

CFN 20230009380 PL BK 135 PG 31

DEDICATION AND RESERVATIONS FOR INDIVIDUAL:

KNOWN ALL MEN BY THESE PRESENTS SEAN AND ASHLY HEYNIGER OWNERS OF THE LAND SHOWN HEREON AS HEYNIGER REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK "Q", PLAN OF PROSPECT PARK SOUTH (EASTERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 7, PAGE 60, AND ALL THAT TRACT OF LAND LYING EASTERLY OF SAID LOT 4, BLOCK Q, AND WITHIN THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT IF EXTENDED EASTERLY TO THE HIGH WATER MARK OF LAKE WORTH, TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO APPERTAINING: TOGETHER WITH A PARCEL OF SUBMERGED LAND IN LAKE WORTH IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWESTERLY CORNER OF LOT 4, BLOCK "Q", PLAN OF PROSPECT PARK SOUTH (EASTERN SECTION), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 60, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN NORTH 79 DEGREES 00 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 346 FEET TO A POINT IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH AND THE POINT OF BEGINNING OF THE PARCEL OF SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 88 DEGREES 02 MINUTES 16 SECONDS, EAST A DISTANCE OF 237.90 FEET TO A POINT IN THE CITY OF WEST PALM BEACH-BULKHEAD LINE, ESTABLISHED BY ORDINANCE NO. 838-63, SEPTEMBER 23, 1963, AND RECORDED IN PLAT BOOK 27, PAGES 231 TO 239, BOTH INCLUSIVE; THENCE SOUTH 13 DEGREES 43 MINUTES 56 SECONDS EAST ALONG SAID BULKHEAD LINE, A DISTANCE OF 70.02 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 27 SECONDS WEST, A DISTANCE OF 195.02 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 4, SAID POINT BEING IN THE NORTHERLY TERMINATION OF A CONCRETE BULKHEAD BUILT PRIOR TO 1957, THENCE SOUTH 76 DEGREES 54 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 27.25 FEET TO SAID HIGH WATER LINE; THENCE NORTH 23 DEGREES 18 MINUTES 35 SECONDS WEST ALONG SAID HIGH WATER LINE A DISTANCE OF 84.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOTS 5 AND 6, BLOCK "Q", PROSPECT PARK SOUTH (EASTERN SECTION), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 7, PAGE 60.

LESS AND EXCEPT

PARCEL I: Lot 3, Block Q, PROSPECT PARK SOUTH (Eastern Section), according to the Plat thereof as recorded in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida, together with all lands lying East of said Lot and within the limits of the North and South boundary lines of said Lot extended Eastward to the high water mark of Lake Worth.

PARCEL II: Beginning at the Northeasterly corner of Lot 3, Block Q PROSPECT PARK SOUTH (Eastern Section) on record in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida; thence on an assumed bearing of North 79°22'29" East a distance of 49.94 feet; thence North 80°17'46" East, a distance of 69.8 feet, more or less, to the intersection of the North line of an existing wooden dock with the waters of Lake Worth; thence Southeastery, meandering the waters of Lake Worth, distance of 11 feet, more or less, to the intersection of the waters of Lake Worth with the Easterly prolongation of the North line of said Lot 3; thence South 85°50'28" West along the Easterly prolongation of the North line of said Lot 3, a distance of 105.0 feet, more or less, to the point of beginning.

TOGETHER with riparian rights thereunto appertaining

ALSO: A parcel of Submerged land in Lake Worth, in Section 34, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: From the Southwesterly corner of Lot 3, Block Q, PROSPECT PARK SOUTH (Eastern Section), according to the plat thereof, recorded in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida, run North 79°00'12" East along the Southerly line of said Lot 3, a distance of 346.0 feet to a point in the high water line on the Westerly shore of Lake Worth and the Point of Beginning of the parcel of land hereinafter described; thence North 21°06'40" West Along said high water line, a distance of 81.16 feet to a point; thence South 88°03'05" East, a distance of 248.70 Feet to a point in the City of West Palm Beach Bulkhead Line, established by Ordinance No. 838-63, September 23, 1963, and Recorded in Plat Book 27, Page 231 to 239, both inclusive; thence South 13°43'56" East along said Bulkhead Line, a distance of 77.61 feet; thence North 88°02'16" West, a distance of 237.90 feet to the Point of Beginning.

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

LOTS A, B, C & D AS SHOWN HEREON, ARE HEREBY RESERVED FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE 5 FOOT UTILITY EASEMENT AS SHOWN HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. THE MAINTENANCE OF LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE SEAN HEYNIGER AND ASHLY HEYNIGER, DO HEREBY SET MY HAND AND SEAL THIS 27 DAY OF December, 2022.

