

# ALBA RESIDENCES

BEING A REPLAT OF LOTS 31, 32, 33, 34, 35 AND 36, IN BLOCK 1, PLAT NO. 1 OF NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA INCLUDING ALL RIPARIAN RIGHTS THEREUNTO AND SUBMERGED LANDS IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

34

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:44 P.M.  
THIS 5 DAY OF January  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK 137 ON  
PAGES 34 AND 35

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

### PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL  
IN THE OFFICE OF  
WALLACE SURVEYING CORPORATION  
5553 VILLAGE BOULEVARD,  
WEST PALM BEACH, FLORIDA 33407

BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

I, JAY KOENIGSBERG, 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 SCUBA CLUB WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 5<sup>th</sup> DAY OF December, 2023.

*[Signature]*  
JAY KOENIGSBERG, ESQUIRE  
FLORIDA BAR NO.: 435740

### 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 CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 22 DAY OF December, 2023.

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

### SURVEYOR & 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), F.S. 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, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED THIS 4<sup>th</sup> DAY OF Dec., 2023.

*[Signature]*  
CRAIG L. WALLACE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3357  
WALLACE SURVEYING CORPORATION

### APPROVAL & ACCEPTANCE TO DEDICATION-CITY OF WEST PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH AS STATED AND SHOWN HEREON. THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 28 DAY OF Dec 2023.

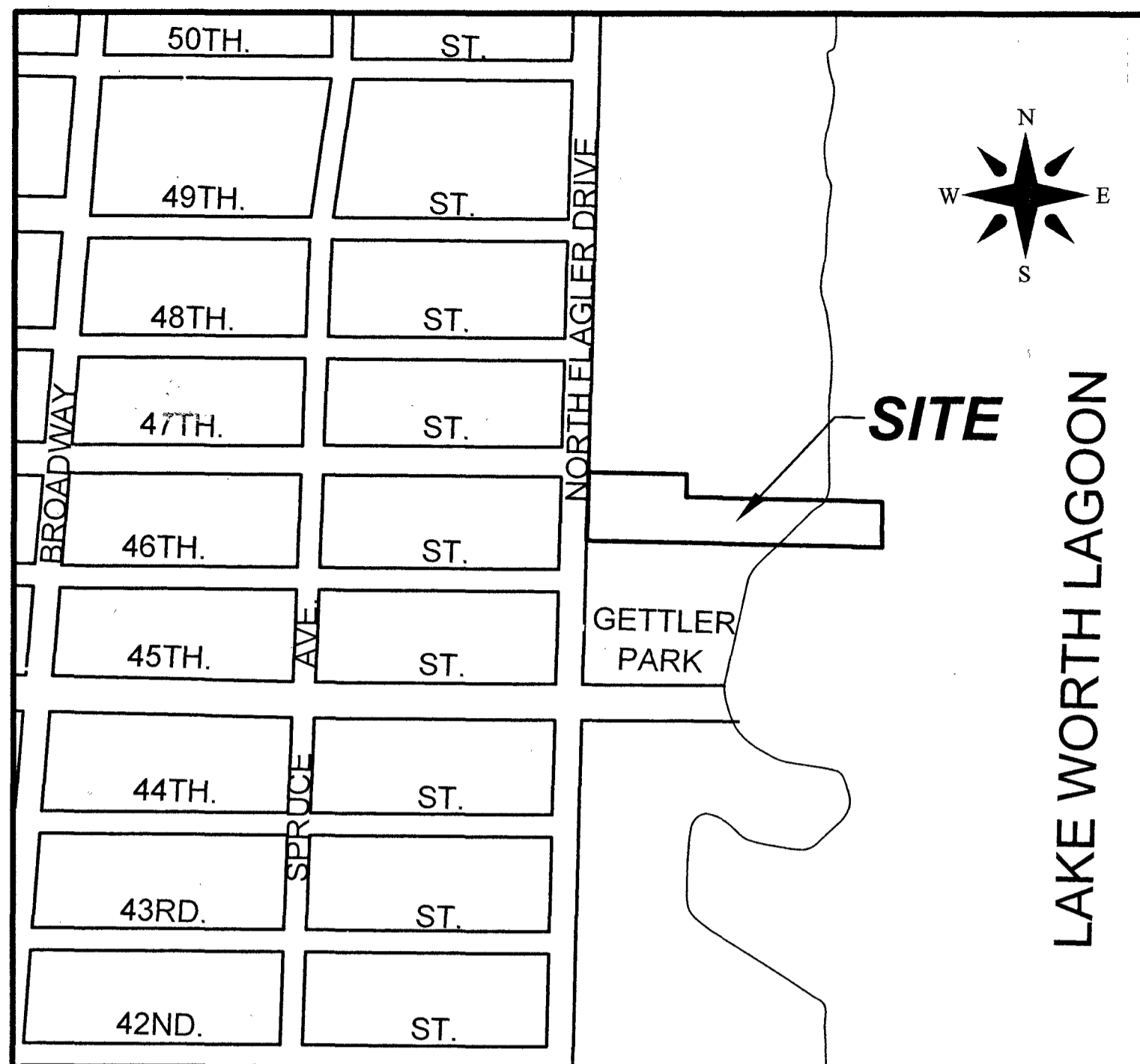
BY: *[Signature]*  
KEITH A. JAMES, MAYOR

