

# GULFSTREAM HOTEL CONSOLIDATION PLAT

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, TOGETHER WITH THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO SAID LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, ALL OF "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

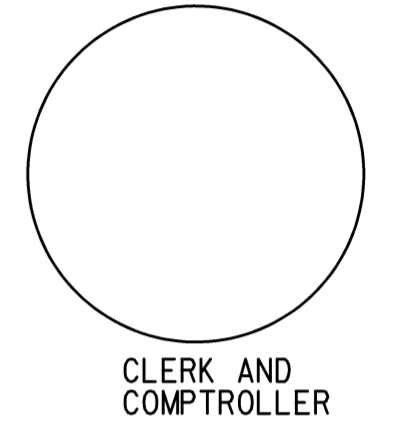
STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

JOSEPH ABRUZZO, CLERK AND COMPTROLLER

BY: \_\_\_\_\_ DC

**SHEET 1 OF 2**



**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT HH GULFSTREAM LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GULFSTREAM HOTEL CONSOLIDATION PLAT, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, TOGETHER WITH THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO SAID LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, ALL OF "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 79302 SQUARE FEET (1.821 ACRES), MORE OR LESS.

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

1. THE "INGRESS-EGRESS EASEMENT" SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LAKE WORTH BEACH, FOR PURPOSES OF PUBLIC PEDESTRIAN AND VEHICULAR SURFACE ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE OWNER OF PARCEL 1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH BEACH, FLORIDA; THE FOREGOING SHALL NOT PROHIBIT RECOURSE BY THE FEE OWNER OF PARCEL 1 AGAINST THIRD PARTIES THAT CAUSE DAMAGE TO THE INGRESS-EGRESS EASEMENT.
2. THE "UTILITY EASEMENTS" AS SHOWN HEREON, ARE NONEXCLUSIVE 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. ALL ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, AND CABLE TELEVISION LINES SHALL BE BELOW INSTALLATIONS FOR WATER, EXFILTRATION, WASTEWATER, AND GAS LINES, AT A DEPTH OF APPROXIMATELY 6 FEET. EACH UTILITY SHALL BE LOCATED WITHIN THE UTILITY EASEMENT IN ACCORDANCE WITH A PERMIT FROM THE CITY OF LAKE WORTH BEACH. THE INSTALLATION OF CABLE TELEVISION SYSTEMS OR OTHER PRIVATE UTILITIES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY OR OTHER PRIVATE UTILITY DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. THE "ELECTRICITY DISTRIBUTION FACILITY EASEMENT" AS SHOWN HEREON IS A NONEXCLUSIVE, PERPETUAL EASEMENT HEREBY DEDICATED TO THE CITY OF LAKE WORTH BEACH FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF ELECTRICITY DISTRIBUTION AND RELATED FACILITIES TO BE INSTALLED THEREIN TO SERVE PARCELS 1 AND 2, TO BE HELD IN PERPETUITY (INCLUDING THE RIGHT OF ACCESS THROUGH THE ADJACENT UTILITY EASEMENT AND INGRESS-EGRESS EASEMENT GRANTED ON THIS PLAT).
4. THE "TRANSFORMER 1 EASEMENT" AS SHOWN HEREON IS A NONEXCLUSIVE, PERPETUAL EASEMENT HEREBY DEDICATED TO THE CITY OF LAKE WORTH BEACH FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF A TRANSFORMER AND RELATED FACILITIES TO BE INSTALLED THEREON TO SERVE PARCEL 1 AND FOR ACCESS TO THE GROUND FLOOR OF THE BUILDING (SUBJECT TO PARCEL 1 OWNER'S REASONABLE SAFETY AND SECURITY REQUIREMENTS, PROVIDED THAT THE CITY AND ITS CONTRACTORS AND AGENTS SHALL AT ALL TIMES HAVE 24-HOUR, 365-DAY ACCESS TO THE TRANSFORMER AND RELATED FACILITIES).
5. THE "TRANSFORMER 2 EASEMENT" AS SHOWN HEREON IS A NONEXCLUSIVE, PERPETUAL EASEMENT HEREBY DEDICATED TO THE CITY OF LAKE WORTH BEACH FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF A TRANSFORMER AND RELATED FACILITIES TO BE INSTALLED THEREIN TO SERVE PARCEL 2 AND FOR ACCESS TO THE SECOND FLOOR OF THE PARKING GARAGE (SUBJECT TO PARCEL 2 OWNER'S REASONABLE SAFETY AND SECURITY REQUIREMENTS PROVIDED THAT THE CITY AND ITS CONTRACTORS AND AGENTS SHALL AT ALL TIMES HAVE 24-HOUR, 365-DAY ACCESS TO THE TRANSFORMER AND RELATED FACILITIES).