WITNESS: Jeanette M. Civilis, PRINTED NAME: Jeanette M. Civilis, SEAN HEYNIGER

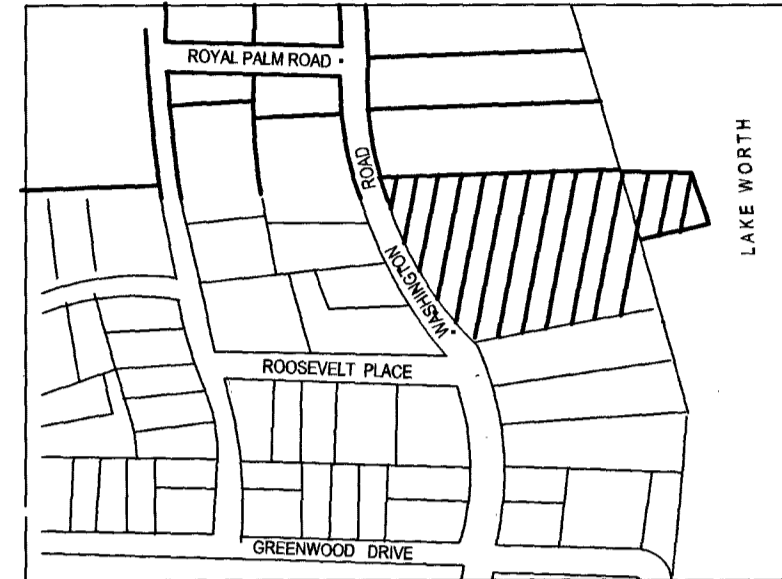
WITNESS: Thaddeus Tarczon, PRINTED NAME: Thaddeus Tarczon

WITNESS: Jeanette M. Civilis, PRINTED NAME: Jeanette M. Civilis, ASHLY HEYNIGER

WITNESS: Thaddeus Tarczon, PRINTED NAME: Thaddeus Tarczon

HEYNIGER REPLAT OF LOTS 3,4,5 AND 6 BLOCK Q, PROSPECT PARK SOUTH

ALL OF LOTS 3,4,5 AND 6, BLOCK Q, PROSPECT PARK SOUTH, IN PLAT BOOK 7, PAGE 60, AND A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



LOCATION MAP

DEDICATION AND RESERVATION FOR CORPORATION:

KNOWN ALL MEN BY THESE PRESENTS THAT 3120 WASHINGTON WPB LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HEYNIGER REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I: Lot 3, Block Q, PROSPECT PARK SOUTH (Eastern Section), according to the Plat thereof as recorded in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida, together with all lands lying East of said Lot and within the limits of the North and South boundary lines of said Lot extended Eastward to the high water mark of Lake Worth.

PARCEL II: Beginning at the Northeasterly corner of Lot 3, Block Q, PROSPECT PARK SOUTH (Eastern Section), as recorded in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida; thence on an assumed bearing of North 79°22'29" East, a distance of 49.94 feet; thence North 80°17'46" East, a distance of 69.8 feet, more or less, to the intersection of the North line of an existing wooden dock with the waters of Lake Worth; thence Southeastery, meandering the waters of Lake Worth, a distance of 11 feet, more or less, to the intersection of the waters of Lake Worth with the Easterly prolongation of the North line of said Lot 3; thence South 85°50'28" West along the Easterly prolongation of the North line of said Lot 3, distance of 105.0 feet, more or less, to the point of beginning.

TOGETHER with riparian rights thereunto appertaining

ALSO: A parcel of submerged land in Lake Worth, in Section 34, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows: From the Southwesterly corner of Lot 3, Block Q, PROSPECT PARK SOUTH (Eastern Section), according to the plat thereof, recorded in Plat Book 7, Page 60, Public Records of Palm Beach County, Florida, run North 79°00'12" East along the Southerly line of said Lot 3, a distance of 346.0 feet to a point in the high water line on the Westerly shore of Lake Worth and the Point of Beginning of the parcel of land hereinafter described; thence North 21°06'40" West along said high water line distance of 81.16 feet to a point; thence South 88°03'05" East, a distance of 248.70 feet to a point in the City of West Palm Beach Bulkhead Line, established by Ordinance No. 838-63, September 23, 1963, and recorded in Plat Book 27, Pages 231 to 239, both inclusive; thence South 13°43'56" East along said Bulkhead Line, a distance of 77.61 feet; thence North 88°02'16" West, a distance of 237.90 feet to the Point of Beginning.

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

LOTS A, B, C & D AS SHOWN HEREON, ARE HEREBY RESERVED FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE 5 FOOT UTILITY EASEMENT AS SHOWN HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES. THE MAINTENANCE OF LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 27 DAY OF December, 2022.

