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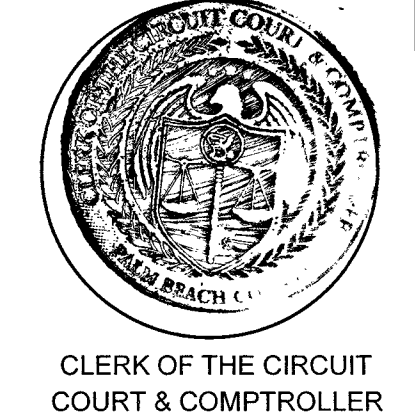
166

PORT 32 MARINA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:01 P.M. THIS 8th DAY OF January A.D. 2024 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 166 AND 167.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

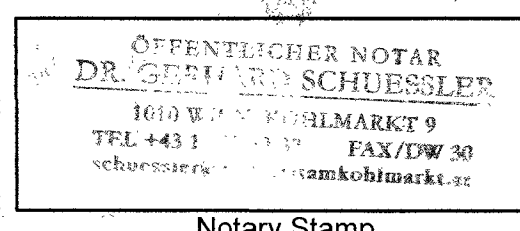
SHEET 1 OF 2



ACKNOWLEDGEMENT:
STATE OF Austria
COUNTY OF Vienna

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 28th DAY OF NOVEMBER, 2024, BY Karin Vogl-Peji and Doris Ortner AS authorized officers FOR BAWAG P.S.K. BANK FÜR ARBEIT UND WIRTSCHAFT UND ÖSTERREICHISCHE POSTSPARKASSE AKTIENGESELLSCHAFT, ON BEHALF OF SAID LENDER, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED CA Driver's license (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

31 January 2031
MY COMMISSION EXPIRES:
N01005
MY COMMISSION NUMBER:



SIGNATURE OF NOTARY PUBLIC
[Signature]
DR. GERHARD SCHUESSLER
PRINTED NAME OF NOTARY PUBLIC

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF December, 2024.

BY: *[Signature]*
CHELSEA REED, MAYOR
ATTEST: *[Signature]*
PATRICIA SNIDER, CMC, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF December, 2024.

BY: *[Signature]*
TODD ENGLE, P.E., CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 26th DAY OF DECEMBER, 2024.

BY: *[Signature]*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 6889

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), 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 THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS 22nd DAY OF NOVEMBER, 2024.

BY: *[Signature]*
ROBERT J. CAJAL, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6266
LANDTEC CONSTRUCTION SURVEYING, LLC, LICENSED BUSINESS #8598
DBA WALLACE SURVEYING, FKA WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

