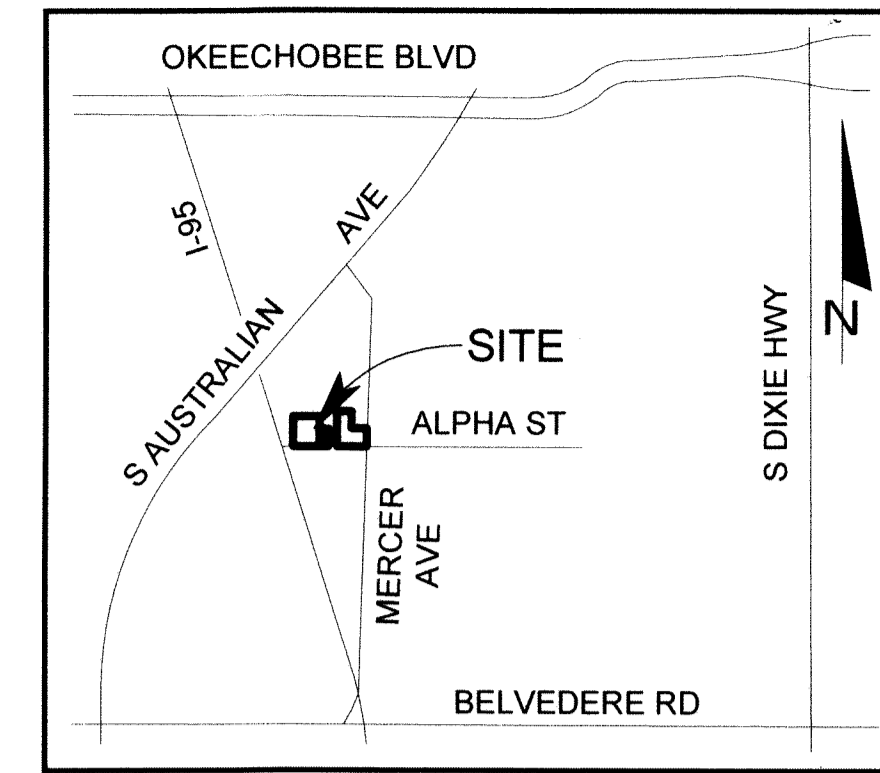


MERCER PARK APARTMENTS

BEING A REPLAT OF A PORTION OF LOTS 3, 4, 5 AND 7 OF BLOCK 2 GROVE DALE PARK PLAN NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:40 A.M. THIS 28 DAY OF December A.D. 2021 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 1 AND 3

JOSEPH ABRUZZO CLERK AND COMPTROLLER
By: *[Signature]* DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MERCER PARK APARTMENTS, BEING A REPLAT OF A PORTION OF LOTS 3, 4, 5, AND 7 OF BLOCK 2, GROVE DALE PARK PLAN NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

THE WEST 75 FEET OF THE NORTH HALF OF LOT 3, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH 1/2 OF LOT 3, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

LOT 4, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING AN AREA OF 29,995.8158 SQUARE FEET, 0.689 ACRES, MORE OR LESS.

PARCEL TWO

THE SOUTH 100 FEET OF LOT 5, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 31 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH

THE SOUTHERLY 167.00 FEET OF LOT 7, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING AN AREA OF 39,796.9440 SQUARE FEET, 0.912 ACRES, MORE OR LESS.

TOTAL AREA CONTAINING 69,792.7598 SQUARE FEET, 1.6022 ACRES, MORE OR LESS.

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

1. PARCELS ONE AND TWO

PARCELS ONE AND TWO, AS SHOWN HEREON ARE HEREBY RESERVED BY AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

3. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS DEPICTED HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A SIDEWALK. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

4. PUBLIC ACCESS EASEMENTS

THE PUBLIC ACCESS EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

5. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 28th DAY OF Dec. 2021.

