

20190406916

109

DEDICATION AND RESERVATION:

MI PAIS EXPRESS

COORDINATES, BEARINGS & DISTANCES

KNOW ALL MEN BY THESE PRESENTS THAT MI PAIS EXPRESS, INC., A FLORIDA CORPORATION AND MICKEY FERNANDEZ, OWNERS OF THE LAND AS SHOWN HEREON AS "MI PAIS EXPRESS" BEING LOTS 7, 8, AND 9, BLOCK 28 OF WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LOTS 37, 38 AND 39, BLOCK 28, WEST GATE ESTATES (NORTHERN SECTION) AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF LOTS 7, 8, 9, 37, 38 AND 39, BLOCK 28 WEST GATE ESTATES (NORTHERN SECTION) RECORDED IN PLAT BOOK 8, PAGE 38 LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

COORDINATES SHOWN HEREON ARE GRID DATUM=NAD 83/90 ADJUSTMENT 1983 STATE PLANE, TRANSVERSE MERCATOR SYSTEM, EAST ZONE LINEAR UNIT=US SURVEY FEET ALL DISTANCES ARE GROUND SCALE FACTOR 1.000043 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE BEARINGS SHOWN HEREON ARE GRID DATUM NAD 83/90 ADJUSTMENT

THIS PLAT WAS FILED FOR RECORD AT 2:55 PM THIS 5th DAY OF NOVEMBER 2019, AD AND DULY RECORDED

IN PLAT BOOK 129 AT PAGE 109-110

SHARON R. BOYD CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK



SHEET 1 OF 2 SITE DATA:

CONTROL NUMBER 2016-00102

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 39 PROCEED THENCE NORTH 88 DEGREES 52 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 37, 38 & 39, A DISTANCE OF 75.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 01 DEGREE, 09 MINUTES, 25 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 37 AND 7, A DISTANCE OF 229.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 88 DEGREES, 52 MINUTES, 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 75.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 01 DEGREE, 08 MINUTES, 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 9 AND 39, A DISTANCE OF 229.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39 AND THE POINT OF BEGINNING.

CONTAINING 17,265.46 SQUARE FEET OR 0.40 ACRE MORE OR LESS.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MI PAIS EXPRESS, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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.

