

CFN 20220502348 PL BK 135 PG 18

WORTH COURT SOUTH

BEING A REPLAT OF LOT 11 AND LOT 12, WORTH COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 60, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

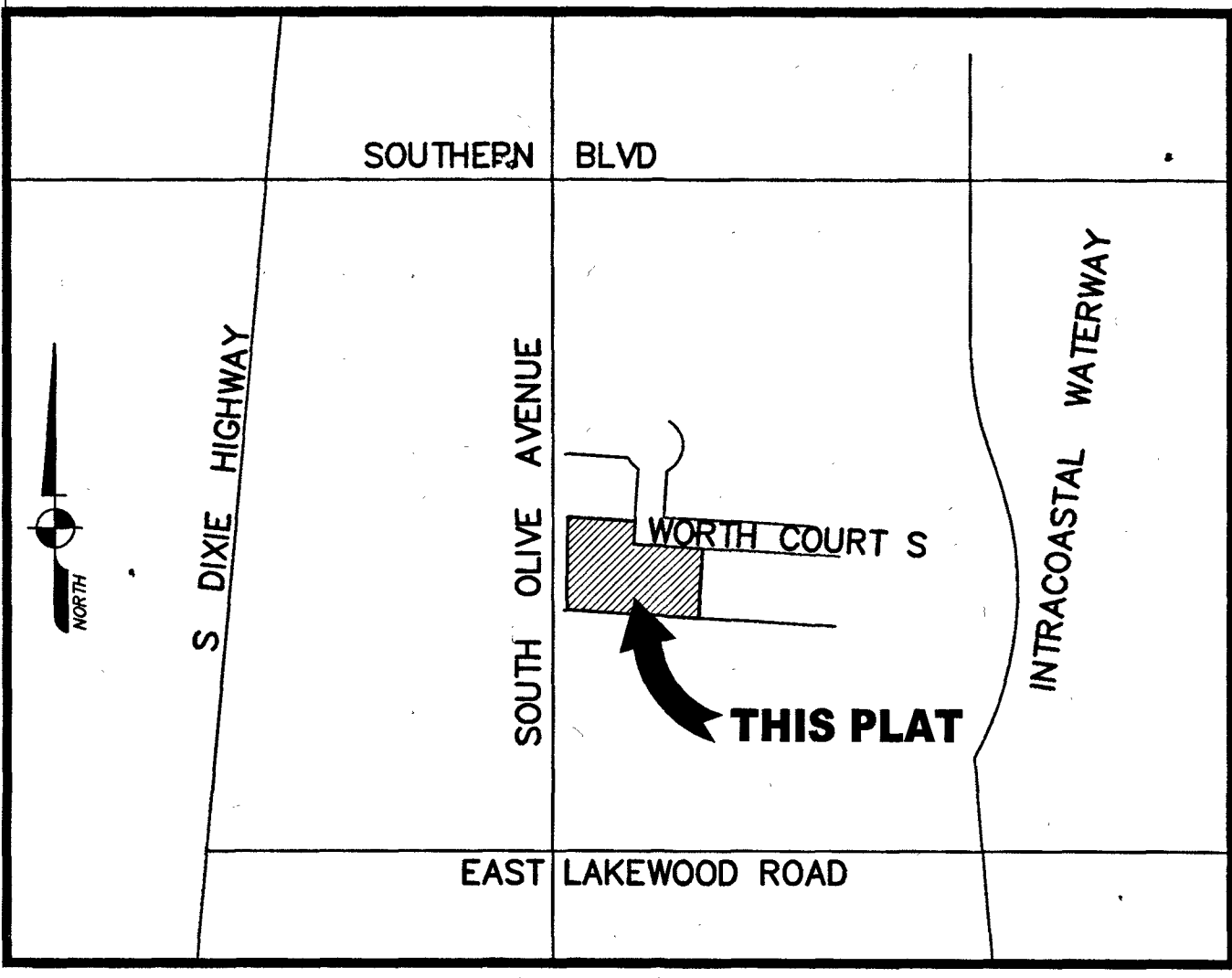
18

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 12:03 P. M.
THIS 21 DAY OF December A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 135 ON PAGES 18 THROUGH 19
JOSEPH ABRUZZO
CLERK AND COMPTROLLER
BY: *[Signature]*

SHEET 1 OF 2 SHEETS



CLERK OF THE CIRCUIT COURT & COMPTROLLER



LOCATION SKETCH NOT TO SCALE

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
KNOW ALL MEN BY THESE PRESENTS THAT 258 WORTH COURT SOUTH LLC, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT OF WORTH COURT SOUTH, AS SHOWN HEREON, BEING A PORTION OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LYING IN THE CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LEGAL DESCRIPTION
Lot 11, less the West 5 feet, WORTH COURT, according to the map or plat thereof as recorded in Plat Book 20, Page 60, Public Records of Palm Beach County, Florida

AND

Lot 12, WORTH COURT, according to the Plat thereof, recorded in Plat Book 20, Page 60, Palm Beach County, Florida.