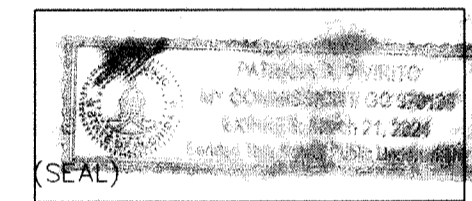
AMATO-MILLAN DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *Alexander Millan*
ALEXANDER D. MILLAN, MANAGER

ACKNOWLEDGMENT:

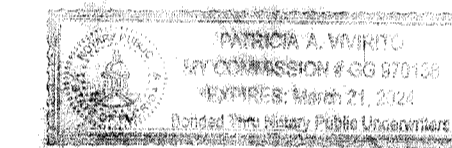
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 23rd DAY OF December, 2021 BY ALEXANDER D. MILLAN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.



Patricia A. Nivirio
NOTARY
Patricia A. Nivirio
PRINT NAME

MY COMMISSION EXPIRES: March 21, 2024
COMMISSION NUMBER: 00970138



REVIEWING SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS AT LOT CORNERS.

THIS 27 DAY OF December 2021.

[Signature]
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4169

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Alys Nagler Daniels, 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 Amato-Millan Development, LLC a Florida 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: THIS 23rd DAY OF Dec. 2021.

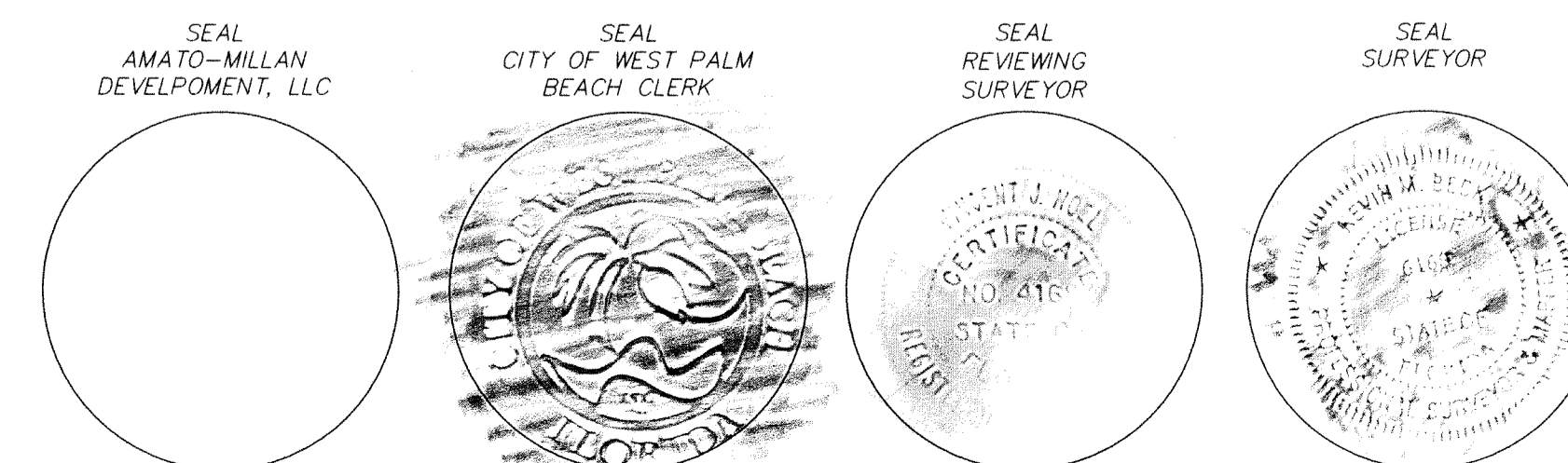
[Signature]
ALYS NAGLER DANIELS
ATTORNEY-AT-LAW
FLORIDA BAR 0354600

CITY OF WEST PALM BEACH APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON AND IS APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 27th DAY OF December 2021.

BY: *[Signature]*
A. JAMES, Mayor



THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF MARLIN ENGINEERING, INC., 10415 RIVERSIDE DRIVE, SUITE 101, PALM BEACH GARDENS, FLORIDA, 33410.

	NAME	DATE
DRAWN BY	DK	10/19/21
CHECKED BY	KMB	10/19/21
PROJECT NUMBER:	2018073.003	

MARLIN
ENGINEERING

10415 RIVERSIDE DRIVE, SUITE 101,
PALM BEACH GARDENS, FL 33410
Tel: (561) 229-0239
Fax: (305) 477-7590
L.B. # 7241