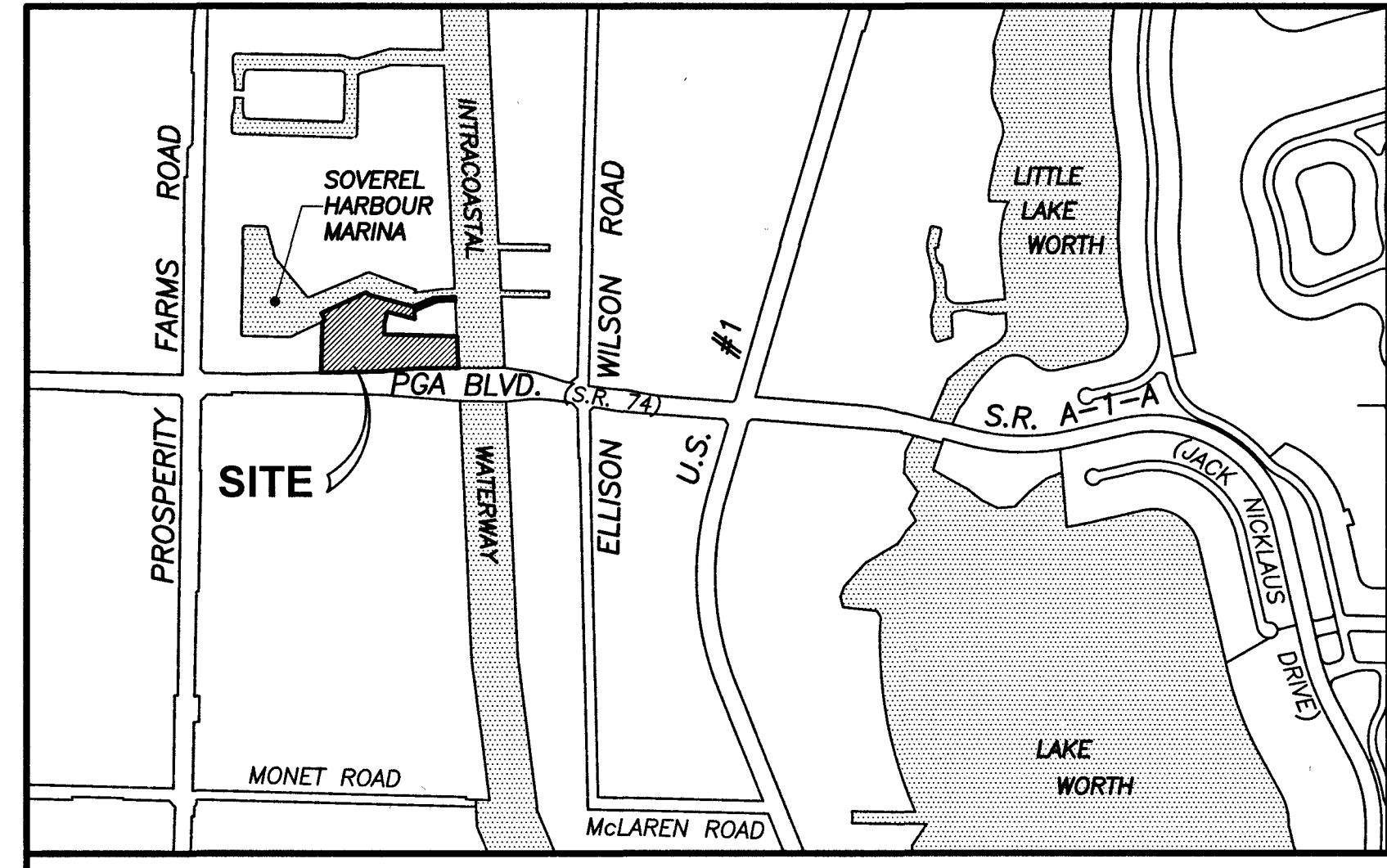
TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Stephen S. Mathison 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 PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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.

DATED: December 19, 2024.

[Signature]
STEPHEN S. MATHISON, ESQ.
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR NO.: 362736



VICINITY SKETCH (NOT TO SCALE)

TABULAR DATA

EXISTING ZONING:	PUD (CGI)
EXISTING LAND USE:	COMMERCIAL
PARCEL 1:	7.528 ACRES

THIS INSTRUMENT PREPARED BY:
ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407
LICENSED BUSINESS NUMBER 4569
561-640-4551