WITNESS: Jeanette M. Civilis, PRINTED NAME: Jeanette M. Civilis, MAURA A. ZISKA

WITNESS: Thaddeus Tarczon, PRINTED NAME: Thaddeus Tarczon



COMPANY SEAL 3120 WASHINGTON WPB, LLC

BEARINGS & DISTANCES ALL DISTANCES ARE GROUND SCALE FACTOR 1.000043 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE BEARINGS SHOWN HEREON ARE GRID DATUM NAD 83/90 ADJUSTMENT

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.



CLERK

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:24 AM THIS 10 DAY OF January 2023, AD AND DULY RECORDED IN PLAT BOOK 135 AT PAGE 31-32 JOSEPH ABRUZZO CLERK AND COMPTROLLER BY: Deputy Clerk

SHEET 1 OF 2

MORTGAGEE'S CONSENT (INDIVIDUAL):

STATE OF FLORIDA COUNTY OF PALM BEACH

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 AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 32474, PAGE 663 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF December 2022.

FIRST HORIZON BANK, A TENNESSEE CORPORATION SUCCESSOR BY MERGER TO IBERIABANK

BY: Debra L. Vasilopoulos, Market President

WITNESS: Jeanette M. Civilis, PRINTED NAME: Jeanette M. Civilis

WITNESS: Thaddeus Tarczon, PRINTED NAME: Thaddeus Tarczon

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27 DAY OF December, 2022, BY Debra L. Vasilopoulos, as Market President of FIRST HORIZON BANK, A TENNESSEE CORPORATION, SUCCESSOR BY MERGER TO IBERIABANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License, AS IDENTIFICATION.

NOTARY PUBLIC-STATE OF FLORIDA COMMISSION NUMBER: HH 019140 MY COMMISSION EXPIRES: July 8, 2024

CERTIFICATE OF 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, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

BY: Vincent J. Noel, P.S.M., FLORIDA CERTIFICATE NO. 4169 DATE: 12/29/22

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND ACCEPTS THE DEDICATIONS CONTAINED HEREIN, THIS 10 DAY OF January 2023.

BY: Keith James, Mayor

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MAURA ZISKA, 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 SEAN HEYNIGER AND ASHLY HEYNIGER; AND 3120 WASHINGTON WPB LLC 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, 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 27, 2022 MAURA ZISKA, ESQUIRE

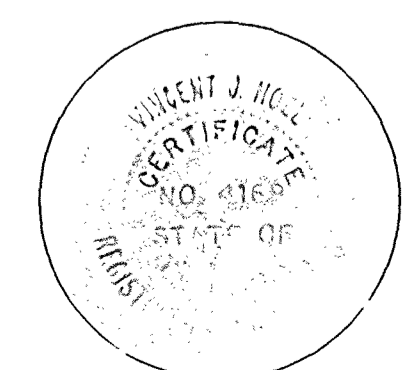
SURVEYOR AND MAPPER'S CERTIFICATE:

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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

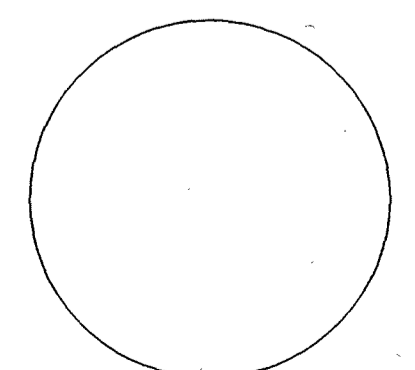
BY: Richard N. Dean, P.S.M., FLORIDA CERTIFICATE NO. 4406 DATE: 12/21/22

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

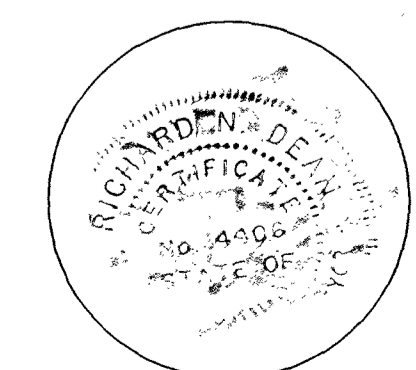
Dean Surveying & Mapping, Inc. The Measuring Line Shall Go Forth Jer. 31:39 4201 Westgate Avenue, Suite A-3 West Palm Beach, Florida 33409 Tel: (561)625-8748 Facsimile (561)626-4558 DATE: 04-14-21 DRAWN: M.R. SCALE: N/A SHEET: 1 of 2 JOB No.: 021-317-P



REVIEWING SURVEYOR



CITY CLERK



SURVEYOR OF RECORD