

NORTHWOOD SQUARE

A RE-PLAT OF ALL OF LOTS 1 THROUGH 14 AND A VACATED 15 FOOT ALLEY IN BLOCK 48, LOTS 1 THROUGH 11 AND UNNUMBERED LOT AND A VACATED 15 FOOT ALLEY IN BLOCK 49, LOTS 50 THROUGH 58 IN BLOCK 52, LOTS 1 THROUGH 21 IN BLOCK 53 AND VACATED RIGHTS OF WAY OF 24TH STREET (PLATTED AS TWENTY SECOND AVENUE), 25TH STREET (PLATTED AS TWENTY THIRD AVENUE), NORTHWOOD ROAD (PLATTED AS NORTHWOOD AVENUE) AND PINEWOOD AVENUE (PLATTED AS PINEWOOD STREET) OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOT 22, BLOCK 53, OF RESUBDIVISION OF LOTS 22-26 INCL. BLK. 53 NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
 JANUARY 2023

26

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT
 THIS 12 DAY OF July, 2023
 AND DULY RECORDED IN PLAT BOOK 136,
 PAGES 26-27

JOSEPH ABRUZZO, CLERK AND
 COMPTROLLER - PALM BEACH COUNTY

BY:  D.C.

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND SHOWN HEREON AS NORTHWOOD SQUARE, BEING A RE-PLAT OF ALL OF LOTS 1 THROUGH 14 AND A VACATED 15 FOOT ALLEY IN BLOCK 48, LOTS 1 THROUGH 11 AND UNNUMBERED LOT AND A VACATED 15 FOOT ALLEY IN BLOCK 49, LOTS 50 THROUGH 58 IN BLOCK 52, LOTS 1 THROUGH 21 IN BLOCK 53 AND VACATED RIGHTS OF WAY OF 24TH STREET (PLATTED AS TWENTY SECOND AVENUE), 25TH STREET (PLATTED AS TWENTY THIRD AVENUE), NORTHWOOD ROAD (PLATTED AS NORTHWOOD AVENUE) AND PINEWOOD AVENUE (PLATTED AS PINEWOOD STREET) OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOT 22, BLOCK 53, OF RESUBDIVISION OF LOTS 22-26 INCL. BLK. 53 NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 22, BLOCK 53 OF RESUBDIVISION OF LOTS 22-26 INCL. BLK. 53 NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 25TH STREET; THENCE SOUTH 88°46'07" EAST, ALONG THE NORTH LINE OF SAID LOT 22, BLOCK 53 AND SAID SOUTH RIGHT OF WAY LINE OF SAID PLAT, A DISTANCE OF 101.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, BLOCK 53;

THENCE SOUTH 88°05'09" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 50.76 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 48, OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 25TH STREET; THENCE SOUTH 88°46'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID PLAT, A DISTANCE OF 218.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 48 AND THE WEST RIGHT OF WAY LINE OF BROADWAY (STATE ROAD NO. 5 - U.S. 1), AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FOR STATE ROAD NO. 5, SECTION 93020-2549, SHEET 2 OF 13;

THENCE SOUTH 01°07'53" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 474.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWOOD ROAD;

THENCE SOUTH 88°46'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 50, BLOCK 52 OF SAID PLAT;

THENCE SOUTH 01°07'53" WEST, ALONG THE EAST LINE OF SAID LOT 50, BLOCK 52, A DISTANCE OF 80.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 50, BLOCK 52.

THENCE NORTH 88°46'07" WEST, ALONG THE SOUTH LINE OF BLOCKS 52 AND 53, A DISTANCE OF 360.58 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 56 OF SAID PLAT AND THE EAST RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY;

THENCE NORTH 08°02'37" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 562.71 TO THE NORTHWEST CORNER OF LOT 22, BLOCK 53, OF RESUBDIVISION OF LOTS 22-26 INCL. BLK. 53 NORTHWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 4.29 ACRES (187,049 SQ. FT.).

DEDICATION AND RESERVATIONS: (CONTINUED)


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

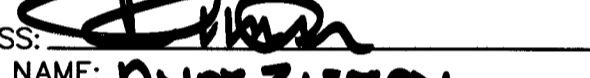
1. PARCEL A IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.
2. THE 80' ROADWAY AND UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED (1) TO THE CITY OF WEST PALM BEACH FOR UTILITY PURPOSES AND (2) TO THE PUBLIC, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FOR THE PURPOSES OF VEHICULAR ACCESS. THE DEDICATION FOR UTILITY PURPOSES SHALL TAKE PRIORITY OVER THE DEDICATION FOR VEHICULAR ACCESS.
3. THE PORTION OF THE PROPERTY IDENTIFIED AS PUBLIC OPEN SPACE ON THE PLAT, IS HEREBY DEDICATED AS OPEN SPACE FOR THE BENEFIT OF AND TO BE USED BY THE PUBLIC AS PERMITTED BY LAW. OVERNIGHT OR PERMANENT USE OF THE DEDICATED AREA IS PROHIBITED.

