

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:03 A.M.  
THIS 15 DAY OF February  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK 127 ON  
PAGES 177 THROUGH 178

SHARON R. BOCK  
CLERK AND COMPTROLLER

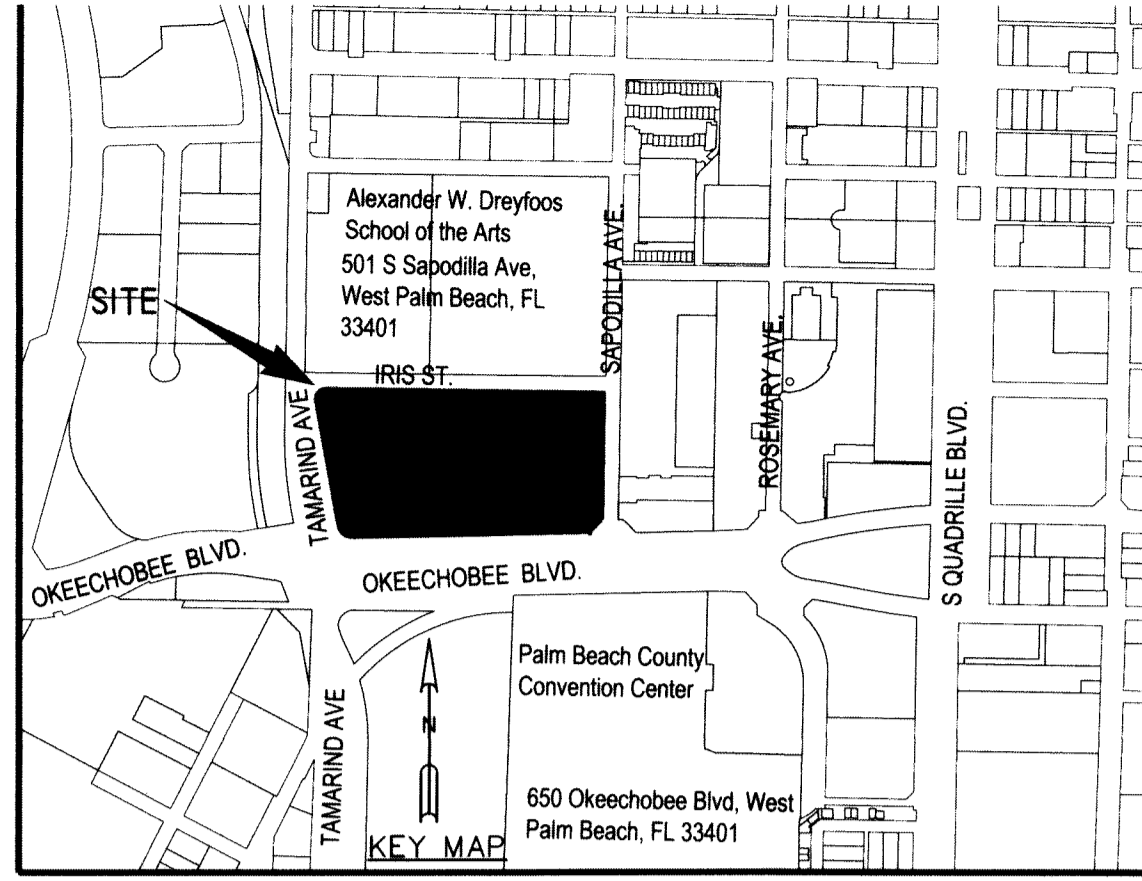
BY: *Deirdre McEwen*  
DEPUTY CLERK



# KRAVIS CENTER

A REPLAT OF A PORTION OF THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.), AS RECORDED IN PLAT BOOK 1, PAGE 122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, 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



SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST  
LOCATION MAP  
NOT TO SCALE

