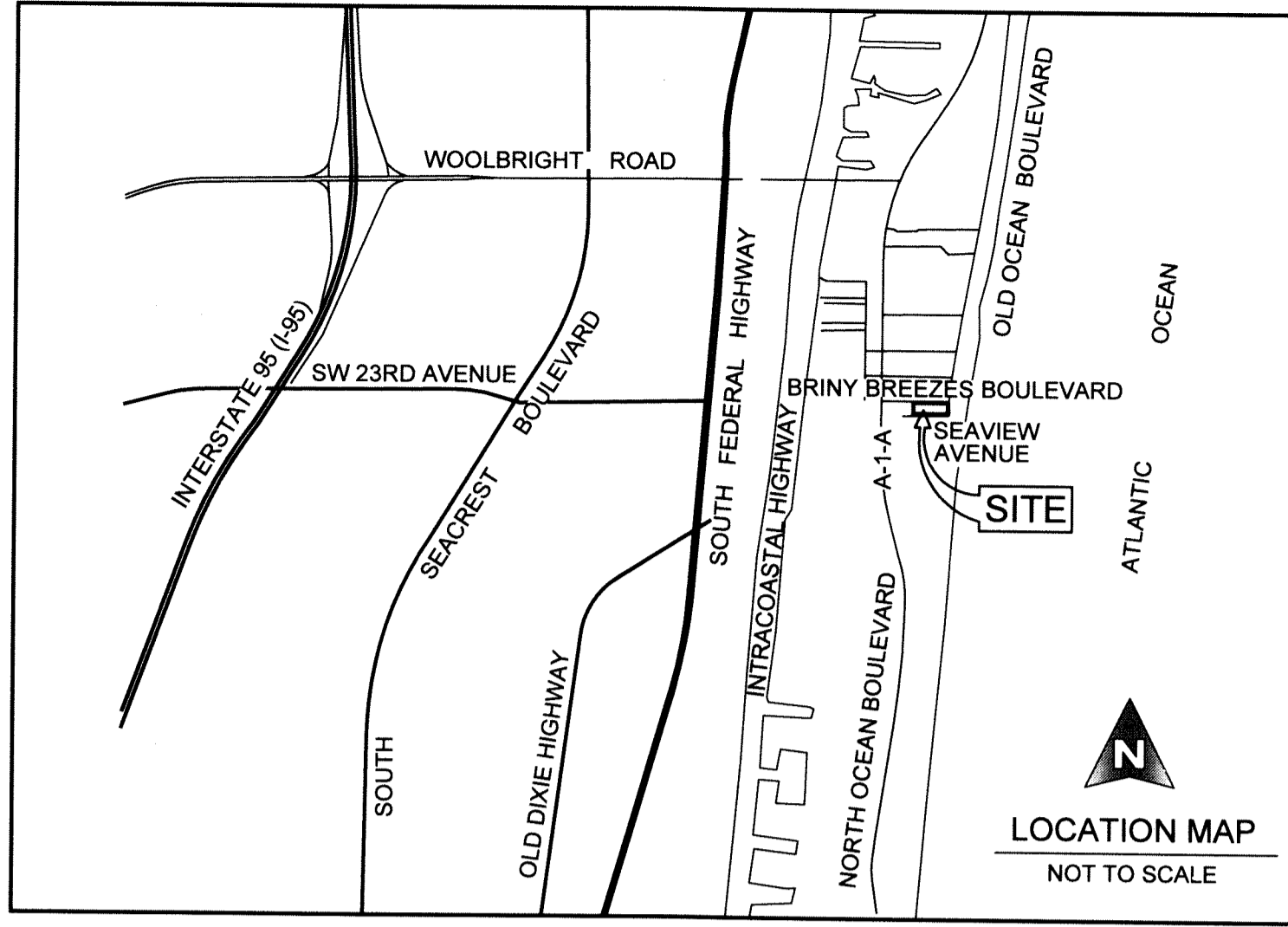


20180353245

170

GULF STREAM VIEWS

LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT GULF STREAM VIEWS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GULF STREAM VIEWS, LYING IN A PORTION OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (O.R.B. 20104, PAGE 974)
EAST 154 FEET OF WEST 519.46 FEET OF THE NORTH 167.0 FEET OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

