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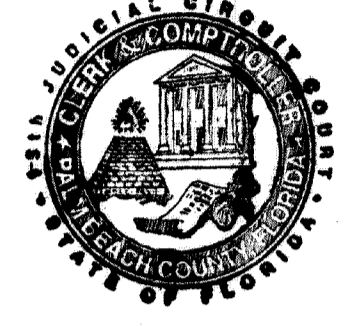
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:15 P.M.
THIS 25 DAY OF October
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 127 ON
PAGES 6 AND 7

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK

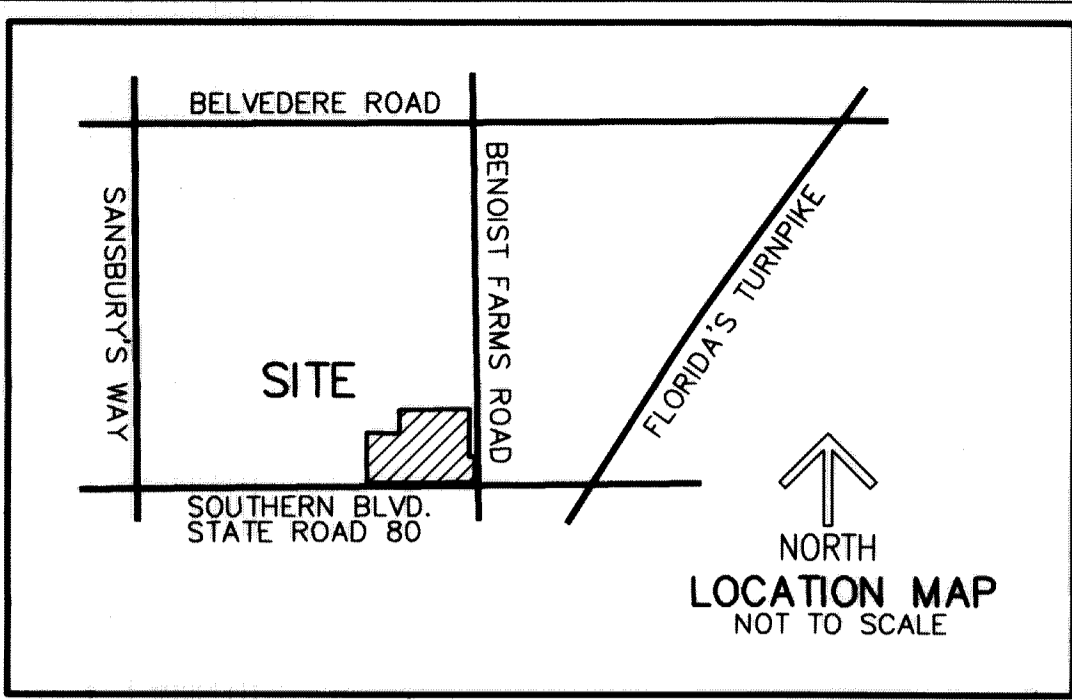
SHEET 1 OF 2



WAWA SB 1327 MUPD

BEING A REPLAT OF A PORTION OF THE AMENDED PLAT OF CLAREMONT, AS RECORDED IN PLAT BOOK 15, PAGE 57,
TOGETHER WITH A PORTION OF TRACT 37, BLOCK 7, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 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



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BW SOUTHERN AND BENOIST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE ESTATE OF JULIA STARR MARKIS, OWNERS OF THE LANDS SHOWN HEREON AS WAWA SB 1327 MUPD, BEING A REPLAT OF A PORTION OF THE AMENDED PLAT OF CLAREMONT, AS RECORDED IN PLAT BOOK 15, PAGE 57, TOGETHER WITH A PORTION OF TRACT 37, BLOCK 7, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID AMENDED PLAT OF CLAREMONT; THENCE N.89°01'00"E. ALONG THE NORTH LINE OF SAID TRACT 37, BLOCK 7, A DISTANCE OF 318.57 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BENOIST FARMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 7165, PAGE 726 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°13'16"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 217.59 FEET; THENCE S.88°26'26"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.06 FEET; THENCE S.00°56'52"E. ALONG THE WEST RIGHT-OF-WAY LINE OF BENOIST FARMS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 13751, PAGE 1427 OF SAID PUBLIC RECORDS, A DISTANCE OF 91.53 FEET; THENCE S.46°19'18"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 29.82 FEET; THENCE N.88°21'12"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80), AS RECORDED IN OFFICIAL RECORD BOOK 13751, PAGE 1427 AND OFFICIAL RECORD BOOK 13672, PAGE 645 OF SAID PUBLIC RECORDS, A DISTANCE OF 469.31 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.00°58'10"W., A DISTANCE OF 208.88 FEET; THENCE S.88°23'38"E., A DISTANCE OF 150.15 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID AMENDED PLAT OF CLAREMONT; THENCE N.00°58'10"W. ALONG SAID EAST LINE, A DISTANCE OF 106.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 136,231 SQUARE FEET/3.1274 ACRES MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCELS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. GENERAL UTILITY EASEMENT:

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. 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.