IN WITNESS WHEREOF, THE ABOVE NAMED WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ^{EXECUTIVE DIRECTOR} ~~MANAGER~~ CHRISTOPHER ROOG AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 22 DAY OF June, 2023.

CHRISTOPHER ROOG

WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY.

BY: 
 CHRISTOPHER ROOG, EXECUTIVE DIRECTOR

WITNESS: 
 PRINT NAME: ANDY ZITMAN

WITNESS: 
 PRINT NAME: Ana Maria Aponte

ACKNOWLEDGMENTS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER ROOG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID WEST PALM BEACH, COMMUNITY REDEVELOPMENT AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF June, 2023.

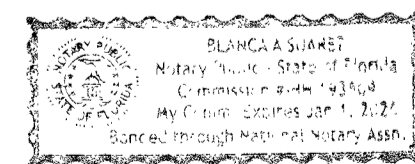
MY COMMISSION EXPIRES: 01/01/2026

NOTARY PUBLIC: 

PRINT NAME: BLANCA A. SUAREZ

NOTARY SEAL: _____

COMMISSION NO: _____



APPROVALS - WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 22 DAY OF June, 2023.

BY: 
 KEITH L. JAMES, MAYOR

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 LOT CORNERS).

BY:  DATE: 6/22/23
 VINCENT J. NOEL, P.S.M.

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; THAT TAXES FOR THE YEARS 2023 ARE STILL OUTSTANDING, ALTHOUGH NOT YET DUE AND PAYABLE UNTIL NOVEMBER 1ST, 2023; THAT THERE ARE NO MORTGAGES, LIENS, JUDGMENTS AND LITIGATION MATTERS OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 21st DAY OF June, 2023.

BY: 
 NAME: RAYMOND O'CONNOR
 TITLE: VICE PRESIDENT

SURVEYOR AND MAPPER 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS;

AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

 (SIGNATURE)

JAVIER DE LA ROCHA (PRINTED NAME),
 P.S.M. LICENSE NO. 6080
 STATE OF FLORIDA

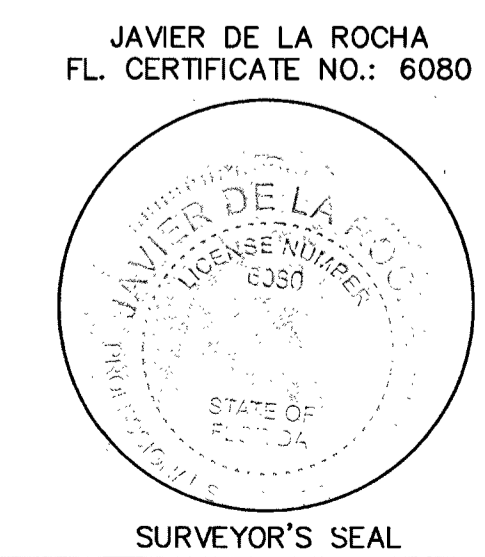
PREPARING SURVEYOR AND MAPPER STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

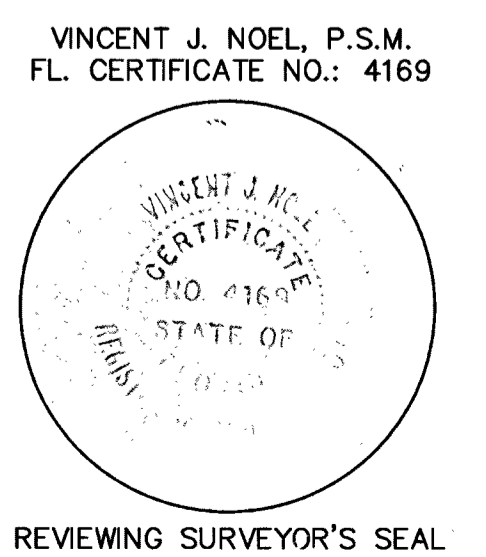
ECS LAND SURVEYORS, INC.
 3460 FAIRLANE FARMS ROAD, SUITE 6
 WELLINGTON, FLORIDA 33414



CLERK'S SEAL



SURVEYOR'S SEAL



REVIEWING SURVEYOR'S SEAL

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

CFN 20230238146 PL BK 136 PG 26