PARCEL 2 (O.R.B. 20104, PAGE 974)
THOSE CERTAIN PARCELS OF LAND LYING AND BEING IN THE COUNTY OF PALM BEACH AND THE STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK Z, ACCORDING TO THE PLAT OF BLOCKS A, B, AND Z, PALM BEACH SHORE ACRES, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 15, SAID POINT BEING 480.48 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK Z, THENCE CONTINUE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, SAID EASTERLY EXTENSION BEING 10 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TO THE WATERS OF THE ATLANTIC OCEAN; THENCE SOUTHERLY, ALONG THE WATERS OF THE ATLANTIC OCEAN TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SAID BLOCK Z; THENCE WESTERLY, ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF OLD OCEAN BOULEVARD; THENCE SOUTHERLY, ALONG THE SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH A LINE 70.0 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, THENCE WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 171.99 FEET, MORE OR LESS, THENCE NORTHERLY, MAKING AN ANGLE OF 90 DEGREES, A DISTANCE OF 70.0 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR OLD OCEAN BOULEVARD.

ALSO THE FOLLOWING DESCRIBED PARCEL OF CONTIGUOUS LAND IS CONVEYED SUBJECT TO THE RESERVATION OF AN EASEMENT FOR SIDEWALK AND BEAUTIFICATION PURPOSES:

BEGINNING AT THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN ABOVE; THENCE CONTINUE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z TO THE WATERS OF THE ATLANTIC OCEAN; THENCE NORTHERLY, ALONG THE WATERS EDGE OF THE ATLANTIC OCEAN TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 TO A POINT NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY, MAKING AN ANGLE OF 90 DEGREES, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR OLD OCEAN BOULEVARD.

PARCEL 3 (O.R.B. 20104, PAGE 974)

TRACT ONE
BEGINNING AT A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK Z, ACCORDING TO THE PLAT OF BLOCKS A, B AND Z, PALM BEACH SHORE ACRES, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 15, SAID POINT BEING 480.48 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK Z, THENCE RUN EASTERLY ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, SAID EASTERLY EXTENSION BEING TEN (10) FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TO THE POINT WHERE SAID EASTERLY EXTENSION OF SAID NORTH LINE OF SAID BLOCK Z INTERSECTS THE SHORE LINE OF THE ATLANTIC OCEAN; THENCE RUN SOUTHERLY ALONG THE SHORE LINE OF THE ATLANTIC OCEAN TO A POINT WHERE SAID SHORE LINE INTERSECTS A LINE PARALLEL WITH AND 156.84 FEET DUE SOUTH OF SAID EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK Z, THENCE RUN WESTERLY ALONG SAID LINE TO A POINT WHERE SAID LINE INTERSECTS A LINE EXTENDED SOUTHERLY FROM AND AT RIGHT ANGLES TO THE SAID EASTERLY EXTENSION OF SAID NORTH LINE OF SAID BLOCK Z FROM A POINT ON SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, 354.6 FEET EAST OF THE NORTHEAST CORNER OF SAID BLOCK Z; THENCE NORTHERLY ALONG SAID LINE A DISTANCE OF 156.84 FEET TO THE POINT OF BEGINNING, THE SOUTHERN BOUNDARY OF SAID TRACT BEING THE NORTHERN BOUNDARY OF THE LAND HERETOFORE CONVEYED TO W. E. PERRY AND COINCIDENT WITH THE CENTER LINE OF A PAVED ROAD.