3. ADDITIONAL RIGHT-OF-WAY:

TRACT RW1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT RW2, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

TRACT RW3, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF TRACT RW3.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF September, 2018

BW SOUTHERN AND BENOIST, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*
BRIGHTWORK REAL ESTATE, INC.
A FLORIDA CORPORATION
ITS MANAGER

WITNESS: *[Signature]*
Bradley Wright Baus
PRINT NAME

WITNESS: *[Signature]*
Nasee Rejzhan
PRINT NAME

BY: *[Signature]*
BRADFORD G. DOUGLAS
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

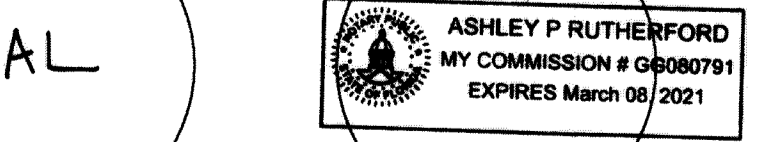
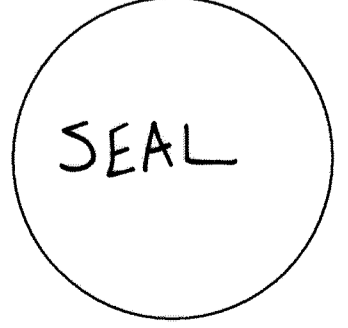
BEFORE ME PERSONALLY APPEARED BRADFORD G. DOUGLAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, MANAGER OF BW SOUTHERN AND BENOIST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 21st DAY OF September, 2018

MY COMMISSION EXPIRES: 3-8-21

COMMISSION NUMBER: GG080791

[Signature]
NOTARY PUBLIC
Ashley P. Rutherford
PRINT NAME

BRIGHTWORK REAL ESTATE INC. NOTARY
[Signature]
ASHLEY P. RUTHERFORD
MY COMMISSION # GB080791
EXPIRES March 08 2021



IN WITNESS WHEREOF, THE ABOVE NAMED ESTATE OF JULIA STARR MARKIS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DESIGNATED PERSONAL REPRESENTATIVE, THIS 11th DAY OF October, 2018

BY: THE ESTATE OF JULIA STARR MARKIS

WITNESS: *[Signature]*
Jasmine Pison
PRINT NAME

WITNESS: *[Signature]*
Ruth Meth
PRINT NAME

BY: *[Signature]*
JAMES STARR
DESIGNATED PERSONAL REPRESENTATIVE

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME PERSONALLY APPEARED JAMES STARR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DESIGNATED PERSONAL REPRESENTATIVE OF THE ESTATE OF JULIA STARR MARKIS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH DESIGNATED PERSONAL REPRESENTATIVE OF SAID ESTATE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ESTATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2018

MY COMMISSION EXPIRES: 7-5-21

COMMISSION NUMBER: GG 10999

[Signature]
NOTARY PUBLIC
Kathleen S. Brignola
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, CHRISTOPHER W. BREWER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BW SOUTHERN AND BENOIST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE ESTATE OF JULIA STARR MARKIS; 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: 10/2/18

[Signature]
CHRISTOPHER W. BREWER
ATTORNEY AT LAW
LICENSED IN FLORIDA

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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 29598, AT PAGE 732 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF October, 2018

WITNESS: *[Signature]*
SEAN H. GUYTON
PRINTED NAME

WITNESS: *[Signature]*
Nasee Rejzhan
PRINTED NAME

VALLEY NATIONAL BANK
A NATIONAL BANKING ASSOCIATION
BY: *[Signature]*
JOSEPH E. TAGGART
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

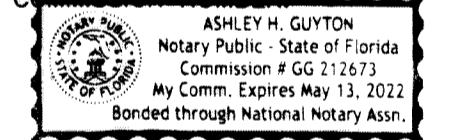
BEFORE ME PERSONALLY APPEARED JOSEPH E. TAGGART, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SENIOR VICE PRESIDENT 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 1st DAY OF October, 2018

MY COMMISSION EXPIRES: 9/13/22

COMMISSION NUMBER: GG 212673

[Signature]
NOTARY PUBLIC
Sean H. Guyton
PRINT NAME



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 2nd DAY OF October, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.84°48'53"E ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS SOUTHERN S-1 AND PBF 12, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- 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.
- PARCELS A AND B SUBJECT TO A BLANKET RECIPROCAL EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 29792, PAGE 456 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, 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 ("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: 10-10-18

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591



VALLEY NATIONAL BANK NOTARY
[Signature]
ASHLEY H. GUYTON
Notary Public - State of Florida
Commission # GG 212673
My Comm. Expires May 13, 2022
Bonded through National Notary Ass'n