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PORT 32 MARINA, BEING A PLAT OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 5; THENCE SOUTH 88° 26' 17" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1294.37 FEET TO THE SOUTHWEST CORNER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 5; THENCE NORTH 01° 38' 23" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 73.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AS SHOWN ON THE RIGHT-OF-WAY MAP RECORDED IN ROAD PLAT BOOK 5, PAGES 186 THROUGH 190, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 11,504.41 FEET, A CENTRAL ANGLE OF 00° 20' 10" AND A RADIAL BEARING AT THIS POINT OF NORTH 00° 18' 34" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 67.49 FEET; THENCE NORTH 89° 56' 24" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE BEING A TANGENT LINE TO THE LAST DESCRIBED CURVE, A DISTANCE OF 332.92 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 12878, PAGE 895, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 01° 32' 27" EAST, ALONG THE EAST LINE OF LAST DESCRIBED PARCEL AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 338.32 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE SOVEREL HARBOUR COMMON AREA AS RECORDED IN OFFICIAL RECORDS BOOK 8472, PAGE 1169, SAID PUBLIC RECORDS; THENCE NORTH 65° 01' 28" EAST, ALONG SAID SOUTHERLY LIMITS, A DISTANCE OF 22.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SLIP NO. R-12 AS RECORDED IN OFFICIAL RECORDS BOOK 24529 PAGE 1356, SAID PUBLIC RECORDS; THENCE NORTH 24° 58' 32" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 55.40 FEET TO THE NORTHEAST CORNER OF SAID SLIP NO. R-12, SAID NORTHEAST CORNER BEING COMMON WITH SAID SOUTHERLY LIMITS OF SOVEREL HARBOUR COMMON AREA; THENCE CONTINUE ALONG THE SOUTHERLY LIMITS OF SAID SOVEREL HARBOUR COMMON AREA THROUGH THE FOLLOWING TEN (10) COURSES; NORTH 65° 01' 28" EAST A DISTANCE OF 318.78 FEET; THENCE SOUTH 57° 04' 26" EAST A DISTANCE OF 6.38 FEET; THENCE NORTH 65° 01' 28" EAST A DISTANCE OF 1.72 FEET; THENCE SOUTH 24° 58' 32" EAST A DISTANCE OF 2.69 FEET; THENCE SOUTH 57° 04' 30" EAST A DISTANCE OF 23.94 FEET; THENCE SOUTH 75° 26' 48" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 86° 08' 31" EAST A DISTANCE OF 8.24 FEET; THENCE NORTH 66° 46' 45" EAST A DISTANCE OF 140.13 FEET; THENCE SOUTH 84° 19' 23" EAST A DISTANCE OF 8.19 FEET; THENCE NORTH 87° 45' 54" EAST A DISTANCE OF 124.63 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17, PAGE 29, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 02° 14' 06" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 28201, PAGE 860, SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE LIMITS OF SAID RECORDED PARCEL THROUGH THE FOLLOWING SIX (6) COURSES; SOUTH 87° 45' 54" WEST A DISTANCE OF 119.99 FEET; THENCE SOUTH 66° 46' 45" WEST A DISTANCE OF 154.99 FEET; THENCE SOUTH 02° 14' 06" EAST A DISTANCE OF 52.22 FEET; THENCE NORTH 75° 26' 48" WEST A DISTANCE OF 181.59 FEET; THENCE SOUTH 14° 33' 12" WEST A DISTANCE OF 74.44 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 5; THENCE SOUTH 01° 38' 23" WEST, ALONG SAID WEST LINE, A DISTANCE OF 73.99 FEET TO THE WEST END OF THE "LINE OF AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 5361, PAGE 1030, SAID PUBLIC RECORDS; THENCE SOUTH 88° 27' 18" EAST, ALONG SAID AGREEMENT LINE (SAID AGREEMENT LINE BEING THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 28201, PAGE 860) A DISTANCE OF 466.07 FEET THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTRACOASTAL WATERWAY; THENCE SOUTH 02° 14' 06" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID P.G.A. BOULEVARD; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE FOLLOWING THREE (3) COURSES; NORTH 89° 57' 56" WEST A DISTANCE OF 249.68 FEET; THENCE SOUTH 85° 28' 24" WEST A DISTANCE OF 233.21 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 5; THENCE SOUTH 01° 38' 23" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.91 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 7.528 ACRES, MORE OR LESS.

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

PARCEL 1
PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

ACCESS EASEMENT
THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADJACENT OWNER OF PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 34594, PAGE 1013, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR BOTH VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

ELECTRICAL EASEMENT
THE ELECTRICAL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL UTILITY FACILITIES NECESSARY FOR THE CONSTRUCTION OF FUTURE SITE IMPROVEMENTS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF December, 2024.