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A PUBLIC HIGHWAY KNOWN AS OCEAN BOULEVARD RUNNING NORTHERLY AND SOUTHERLY ACROSS THE EASTERN PORTION OF SAID LAND, AND THE SOUTH TEN (10) FEET OF SAID ABOVE TRACT IS SUBJECT TO THE EASEMENT OF THE PAVED ROAD ABOVE MENTIONED.

TRACT TWO
BEGINNING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT ONE; THENCE RUN NORTH AT AN ANGLE OF 90° A DISTANCE OF (10) FEET; THENCE RUN EASTERLY ON A LINE TEN (10) FEET NORTH OF AND PARALLEL TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK Z MENTIONED IN THE SHORE LINE OF THE ATLANTIC OCEAN; THENCE SOUTHERLY ALONG THE SHORE LINE OF THE ATLANTIC OCEAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z TO THE POINT OF BEGINNING; SAID SECOND TRACT, HOWEVER, BEING SUBJECT TO AN EASEMENT FOR SIDEWALK AND BEAUTIFICATION PURPOSES AND SUBJECT TO THE EASEMENT FOR THE PUBLIC HIGHWAY KNOWN AS OCEAN BOULEVARD.

ALL OF THE ABOVE LESS TRACTS THREE AND FOUR DESCRIBED BELOW.

TRACT THREE
BEGINNING AT A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK Z, ACCORDING TO THE PLAT OF BLOCKS A, B, AND Z, PALM BEACH SHORE ACRES, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 15, SAID POINT BEING 480.48 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID BLOCK Z, THENCE CONTINUE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, THENCE SOUTHERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, THENCE WESTERLY, ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF OLD OCEAN BOULEVARD; THENCE SOUTHERLY, ALONG THE SAID EAST RIGHT OF WAY LINE, TO AN INTERSECTION WITH A LINE 70.0 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z, THENCE WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 171.99 FEET, MORE OR LESS, THENCE NORTHERLY, MAKING AN ANGLE OF 90°, A DISTANCE OF 70.0 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR OLD OCEAN BOULEVARD.

TRACT FOUR
BEGINNING AT THE POINT OF BEGINNING OF TRACT THREE DESCRIBED HEREIN ABOVE; THENCE CONTINUE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK Z TO THE WATERS OF THE ATLANTIC OCEAN; THENCE NORTHERLY, ALONG THE WATERS EDGE OF THE ATLANTIC OCEAN TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 TO A POINT NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY, MAKING AN ANGLE OF 90° A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR OLD OCEAN BOULEVARD.

ALL THE ABOVE LANDS SITUATE, LYING AND BEING IN GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LAND LYING WEST OF OLD OCEAN BOULEVARD R/W CONTAINING 65,423 SQUARE FEET OR 1.50 ACRES MORE OR LESS.
LAND LYING EAST OF OLD OCEAN BOULEVARD R/W CONTAINING 20,167.9 SQUARE FEET OR 0.46 ACRES MORE OR LESS.
(NOTE: LAND AREA EAST OF OLD OCEAN BLVD. WAS CALCULATED TO THE APPROXIMATE MEAN HIGH WATER LINE ESTABLISHED ON 12/11/17. THIS LAND AREA IS ONLY APPLICABLE AS OF THE DATE OF THAT OBSERVATION AND CONSTANTLY CHANGES DUE TO EROSION, REILCTION AND ANY SIGNIFICANT TIDAL EVENTS AFFECTING THE SHORE LINE.)