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

HH GULFSTREAM LAND HOLDINGS LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINT NAME  
 WITNESS: \_\_\_\_\_  
 PRINT NAME:

**ACKNOWLEDGEMENT**

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ OF HH GULFSTREAM LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_, AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_, NOTARY PUBLIC

**MORTGAGEE'S JOINDER AND CONSENT**

STATE OF FLORIDA ) SS  
 COUNTY OF \_\_\_\_\_ )

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 HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26793 AT PAGE 1346 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MODIFIED IN OFFICIAL RECORDS BOOK 29333 AT PAGE 1781 OF SAID PUBLIC RECORDS AND ASSIGNED IN OFFICIAL RECORDS BOOK 29765 AT PAGE 154 OF SAID PUBLIC RECORDS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SOUTH FLORIDA FINANCING II, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINT NAME WILLIAM H. MILMOE  
 MANAGER  
 WITNESS: \_\_\_\_\_  
 PRINT NAME

**ACKNOWLEDGEMENT**

STATE OF FLORIDA ) SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY WILLIAM H. MILMOE AS MANAGER FOR SOUTH FLORIDA FINANCING II, LLC., ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_, AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_, NOTARY PUBLIC

**CITY APPROVAL**  
 CITY OF LAKE WORTH BEACH, FLORIDA,  
 A MUNICIPAL CORPORATION

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

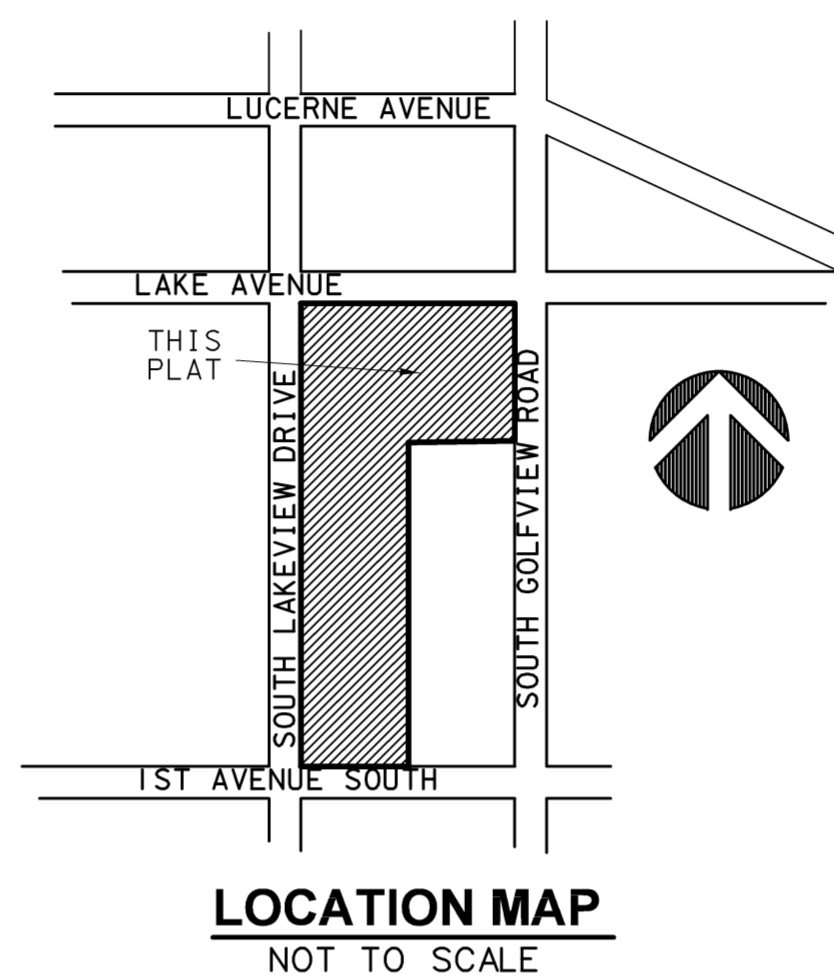
THIS PLAT, AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: BETTY RESCH, MAYOR BY: CARMEN Y DAVIS, CITY MANAGER  
 BY: MELISSA ANN COYNE, CITY CLERK  
 BY: ROBERT D'ARINZO, HISTORIC RESOURCES PRESERVATION BOARD CHAIRMAN BY: VAUGHN HAYDUK, P.E. CITY ENGINEER

