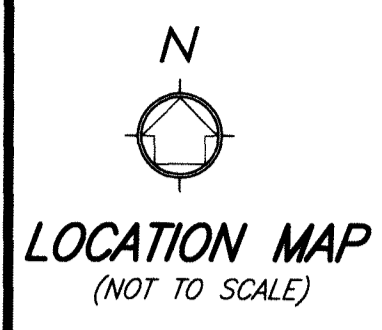


# BRIGHTLINE PARKING GARAGE, WPB

BEING A REPLAT OF A PORTION OF BLOCK 23 ACCORDING TO PLAT BOOK 1, PAGE 2, LYING AND SITUATE IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



# 52

State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 12:24 P.M.  
THIS 2 DAY OF January A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 127 ON PAGES 52 THROUGH 53  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Dan M. McCall  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



## CERTIFICATE OF DEDICATION

State of Florida }  
County of Palm Beach } SS

Know all men by these presents that WPB Rosemary LLC, a Delaware limited liability company, owner of the land shown hereon as BRIGHTLINE PARKING GARAGE, WPB, being a Replat of a portion of Block 23 according to Plat Book 1, Page 2 located in Section 21, Township 43 South, Range 43 East, the City of West Palm Beach, Palm Beach County, Florida and being more particularly described as follows:

Lot 6 less the South 20 feet of the West 1/2 thereof, Lot 7 less the South 20 feet of the East 1/2 thereof and all of Lots 8 and 9, less the South 20 feet thereof, Block 23, of West Palm Beach, Florida, according to the map or plat thereof, as recorded in Plat Book 1, Page 2, Public Records of Palm Beach County, Florida.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A, as shown hereon is hereby dedicated to the owner, WPB Rosemary LLC, a Delaware limited liability company, its successors and assigns, for purposes consistent with the Zoning Regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of West Palm Beach, Florida.
2. Tract R/W (Additional Right-of-way), as shown hereon is hereby dedicated to the City of West Palm Beach, Florida, for the perpetual use of the public for public street purposes.
3. The Pedestrian Easements as shown hereon is hereby dedicated to the owner, WPB Rosemary LLC, a Delaware limited liability company, for the use of the public for pedestrian access purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of West Palm Beach, Florida.

IN WITNESS WHEREOF, the above-named limited liability company, has caused these presents to be signed by the Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30th day of November 2018.

WPB Rosemary LLC, a Delaware limited liability company  
 By: Kolleen Cobb  
 Kolleen Cobb  
 Vice President

Witness: Mariaela Santos  
 (Print Name)

Witness: Beianra Hernandez  
 (Print Name)

## ACKNOWLEDGMENT

State of Florida }  
County of Palm Beach } SS

Before me personally appeared Kolleen Cobb who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Vice President of WPB Rosemary LLC, a Delaware limited liability company, and severally acknowledged to and before me that she executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the corporate seal of said company 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 company.

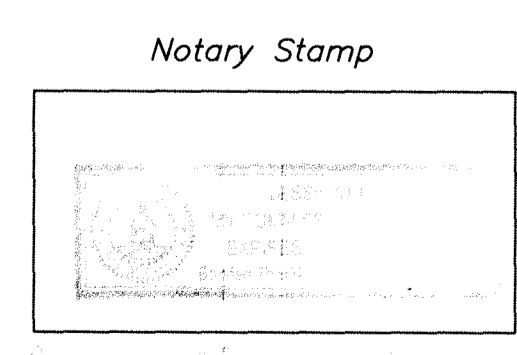
Witness my hand and official seal this 30th day of November, 2018.

My commission expires: 10-23-2021  
 (Date)

By: Jessica Perez  
 Notary Public

Print Name: Jessica Perez

Commission Number: GG119202



## TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } SS

I, Jared Healy, Vice President & NCS FL Underwriting Manager, Senior National Underwriting Counsel of First American Title Insurance Company, 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 WPB Rosemary LLC, a Delaware 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.

Date: 12/4/2018

By: Jared Healy  
 Jared Healy  
 Vice President

## ACKNOWLEDGMENT

State of Florida }  
County of Orange } SS

Before me personally appeared Tanya Acosta Masi who is personally known to me, or has produced a FL DRIVER LICENSE as identification, and who executed the foregoing instrument as the SVP of Bank of America, N.A., a national banking association and severally acknowledged to and before me that [he] [she] 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.