THE ABOVE DESCRIBED PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED ASA FOLLOWS:

BEGINNING (P.O.B. 1) AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE RIGHT-OF-WAY (KNOWN AS OLD OCEAN BOULEVARD), AS SHOWN ON THE PLAT OF PALM BEACH SHORES ACRES, AS RECORDED IN PLAT BOOK 7, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 04°14'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 167.11 FEET TO A POINT ON THE NORTH LINE OF A 10 FOOT WIDE RIGHT-OF-WAY (KNOWN AS SEAVIEW AVENUE), AS SHOWN ON THE PLAT OF STREAMAIRE, AS RECORDED IN PLAT BOOK 20, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF A 10 FOOT WIDE ROADWAY EASEMENT (KNOWN AS SEAVIEW AVENUE), AS RECORDED IN OFFICIAL RECORDS BOOK 5478, PAGE 1941, DEED BOOK 758, PAGE 527, DEED BOOK 723, PAGE 306 AND OFFICIAL RECORDS BOOK 1942, PAGE 1453, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°00'13" WEST ALONG THE NORTH LINE OF SAID 10 FOOT WIDE RIGHT-OF-WAY AND THE SOUTH LINE OF SAID 10 FOOT WIDE ROADWAY EASEMENTS, A DISTANCE OF 396.87 FEET TO A POINT ON THE WEST LINE OF THE EAST 154 FEET OF THE WEST 519.46 FEET OF THE NORTH 167 FEET OF SAID GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE NORTH 00°59'47" WEST ALONG SAID WEST LINE OF THE EAST 154 FEET OF THE WEST 519.46 FEET OF THE NORTH 167 FEET (166.84 FEET AS MEASURED) OF SAID GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 166.84 FEET TO A POINT ON SAID NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE NORTH 89°00'13" EAST ALONG SAID NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 387.40 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH A PORTION OF SAID GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B. 2) AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE RIGHT-OF-WAY (KNOWN AS OLD OCEAN BOULEVARD), AS SHOWN ON THE PLAT OF PALM BEACH SHORES ACRES, AS RECORDED IN PLAT BOOK 7, PAGE 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°00'13" EAST ALONG SAID NORTH LINE OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 129.9 FEET MORE OR LESS TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, AS LOCATED DECEMBER 11, 2017; THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 168 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED AS TRACT ONE PER OFFICIAL RECORDS BOOK 20104, PAGE 974, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTH 166.84 FEET OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST; THENCE SOUTH 89°00'13" WEST ALONG SAID SOUTH LINE OF TRACT ONE AND SAID SOUTH LINE OF THE NORTH 166.84 FEET OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, A DISTANCE OF 113.6 FEET MORE OR LESS TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF OLD OCEAN BOULEVARD; THENCE NORTH 04°14'47" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 167.11 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 85,591 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

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

EASEMENTS
THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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 WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

TRACTS
TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GULF STREAM VIEWS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF GULF STREAM VIEWS, LLC, 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 MEMBERS, THIS 26th DAY OF July, 2018.

GULF STREAM VIEWS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.
WITNESS: *Glenn A. LaMarr*
PRINTED NAME: **Glenn A. LaMarr**
WITNESS: *Charmae Coyle*
PRINTED NAME: **Charmae Coyle**

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF HUDSON

BEFORE ME PERSONALLY APPEARED REY GRABATO WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED *Charmae Coyle* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GULF STREAM VIEWS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 25th DAY OF July, 2018.

MY COMMISSION EXPIRES: 10/3/2022
COMMISSION NUMBER: 2457083
NOTARY PUBLIC
Natalie S. Petruic
PRINTED NAME: **Natalie S. Petruic**

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GARY S. DUNAY, 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 GULF STREAM VIEWS, 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.

DATED: July 30, 2018
BY: *Gary S. Dunay*
GARY S. DUNAY, ESQUIRE
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: 350346

MORTGAGEE'S JOINDER AND CONSENT

PROVINCE OF BRITISH COLUMBIA
CITY OF VANCOUVER

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 RECORD BOOK 29808 AT PAGE 379, 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 Vice President, AND ITS CORPORATE SEAL BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF July, 2018.