**REVIEWING SURVEYOR & MAPPER'S CERTIFICATE**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

DATE \_\_\_\_\_ BY: DAVID A. BOWER  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. LS5888



**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

I, MICHELLE DEROSA, 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 HH GULFSTREAM LAND HOLDINGS 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 NOT 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.

BY: MICHELLE DEROSA DATE: \_\_\_\_\_  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA  
 MEMBER OF THE FLORIDA BAR  
 FLORIDA BAR NUMBER 0084867

**SURVEYOR AND MAPPER'S NOTES:**

01. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID BLOCK 33 HAVING A GRID BEARING OF SOUTH 88°37'25" EAST, ACCORDING TO OBSERVATIONS OF PALM BEACH COUNTY CONTROL MONUMENTS "GROVER" AND "TL SCOTT".
02. NO BUILDINGS 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.
03. 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 DETERMINED BY USE OF RIGHTS GRANTED.
04. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
05. 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.
06. ALL DISTANCES SHOWN ARE GROUND DISTANCES. UNITS-US SURVEY FOOT.

**SURVEYOR & MAPPER'S CERTIFICATE**

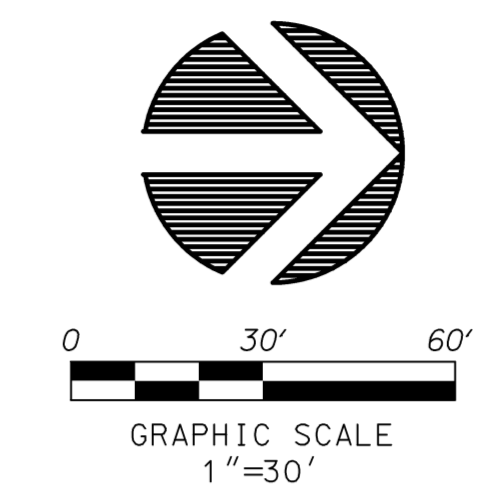
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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.

JEFF S. HODAPP, P.S.M. DATE: \_\_\_\_\_  
 LICENSE NO. LS5111  
 STATE OF FLORIDA  
 PERIMETER SURVEYING & MAPPING, INC.  
 947 CLINT MOORE ROAD  
 BOCA RATON, FL 33487  
 CERTIFICATION OF AUTHORIZATION NO. LB7264

HH GULFSTREAM LAND HOLDINGS LLC	SOUTH FLORIDA FINANCING II, LLC,	CITY OF LAKE WORTH BEACH	REVIEWING SURVEYOR	SURVEYOR

# GULFSTREAM HOTEL CONSOLIDATION PLAT

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, TOGETHER WITH THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO SAID LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, ALL OF "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH BEACH, PALM BEACH COUNTY, FLORIDA.