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 07 DAY OF May 2019

MI PAIS EXPRESS, INC. A FLORIDA CORPORATION BY: [Signature] MICKEY FERNANDEZ, PRESIDENT

WITNESS: [Signature] PRINTED NAME: Denisse Dominguez

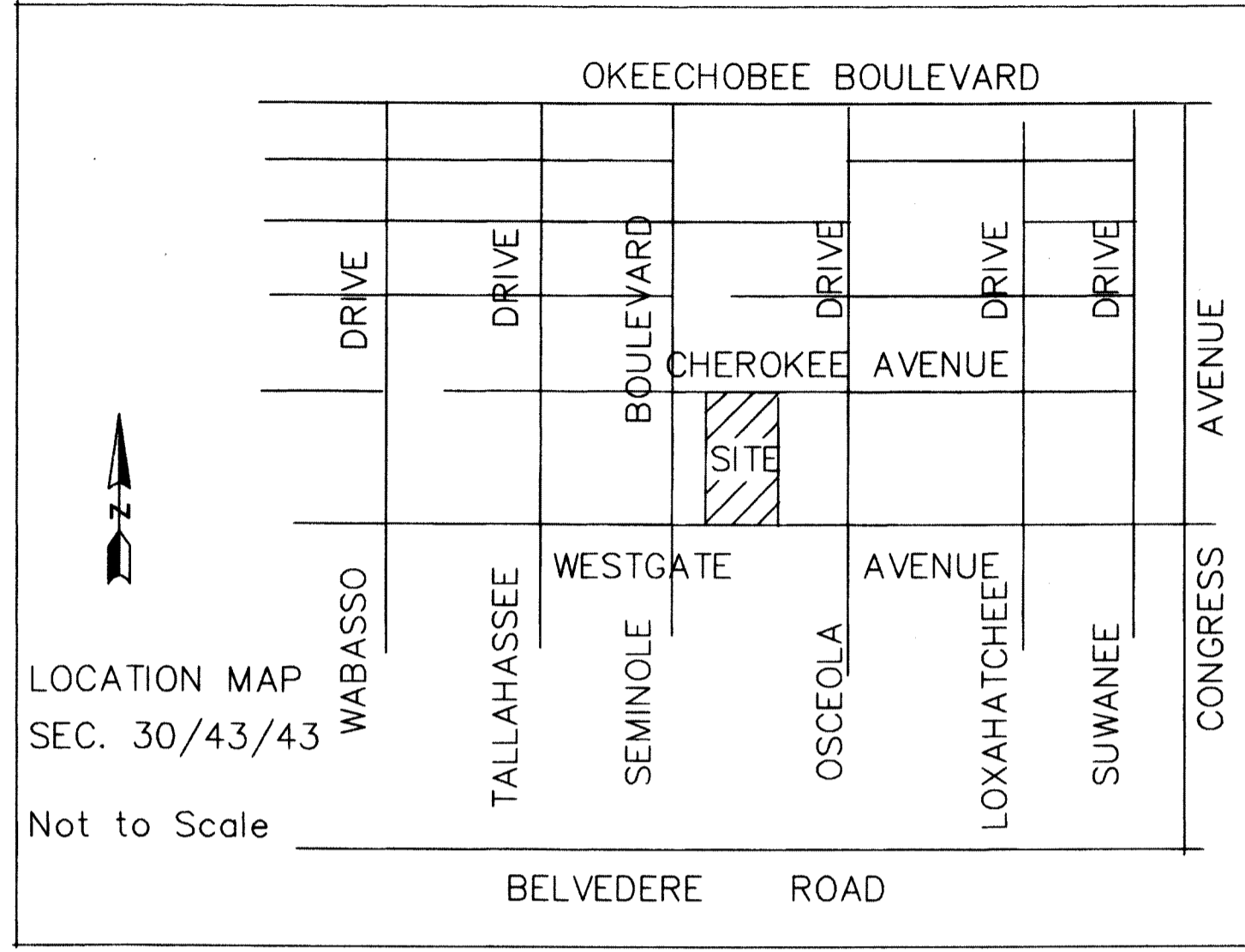
WITNESS: [Signature] PRINTED NAME: Ximena Coca

IN WITNESS WHEREOF, I, MICKEY FERNANDEZ, DO HEREUNTO SET MY HAND AND SEAL THIS 07 DAY OF May 2019

BY: [Signature] MICKEY FERNANDEZ

WITNESS: [Signature] PRINTED NAME: Denisse Dominguez

WITNESS: [Signature] PRINTED NAME: Ximena Coca



ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICKEY FERNANDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MI PAIS, 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 07 DAY OF May 2019

MY COMMISSION EXPIRES: 02/05/2021 COMMISSION NUMBER: GG 59761 PRINTED NAME: Daisy Funez NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICKEY FERNANDEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 07 DAY OF May 2019

MY COMMISSION EXPIRES: 02/05/2021 COMMISSION NUMBER: GG 59761 PRINTED NAME: Daisy Funez NOTARY PUBLIC

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 5 DAY OF NOVEMBER 2019, 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

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF TEXAS COUNTY OF DALLAS

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 AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20894, PAGE 1521 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 AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF June 2019.

MORTGAGOR ELECTRONIC REGISTRATION SYSTEMS, INC. A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION A TEXAS CORPORATION,

BY: [Signature] Sybil Ramirez, VICE-PRESIDENT

WITNESS: [Signature] COLLEEN BARRETT

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME PERSONALLY APPEARED, Sybil Ramirez, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF MORTGAGOR ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, A TEXAS 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 20 DAY OF June 2019

MY COMMISSION EXPIRES: JAN 27 2020 COMMISSION NUMBER: 28862890 PRINTED NAME: Patricia Horvath NOTARY PUBLIC

SURVEYOR'S NOTES:

- 1. BEARINGS AS SHOWN HEREON ARE GRID, BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH BEARS N01°32'37"E, NAD 83/90 ADJUSTMENT.
2. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
3. 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, FLORIDA.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
5. 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.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