PLAT OF:

ALBA RESIDENCES



FIELD: JOB No.: 14-1529-24 F.B. PG.  
OFFICE: S.W. DATE: AUG 2023 DWG No.: 14-1529-3  
C.K'D: C.W. REF.: 14-1529-2.DWG SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCUBA CLUB WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ALBA RESIDENCES, BEING A REPLAT OF LOTS 31, 32, 33, 34, 35 AND 36, IN BLOCK 1, PLAT NO. 1 OF NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA INCLUDING ALL RIPARIAN RIGHTS THEREUNTO AND ADJACENT SUBMERGED LANDS IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

#### PARCEL A

A TRACT OF LAND IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 1, PLAT NO. 1 OF NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 30;

THENCE SOUTH 87°53'24" EAST, ALONG THE SOUTH LINE OF SAID LOT 36 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 648.19 FEET TO A POINT IN THE CITY OF WEST PALM BEACH BULKHEAD LINE, AS ESTABLISHED AUGUST 26, 1957, BY ORDINANCE NO. 614;

THENCE NORTH 00°21'36" EAST, ALONG SAID CITY OF WEST PALM BEACH BULKHEAD LINE, A DISTANCE OF 100.05 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SAID SOUTH LINE OF LOT 32, ACCORDING TO SAID PLAT;

THENCE NORTH 87°53'24" WEST, ALONG THE PROLONGATION OF THE SAID SOUTH LINE OF LOT 32, A DISTANCE OF 431.52 FEET TO A POINT IN THE EAST LINE OF THE WEST 213.50 FEET OF LOTS 31 AND 32 ACCORDING TO SAID PLAT;

THENCE NORTH 02°10'31" EAST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 31;

THENCE NORTH 87°53'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 213.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 31;

THENCE SOUTH 02°10'31" WEST ALONG THE WEST LINE OF LOTS 31, 32, 33, 34, 35 AND 36, ACCORDING TO SAID PLAT, SAID WEST LINE BEING THE EAST RIGHT-OF-WAY LINE OF NORTH FLAGLER DRIVE (FORMERLY POINSETTIA BOULEVARD) AS SHOWN ON SAID PLAT NO. 1 OF NORTH PALM BEACH, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 1.7295 ACRES, MORE OR LESS.

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

#### PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY SCUBA CLUB WPB, 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SCUBA CLUB WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

### UTILITY EASEMENTS

THE UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE 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 THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS.

### FPL EASEMENTS

THE FPL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY (FPL), ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL SERVICES AND OTHER UTILITIES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION AND TELECOMMUNICATIONS SERVICES.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 BOARD OF DIRECTORS, THIS 5<sup>th</sup> DAY OF December, 2023.

