OLD FLORIDA ON FLAGLER - REPLAT NO. 1

BEING A REPLAT OF LOTS 1, 2 AND 3, OLD FLORIDA ON FLAGLER, PLAT BOOK 111, PAGES 20 AND 21, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2013 SHEET 1 OF 1

SEPTEMBER 2010 -... Section 10, Township 44 South, Range 43 East

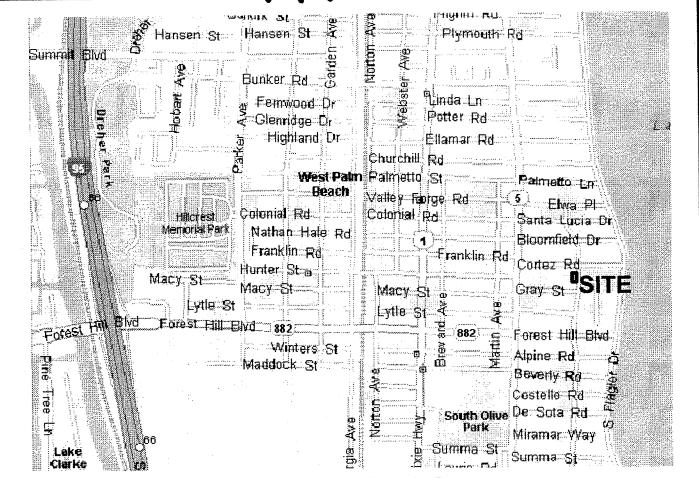
00074-308

WEST PALM BEACH

CITY CLERK

REVIEWING PROFESSIONAL

SURVEYOR AND MAPPER



STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

RECORD 1:35 PM
THIS 15 DAY OF NOVENBER

AD, 2013 AND DULY RECORDED

IN PLAT BOOK ____ON PAGES 77 AND, 17 SHARON R. BOCK, CLERK AND

COMPTROLLER - PALM BEACH COUNTY

CIRCUIT COURT SEAL

LOCATION MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAES BJORK, OWNER OF THE LAND SHOWN HEREON AS "OLD FLORIDA ON FLAGLER - REPLAT NO. 1", DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, OF OLD FLORIDA ON FLAGLER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 46,901 SQUARE FEET OR 1.08 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED INDIVIDUAL HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25 DAY OF CTOSER 2013.

ACKNOWLEDGMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

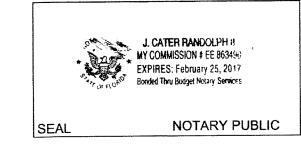
BEFORE ME PERSONALLY APPEARED CLAES BJORK WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION, AND WHO EXECUTED OR HAS PRODUCED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25