### DESCRIPTION

A PORTION OF THE PLAT OF THE ADDITION OF WEST PALM BEACH FOR THE HIGHLAND PARK LAND CO., (INC.), AS RECORDED IN PLAT BOOK 1, PAGE 122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE PALM BEACH COUNTY PUBLISHED POSITION OF THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N89°10'18"W ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1710.23 FEET; THENCE N00°52'39"E, A DISTANCE OF 286.55 TO THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL FOR OKEECHOBEE BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 7424, PAGE 443 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE N.89°07'21"W, A DISTANCE OF 5.50 FEET; THENCE S.00°52'38"W, A DISTANCE OF 5.29 FEET; THENCE S.44°54'22"W, A DISTANCE OF 58.38 FEET; THENCE S.88°56'04"W, A DISTANCE OF 792.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 80°52'19"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 70.57 FEET; THENCE N.10°11'37"W, ALONG THE EAST RIGHT-OF-WAY OF TAMARIND AVENUE, A DISTANCE OF 370.86 FEET; THENCE N.06°36'00"W, CONTINUING ALONG THE EAST RIGHT-OF-WAY OF TAMARIND AVENUE, A DISTANCE OF 75.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 97°25'42"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 34.01 FEET; THENCE S.89°10'18"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF IRIS STREET, A DISTANCE OF 949.82 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH SAPODILLA AVENUE; THENCE S.00°52'39"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 428.52 FEET TO THE POINT OF BEGINNING.  
CONTAINING 453,244 SQUARE FEET OR 10.4050 ACRES, MORE OR LESS.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT THE RAYMOND F. KRAVIS CENTER FOR THE PERFORMING ARTS, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS: KRAVIS CENTER  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:  
TRACT RW, 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 ROADWAY PURPOSES.  
TRACT RW1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS 20th DAY OF December, 2018

THE RAYMOND F. KRAVIS CENTER FOR THE PERFORMING ARTS, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
*Judith A. Mitchell*  
JUDITH A. MITCHELL  
CHIEF EXECUTIVE OFFICER

WITNESS: *Ryler Ruff*  
RYLER RUFF  
WITNESS: *Linda S. Rasmussen*  
LINDA S. RASMUSSEN

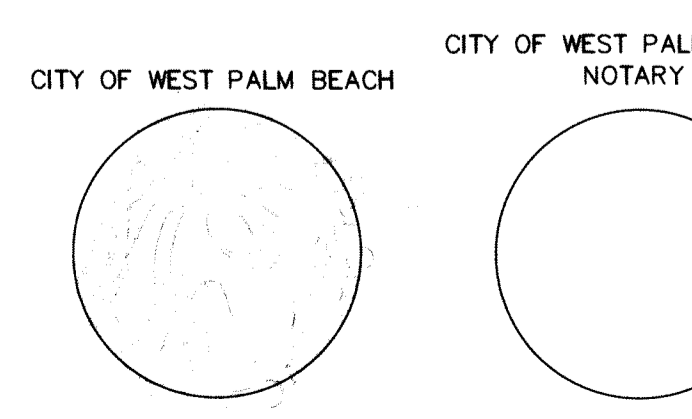
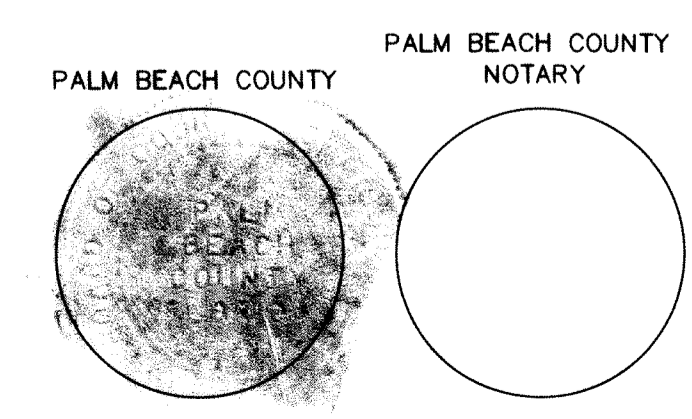
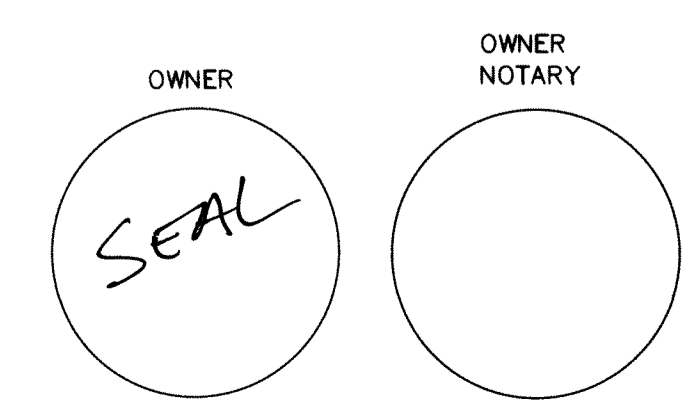
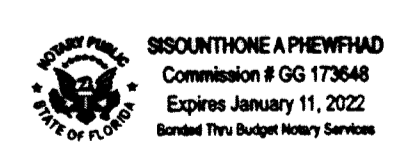
### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED JUDITH A. MITCHELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF THE RAYMOND F. KRAVIS CENTER FOR THE PERFORMING ARTS, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT, 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 20th DAY OF December, 2018