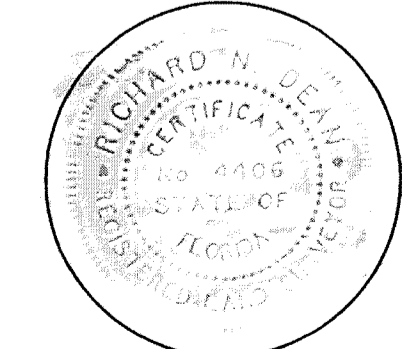
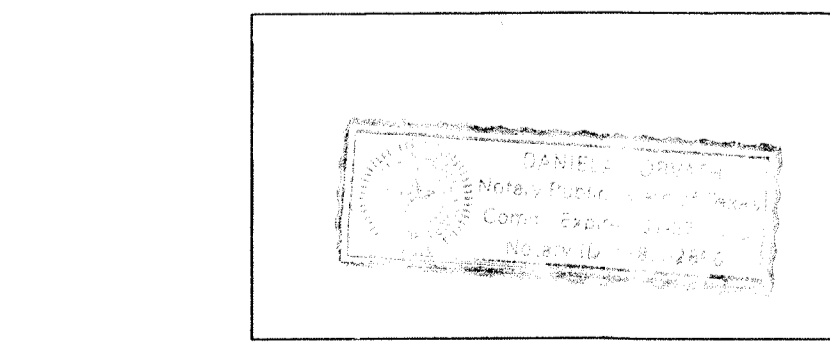
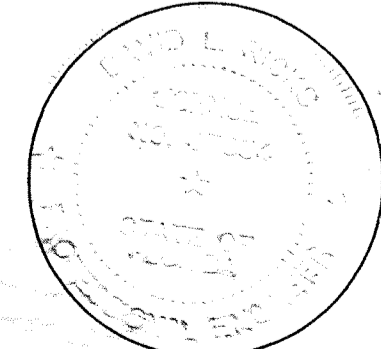
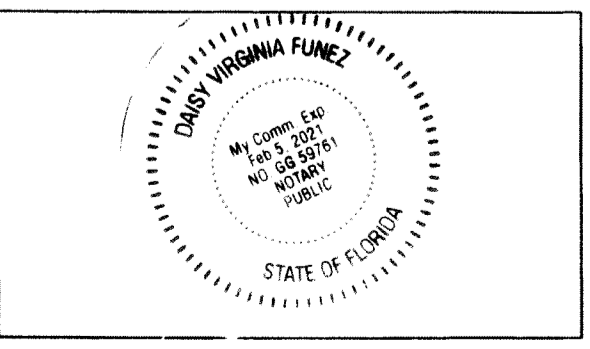
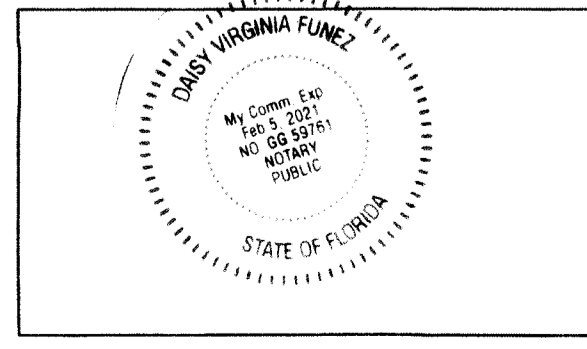
SURVEYOR AND MAPPER'S CERTIFICATE:

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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature] RICHARD N. DEAN, P.S.M. FLORIDA CERTIFICATE NO. 4406

DATE: 5/9/2019

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



CORPORATE SEAL MI PAIS EXPRESS, INC.

NOTARY

NOTARY

COUNTY ENGINEER

MORTGAGOR ELECTRONIC REGISTRATION SYSTEMS, INC.

NOTARY

SURVEYOR OF RECORD

Dean Surveying & Mapping, Inc. The Measuring Line Shall Go Forth Jer. 31:39 4201 Westgate Avenue, Suite A-3 West Palm Beach, Florida 33409 Tel: (561)625-8748 Facsimile (561)626-4558 DATE: 03-06-18 SCALE: N/A SHEET: 1 of 2 JOB No.: 018-203-P