MY COMMISSION EXPIRES: FEBRUALY 25, 2017

NOTARY PUBLIC

COMMISSION NUMBER EE & 63490



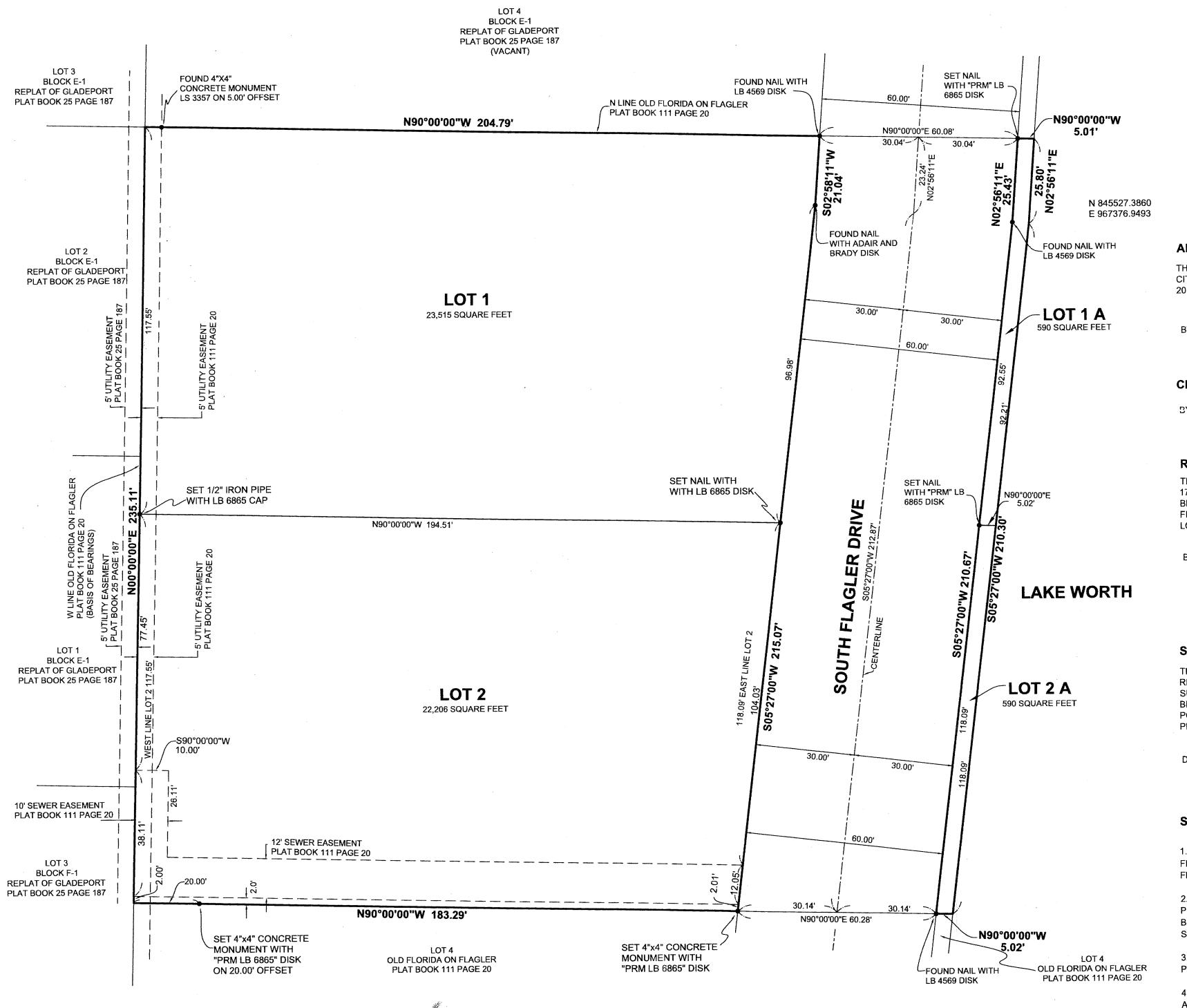
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MATTHEW L. FERGUSON, 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 RECORD TITLE TO THE PROPERTY IS VESTED IN CLAES BJORK; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: 10 - 25 - 13

MATTHEW L. FERGÚSON FLORIDA BAR NO. 0370540



PROFESSIONAL

SURVEYOR AND MAPPER

APPROVALS - WEST PALM BEACH

CITY PLANNING BOARD

STEVE MAYANS, PLANNING BOARD CHAIRMAN

REVIEWING SURVEYOR

THIS PLAT 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 OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P'S AND MONUMENTS AT LOT CORNERS.

VINCENT J. NOEL, P.S.M. FLORIDA CERTIFICATE NO. 4169

SURVEYOR'S CERTIFICATION

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), PERMANENT CONTROL POINTS (P.C.P.S) AND MONUMENTS ACCORDING TO THE SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW.

DATE: 10-24-13 TIMOTHY M. SMITH. P.S.M. FLORIDA CERTIFICATE NO. LS 004676

SURVEYOR'S NOTES

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

RECORDS OF THIS COUNTY.

THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF OLD FLORIDA ON FLAGLER, PLAT BOOK 111, PAGES 20 AND 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°00'00" EAST.

2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

4. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF.

> THIS INSTRUMENT WAS PREPARED BY TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 4676 TIMOTHY M. SMITH LAND SURVEYING, INC. FLORIDA CERTIFICATE NO. LB 6865 4546 CAMBRIDGE STREET WEST PALM BEACH, FL 33415 (561) 602-8160