MY COMMISSION EXPIRES: 11/11/2022  
COMMISSION NUMBER: 173648

*Suzanne Phelan*  
Suzanne Phelan  
NOTARY PUBLIC  
PRINT NAME



### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CO-MORTGAGEE AND PARTIAL 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 6283, AT PAGE 673, AS AFFECTED BY PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 7424, PAGE 410 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO THIS 15th DAY OF January, 2019

PALM BEACH COUNTY,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS  
WITNESS: *Timothy Montiglio*  
TIMOTHY MONTIGLIO  
PRINT NAME  
WITNESS: *Julie Burns*  
JULIE BURNS  
PRINT NAME  
BY: *Mackensan Bernard*  
MACKENSAN BERNARD  
MAYOR  
ATTEST: *Sharon R. Bock*  
SHARON R. BOCK  
CLERK & COMPTROLLER

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2019, BY *Mackensan Bernard* AS MAYOR OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. ME/SHE WHO IS PERSONALLY KNOWN TO ME BY THE FOLLOWING SIGNATURE: \_\_\_\_\_



*Tracey Powell*  
TRACEY POWELL  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE CO-MORTGAGEE AND PARTIAL 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 6283, AT PAGE 673, AS AFFECTED BY PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 7424, PAGE 410 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

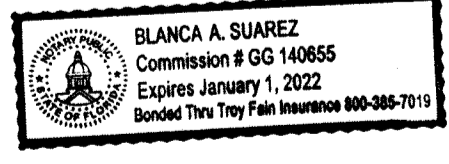
IN WITNESS WHEREOF, CITY OF WEST PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COMMISSION THIS 13th DAY OF February, 2019

CITY OF WEST PALM BEACH,  
A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA  
WITNESS: *LaBryan*  
LABRYAN  
PRINT NAME  
WITNESS: *Alex Sanderson*  
ALEX SANDERSON  
PRINT NAME  
BY: *Geraldine Muoio*  
GERALDINE MUOIO  
MAYOR

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 2019, BY GERALDINE MUOIO AS MAYOR OF THE CITY OF WEST PALM BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Blanca A. Suarez*  
BLANCA A. SUAREZ  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 11/22



### TABULAR DATA

|                         |               |
|-------------------------|---------------|
| TOTAL AREA OF THIS PLAT | 10.4050 ACRES |
| PARCEL A                | 10.0015 ACRES |
| TRACT RW                | 0.2566 ACRES  |
| TRACT RW1               | 0.1469 ACRES  |

### CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 13th DAY OF February, 2019  
BY: *Geraldine Muoio*  
GERALDINE MUOIO, MAYOR

### REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 1/22/19  
*Vincent J. Noel*  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, SHUTTS & BOWEN LLP, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO ALL THE PROPERTY IS VESTED IN THE RAYMOND F. KRAVIS CENTER FOR THE PERFORMING ARTS, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

SHUTTS & BOWEN LLP,  
AS AGENT FOR OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY  
DATED: 8/8/18  
BY: *Adam Bergman*  
ADAM BERGMAN, ESQUIRE

### SURVEYOR'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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 12-20-18  
*David P. Lindley*  
DAVID P. LINDLEY P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### SURVEY NOTES AND LEGEND:

- 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 CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- O.R.B. - OFFICIAL RECORD BOOK
- P.R.M. - INDICATES SET PERMANENT REFERENCE MONUMENT MARKED LB3591, UNLESS NOTED OTHERWISE
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 1990 ADJUSTMENT BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST BEARING N89°10'18"W.
- "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.
- (R) - DENOTES RADIAL LINE.
- R/W - DENOTES RIGHT-OF-WAY
- SWE - DENOTES SIDEWALK EASEMENT.
- PSE - DENOTES PRIVATE SANITARY EASEMENT.