGHT-OF-WAY LINE OF SILVERTHORNE DRIVE AS RECORDED IN OFFICIAL RECORD BOOK 4675, PAGE 501 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF SILVERTHORNE DRIVE, NORTH 01°40'49" EAST, A DISTANCE OF 558.68 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 91ST STREET AS RECORDED IN OFFICIAL RECORD BOOK 5031, PAGE 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°27'27" EAST, A DISTANCE OF 76.47 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°38'58" WEST, A DISTANCE OF 251.21 FEET; THENCE SOUTH 88°27'27" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°38'58" WEST, A DISTANCE OF 307.47 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°27'27" WEST, A DISTANCE OF 86.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING A TOTAL OF 45,881 SQUARE FEET/1.0533 ACRES MORE OR LESS.

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

- PARCEL A**
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY REX & REX UNLIMITED, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID REX & REX UNLIMITED, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS RW AND RW1**
TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- GENERAL UTILITY EASEMENTS**
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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.

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 29th DAY OF JANUARY, 2018

WITNESS: Wendy Johnson
PRINT NAME Wendy Johnson
WITNESS: Beth L. Seewest
PRINT NAME Beth L. Seewest

REX & REX UNLIMITED, INC.,
A FLORIDA CORPORATION

BY: Paul Khetarpal
SUNIL KHETARPAL
PRESIDENT

REX & REX UNLIMITED, INC.

REX & REX UNLIMITED, INC.
NOTARY

COUNTY ENGINEER

ANCHOR COMMERCIAL BANK

ANCHOR COMMERCIAL BANK
NOTARY

SURVEYOR

CONTROL NO. 1984-00048

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED SUNIL KHETARPAL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF REX & REX UNLIMITED, 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 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 29th DAY OF JANUARY, 2018

MY COMMISSION EXPIRES:
September 18, 2018
COMMISSION NUMBER:
#FF157368

NOTARY PUBLIC
Gregory C. Picken
PRINT NAME

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 RECORDS BOOK 28967, AT PAGE 1422 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sr. VP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF January, 2018

ANCHOR COMMERCIAL BANK,
A FLORIDA BANKING CORPORATION

WITNESS: Stacey Janowitz
PRINT NAME Stacey Janowitz

BY: Eric L. Schmidt
NAME Eric L. Schmidt
TITLE SVP, Commercial Lending

WITNESS: Azina Goldstein Siegel
PRINT NAME Azina Goldstein Siegel

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED Eric L. Schmidt, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida Drivers License IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. VP OF ANCHOR COMMERCIAL BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Sr. VP OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 25th DAY OF January, 2018

MY COMMISSION EXPIRES:
March 3, 2019

NOTARY PUBLIC
Stacey Janowitz

COMMISSION NUMBER:
#FF196183

PRINT NAME
Stacey Janowitz

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.

DATED: 1-24-18

David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