Containing 33,279 square feet, (0.7640 acres), more or less.

1. LOTS 1, 2 AND 3, ARE HEREBY RESERVED BY 258 WORTH COURT SOUTH LLC, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED 258 WORTH COURT SOUTH LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MANAGER, THIS 21st DAY OF November, 2022.

WITNESS: *[Signature]* 258 WORTH COURT SOUTH LLC
PRINT NAME: CORNIE CHESSHYER
WITNESS: *[Signature]*
PRINT NAME: Debra J. Striker Guerra
BY: *[Signature]*
ALISON R. PERCY, MANAGER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, Thomas Izzo, 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 258 WORTH COURT SOUTH LLC. 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.

DATE: 11/29/22

BY: *[Signature]*
Thomas Izzo
ATTORNEY-AT-LAW IN FLORIDA
BAR NO. 120905

SURVEYOR'S NOTES:

- 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 ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF WORTH COURT SOUTH HAVING A BEARING OF N90°00'00"E.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS.
- NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
- ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; T = TRANSPORTATION; L.B. = LICENSED; L = ARC LENGTH; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE MONUMENT; PSM = PROFESSIONAL LAND SURVEYOR; R = RADIUS; S.F. = SQUARE FEET.
- - INDICATES SET 4"x4"x24" CONCRETE MONUMENT WITH A DISK STAMPED "PRM LB 3300".

REVIEWING SURVEYOR

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

DATE: 12/7/22

[Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

CERTIFICATE OF APPROVALS BY THE CITY OF WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 7th DAY OF December, 2022.
[Signature]
ARTH A. JAMES, MAYOR

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED ALISON R. PERCY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF 258 WORTH COURT SOUTH LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

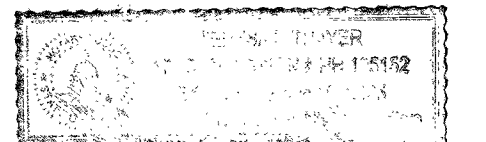
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF November, 2022.

MY COMMISSION EXPIRES: 3/16/25 (DATE)

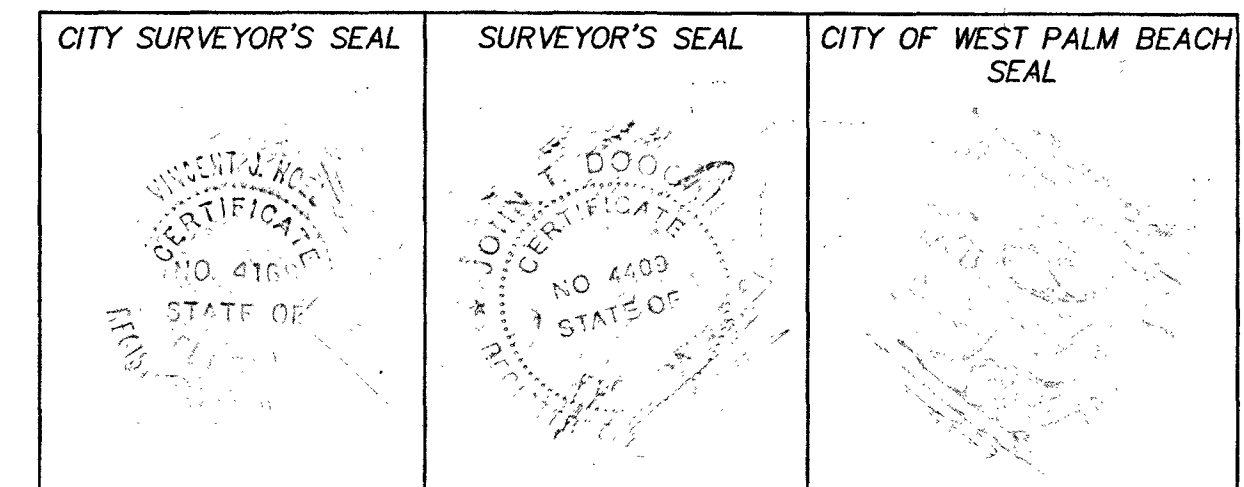
[Signature]
NOTARY PUBLIC

NOTARY STAMP

PRINT NAME: Teresa Thayer
COMMISSION NUMBER: RH 105152



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 THIS COUNTY.



SURVEYOR'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 SECTION 177.091(9), FLORIDA STATUTES, 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,

DATE: 11/29/2022

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594



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NOVEMBER 2022