PORT 32 PALM BEACH GARDENS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: *[Signature]*
NAME: AUSTIN SCHELL
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS: *[Signature]*
PRINTED NAME
WITNESS: *[Signature]*
PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF Tennessee
COUNTY OF Williamson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF December, 2024, BY AUSTIN SCHELL, AS CHIEF EXECUTIVE OFFICER OF PORT 32 MARINAS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PORT 32 PALM BEACH GARDENS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITIES, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED CA Driver's license (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

03/18/2025
MY COMMISSION EXPIRES:
[Signature]
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION NUMBER:
Notary Stamp

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Austria
COUNTY OF Vienna

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35442 AT PAGE 1335 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LENDER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Auth. Signatory AND ITS Auth. Signatory AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH FULL LEGAL AUTHORITY THIS 28th DAY OF NOVEMBER, 2024.

LENDER:
BAWAG P.S.K. BANK FÜR ARBEIT UND WIRTSCHAFT UND ÖSTERREICHISCHE POSTSPARKASSE AKTIENGESELLSCHAFT

BY: *[Signature]*
NAME: KARIN VOGL-PEJIC
TITLE: AUTHORIZED SIGNATORY

WITNESS: *[Signature]*
PRINTED NAME
WITNESS: *[Signature]*
PRINTED NAME

WITNESS: *[Signature]*
PRINTED NAME
WITNESS: *[Signature]*
PRINTED NAME

WITNESS: *[Signature]*
PRINTED NAME
WITNESS: *[Signature]*
PRINTED NAME

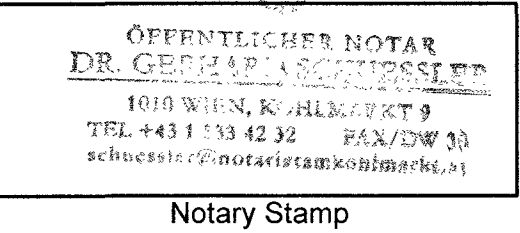
WITNESS: *[Signature]*
PRINTED NAME
WITNESS: *[Signature]*
PRINTED NAME

ACKNOWLEDGEMENT:

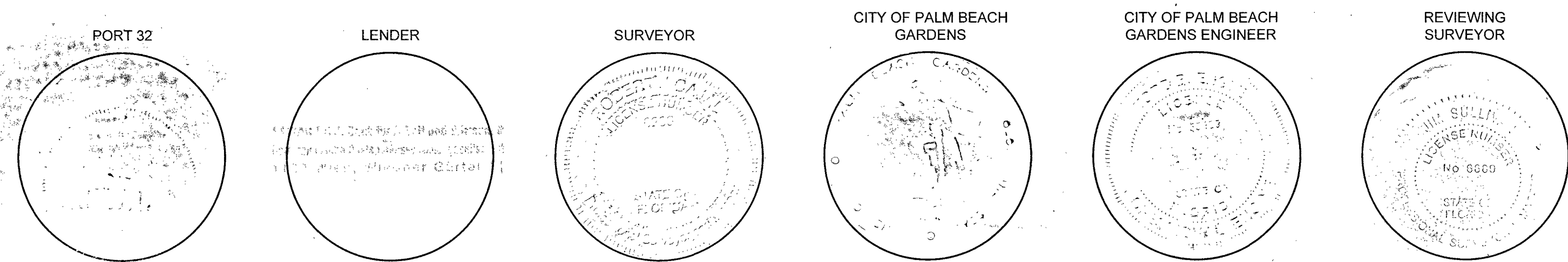
STATE OF Austria
COUNTY OF Vienna

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31 January 2031
MY COMMISSION EXPIRES:
N01005
MY COMMISSION NUMBER:



SIGNATURE OF NOTARY PUBLIC
[Signature]
DR. GERHARD SCHUESSLER
PRINTED NAME OF NOTARY PUBLIC



WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LICENSED BUSINESS #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD: J.D.	JOB NO.: 87-1797.225	F.B.	PG.
OFFICE: R.C.	DATE: NOVEMBER 2023	DWG. NO.	87-1797-49
CKD: R.C.	REF: 87-1797-50.DWG	SHEET	1 OF 2

CFN 20250008555 PL BK 138 PG 166