WITNESS: *[Signature]*  
Gannon LaRe  
PRINTED NAME

WITNESS: *[Signature]*  
Morgan Lydon  
PRINTED NAME

SCUBA CLUB WPB, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
NAME: KENNETH BABOUN  
TITLE: MANAGER

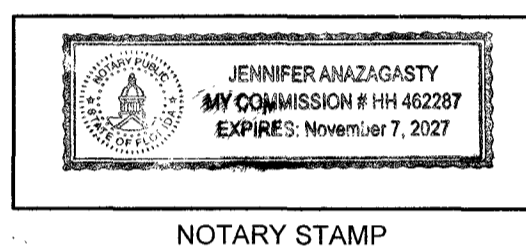
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 5<sup>th</sup> December, 2023, BY KENNETH BABOUN AS MANAGER OF SCUBA CLUB WPB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED PHYSICAL PRESENCE OR ONLINE NOTARIZATION (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

November 7<sup>th</sup> 2023  
MY COMMISSION EXPIRES

HH462287  
MY COMMISSION NUMBER



*[Signature]*  
SIGNATURE OF NOTARY PUBLIC  
Jennifer Anazagast  
PRINTED NAME OF NOTARY PUBLIC

### MORTGAGEE'S JOINDER AND CONSENT

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 DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34221, A PAGE 1837, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ADMINISTRATIVE AGENT AND ITS COMPANY SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19<sup>th</sup> DAY OF December, 2023.

### ADMINISTRATIVE AGENT:

KM ALBA US FINANCING LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS LENDER (IN SUCH CAPACITY, AND TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, AS WELL AS SUCH OTHER CO-LENDERS AS MAY EXIST, FROM TIME TO TIME, "LENDER") AND ADMINISTRATIVE AGENT (IN SUCH CAPACITY, AND TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, "ADMINISTRATIVE AGENT")

AMOT ATRIUM TOWER  
2 JABOTINSKY STREET  
RAMAT GAN 529050  
ISRAEL

BY: *[Signature]*  
AUTHORIZED SIGNATORY

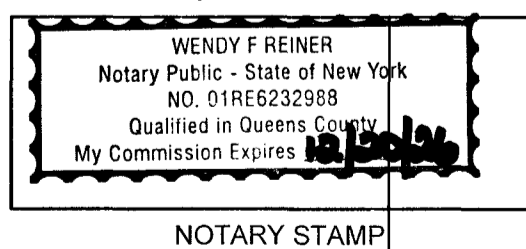
### ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ New York  
COUNTY OF ~~PALM BEACH~~ Westchester New York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF December 19, 2023, BY Michel Friedman AS AUTHORIZED SIGNATORY OF KM ALBA US FINANCING LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS LENDER (IN SUCH CAPACITY, AND TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, AS WELL AS SUCH OTHER CO-LENDERS AS MAY EXIST, FROM TIME TO TIME, "LENDER") AND ADMINISTRATIVE AGENT (IN SUCH CAPACITY, AND TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, "ADMINISTRATIVE AGENT"), AMOT ATRIUM TOWER, 2 JABOTINSKY STREET, RAMAT GAN 529050, ISRAEL, ON BEHALF OF SAID ENTITIES, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED PHYSICAL PRESENCE OR ONLINE NOTARIZATION (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

12/20/2026  
MY COMMISSION EXPIRES

01RE632488  
MY COMMISSION NUMBER



*[Signature]*  
SIGNATURE OF NOTARY PUBLIC  
Wendy F. Reiner  
PRINTED NAME OF NOTARY PUBLIC

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.

SCUBA CLUB SEAL	LENDER'S SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
	<i>[Handwritten Seal: KM Alba us Financing LLC]</i>	<i>[Seal: VINCENT J. NOEL, PSM, STATE OF FLORIDA]</i>	<i>[Seal: WALLACE SURVEYING CORPORATION]</i>	<i>[Seal: CITY OF WEST PALM BEACH]</i>

CFN 20240005681 PL BK 137 PG 34