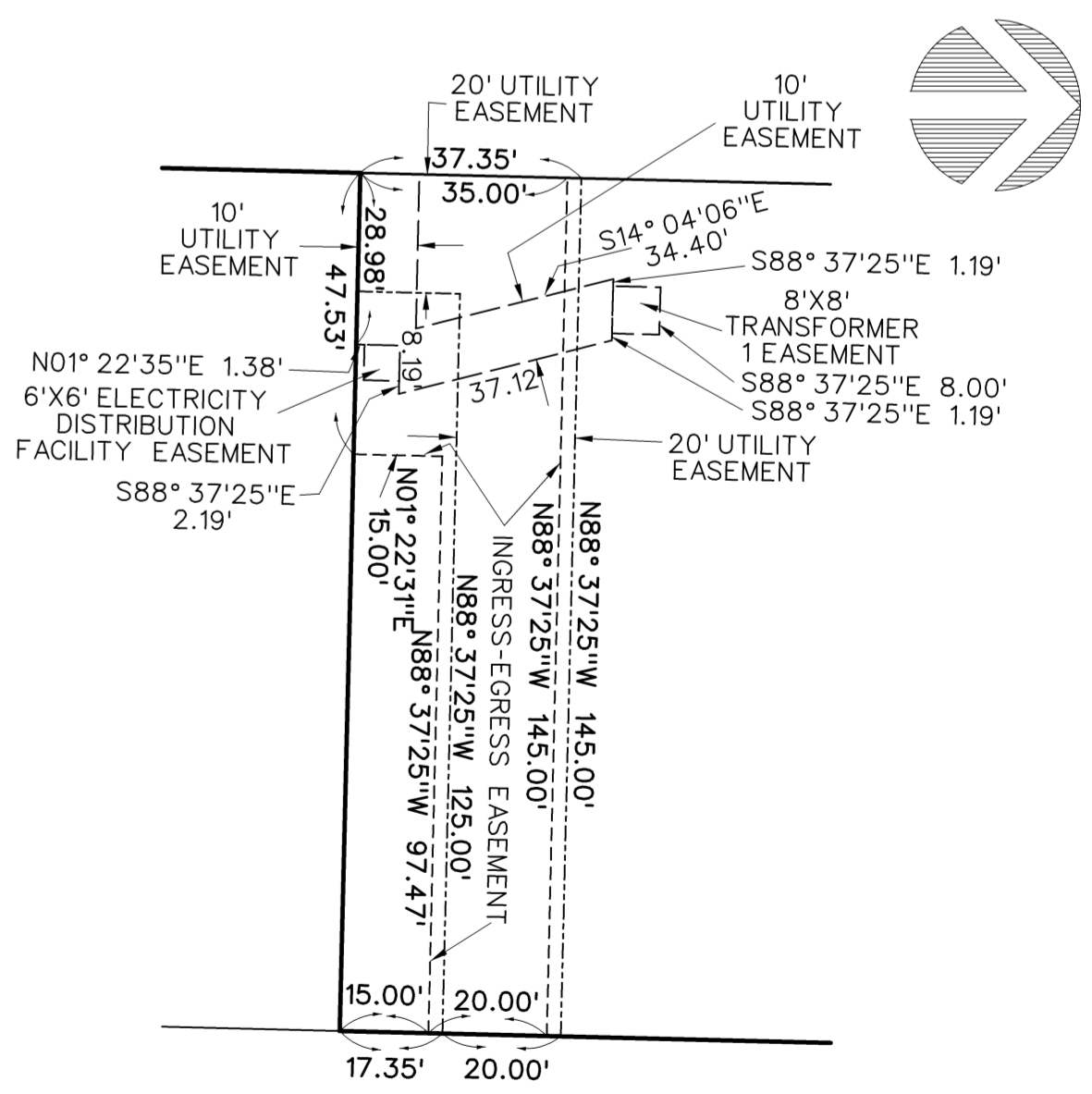


**LEGEND:**

- SET P.R.M. (UNLESS OTHERWISE NOTED) - 4" x 4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM-LB7264 CENTERLINE

**ABBREVIATIONS:**

- ALUM. ALUMINUM
- CONC. CONCRETE
- COR. CORNER
- P.D.E. PUBLIC DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER AND LIGHT COMPANY
- L.B. LICENSED BUSINESS
- L.B.E. LANDSCAPE BUFFER EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.S. LICENSED SURVEYOR
- L.S.E. LIFT STATION EASEMENT
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- MON. MONUMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.D.E. PUBLIC DRAINAGE EASEMENT
- PG. PAGE
- PGS. PAGES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.U.D. PLANNED UNIT DEVELOPMENT
- R.A.S. RESIDENTIAL ACCESS STREET
- R.L.S. REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY
- SEC. SECTION
- U.E. UTILITY EASEMENT
- P.C. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- PCC. POINT OF COMPOUND CURVATURE
- NT. NON-TANGENT
- R. RADIAL
- L. LENGTH
- D. DELTA (CENTRAL ANGLE)
- (N.R.) NON-RADIAL



**DETAIL**  
1"=30'