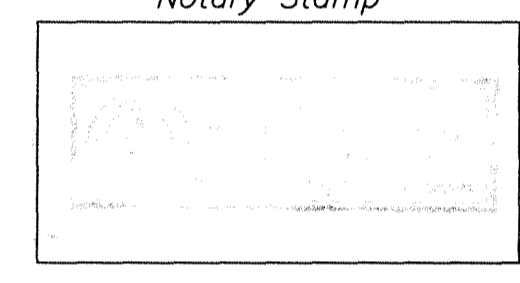
Witness my hand and official seal this 11th day of December, 2018.

My commission expires: 10-23-2021  
 (Date)

By: Jessica Perez  
 Notary Public

Print Name: Jessica Perez

Commission Number: GG119202



## MORTGAGEE'S JOINDER AND CONSENT

State of Florida }  
County of Orange } SS

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 28552, at Page 290 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 SVP and its corporate seal to be affixed hereon by and with the authority of its board of directors this 11th day of December, 2018.

Bank of America, N.A.  
 a national banking association

Witness: Alejandro Farinas  
 Alejandro Farinas  
 (Print Name)

By: Tanya Acosta Masi  
 Tanya Acosta Masi, SVP  
 (Print Name, Title)

## CITY OF WEST PALM BEACH APPROVALS

State of Florida }  
County of Palm Beach } SS

This Plat is hereby approved for record by the City Commission of West Palm Beach, Florida, and excepts the dedications thereto, this 14 day of December, 2018.

By: Geraldine Muoio  
 Geraldine Muoio, Mayor

## CITY SURVEYOR'S APPROVAL:

This Plat has been reviewed in accordance with Chapter 98-20, Section 177.081, Florida Statutes.

By: Vincent J. Noel  
 Vincent J. Noel P.S.M.  
 Professional Land Surveyor and Mapper, L.S. 4169

## TABULAR DATA:

BRIGHTLINE PARKING GARAGE, WPB

Total Area of Plat: = 1.27 Acres±

Tract A = 1.22 Acres±

Tract R/W = 0.05 Acres±

## SURVEYOR'S NOTES

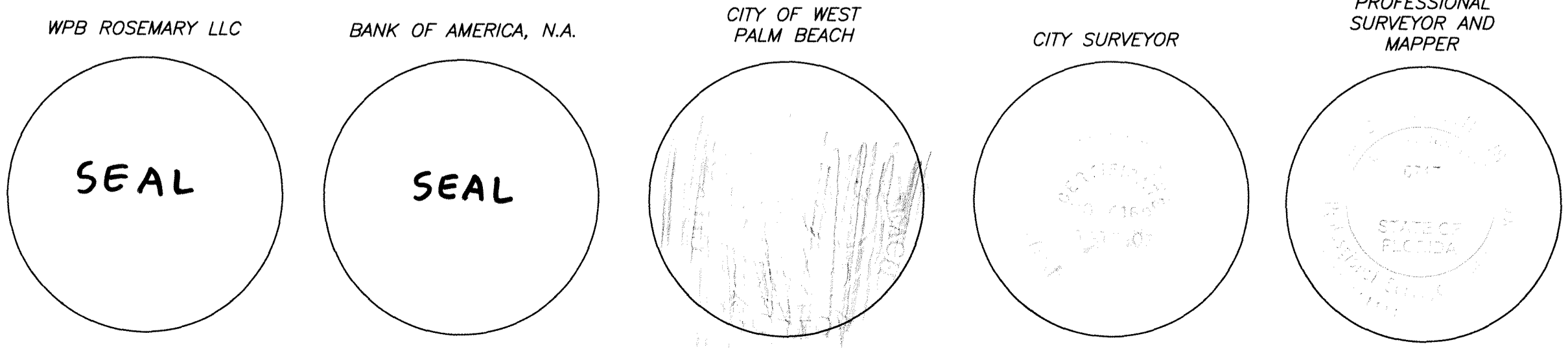
- 1.) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supported in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- 2.) The bearings shown upon this survey are Assumed North and based on the East line of Block 23, MAP OF THE TOWN OF WEST PALM BEACH, Plat Book 1, Page 2, Palm Beach County Records, said East line bears South 00°52'51" West and all other bearings shown hereon are relative thereto.
- 3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (2011 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 are ground distances in U.S. Survey Feet unless otherwise noted.
- 4.) 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.
- 5.) The building setbacks shall be as required by current City of West Palm Beach, Florida Zoning and Land Development Regulations.

## 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 Section 177.091(9), Florida Statutes, 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 the City of West Palm Beach, Florida.

This 12 day of December, 2018

By: Eric R. Matthews  
 ERIC R. MATTHEWS, P.S.M.  
 Professional Surveyor and Mapper  
 State of Florida License No. 6717



2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 866.909.2220 www.wginc.com  
 Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WANTMAN GROUP, INC.