WITNESS: *Ken Lai*
TREZ CAPITAL (FLORIDA) CORPORATION,
A BRITISH COLUMBIA CORPORATION
WITNESS: *Brandon Pan*
BRANDEN PAN
KEN LAI, VICE PRESIDENT

MORTGAGEE ACKNOWLEDGMENT

PROVINCE OF BRITISH COLUMBIA
CITY OF VANCOUVER

BEFORE ME PERSONALLY APPEARED KEN LAI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Brandon Pan* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TREZ CAPITAL (FLORIDA) CORPORATION, A BRITISH COLUMBIA 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 26 DAY OF July, 2018.

MY COMMISSION EXPIRES: Never
NOTARY PUBLIC
STATE OF FLORIDA - Province of British Columbia
COMMISSION NO. N/A

Patrick J. O'Neill
21st Floor, 545 Biscayne Blvd.
Miami, FL 33133
Patrick J. O'Neill
MORTGAGEE NOTARY
PROFESSIONAL SURVEYOR AND MAPPER

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 3:27 P.M. THIS 13 DAY OF Sept 2018, AND DULY RECORDED IN PLAT BOOK NO. 26 ON PAGE 170 THRU 171
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *Sharon R. Bock* D.C.

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 30 DAY OF July, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
David L. Ricks
DAVID L. RICKS P.E., COUNTY ENGINEER

SURVEYOR AND MAPPER'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, PRIORITY, ACCESS 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- BEARINGS, AS SHOWN HEREON ARE GRID NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT AND ARE BASED ON A LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL STATIONS "PISTON" & "ZHOOL", HAVING A GRID BEARING OF NORTH 88°19'15" EAST.
- APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THE HEREON DESCRIBED PROPERTY ARE FROM TOPOGRAPHIC ELEVATIONS OBSERVED ON 12/11/17 AND ARE APPROXIMATE AND ARE BASED UPON AN EXTENDED DATUM METHOD AND INTERPOLATIVE MEASUREMENTS BETWEEN SPOT ELEVATIONS TAKEN IN THAT AREA.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO A COASTAL CONSTRUCTION CONTROL LINE AS FURTHER DESCRIBED AND SET FORTH IN THAT CERTAIN PALM BEACH COUNTY COASTAL CONSTRUCTION CONTROL LINE MAP OF RECORD RECORDED IN PLAT BOOK 80, PAGE 137 AND IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 9851, PAGE 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PURSUANT TO THE TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 18014434 (REVISION - E), EFFECTIVE DATE: MARCH 8, 2018 AT 8:00 AM.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE, OR OTHER APPARENT BOUNDARY LINES SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA, PURSUANT TO THE TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 18014434 (REVISION - E), EFFECTIVE DATE: MARCH 8, 2018 AT 8:00 AM.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE, PURSUANT TO THE TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 18014434 (REVISION - G), EFFECTIVE DATE: MAY 3, 2018 AT 8:00 AM.
- EASEMENTS BENEFICIARIES IN DEED BOOK 650, PAGE 168 WOULD INCLUDE THE SUBJECT PROPERTY DESCRIBED HEREON AND THOSE LOTS OR PARCELS FRONTING ON BRINY BREEZES BOULEVARD LYING WEST OF THE SUBJECT PROPERTY IN GOVERNMENT LOT 2, HAVING THE FOLLOWING PROPERTY CONTROL NUMBERS:
PARCEL NO. 0043453400020050, PARCEL NO. 0043453400020040, PARCEL NO. 0043453400020030, PARCEL NO. 0043453400020020, PARCEL NO. 0043453400020010, PARCEL NO. 0043453400020010, PARCEL NO. 0043453400020012 AND PARCEL NO. 0043453400020011

SURVEYOR AND MAPPER'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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 SECTION 177.09(1)(b), 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: 7/30/18
Craig S. Pusey
CRAIG S. PUSEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5019
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION L.B.# 2438

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SHEET 1 OF 2

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX (561) 642-9726 LB# 2438

GULF STREAM VIEWS

GULF STREAM VIEWS, LLC NOTARY
MORTGAGEE SEAL
MORTGAGEE NOTARY SEAL
PROFESSIONAL SURVEYOR AND MAPPER SEAL