

" BROADWAY FIFTY "

A REPLAT OF LOTS 1, 2, 3 AND 4, BLOCK 58, OF NORTH PALM BEACH PLAN NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST.
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT UNIQUE SPACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT AS "BROADWAY FIFTY", BEING IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, BLOCK 58, OF NORTH PALM BEACH PLAN NO. 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "BROADWAY FIFTY" AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A"

AS SHOWN HEREON, IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.

THAT THE 2 FOOT WIDE ACCESS EASEMENT, AS SHOWN ON THE ATTACHED PLAT BY DASHED LINE IS HEREBY RESERVED FOR PUBLIC ACCESS.

IN WITNESS WHEREOF:

THAT UNIQUE SPACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JOSE COLL, ITS MANAGER, AND ITS COMPANY SEAL (IF ANY) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF November A.D., 2025.

UNIQUE SPACE LLC, A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: [Signature]
PRINT NAME: Iglesias Gracda

BY: [Signature]

PRINT NAME: JOSE COLL

WITNESS: [Signature]
PRINT NAME: Juliana Angarita

TITLE: MANAGER

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Broward SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11 DAY OF November, 2025, BY JOSE COLL, MAANAGER FOR UNIQUE SPACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE AGENCY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCE FLDL (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF NOVEMBER, 2025.

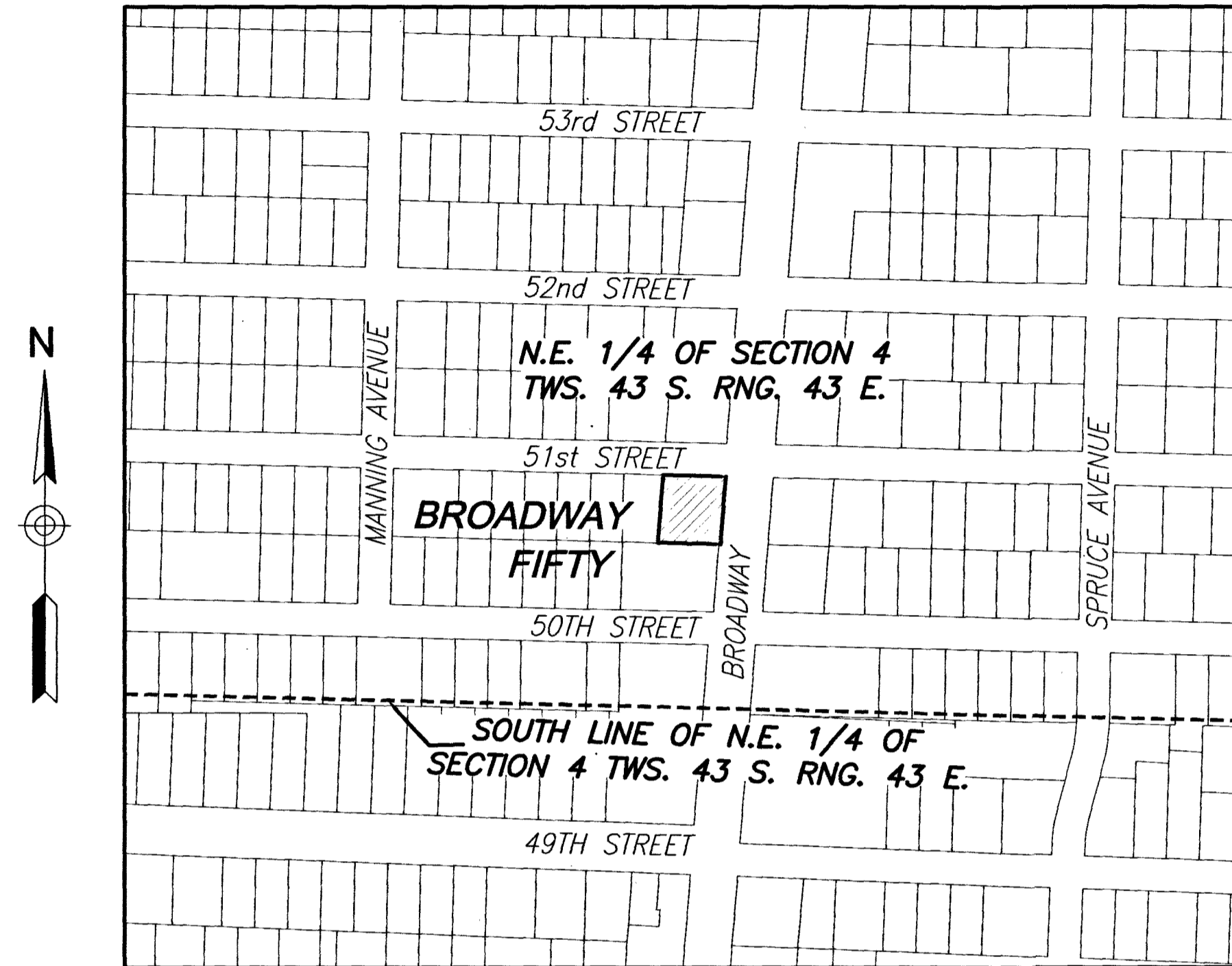
NOTARY PUBLIC: [Signature]
PRINT NAME: YANINA MAURO
MY COMMISSION EXPIRES: 11/07/2026
COMMISSION NUMBER HH 330270



SEAL

PREPARED BY
J.HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION LB No. 8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172 - (P)305-526-0606
FEBRUARY 2025



LOCATION MAP

A PORTION OF NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST.
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
SCALE: 1"=200'

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Stephan M. Beyer, 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 TO UNIQUE SPACE LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: January 15, 2026

BY: [Signature]
PRINT NAME: Stephan M. Beyer
FLORIDA BAR NUMBER: 140012

CITY OF WEST PALM BEACH APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION HEREON.

THIS 11th DAY OF February, 2026.

BY: [Signature]

PRINT NAME: ANA MARIA APONTE
DEVELOPMENT SERVICES DIRECTOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 12:08 P.M., THIS DAY 23 OF February, 2026, AND DULY RECORDED IN PLAT BOOK NO. 141 ON PAGE 14 THRU 15.

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: [Signature]
DEPUTY CLERK

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRY DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 10th DAY OF February, 2026.

[Signature]

NAME: VINCENT J. NOEL, P.S.M.
PROFESSIONAL LAND SURVEYOR No. 4169

SURVEYOR AND MAPPER'S CERTIFICATION

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 CHAPTER 177.091(7) F.S. AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) F.S., AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WEST PALM BEACH, FLORIDA.

DATE: November 6, 2025

[Signature]
JOSE S. HERNANDEZ - PROFESSIONAL SURVEYORS AND MAPPER
STATE OF FLORIDA REGISTRATION NO. L.S. No. 6952

UNIQUE SPACE LLC	CITY OF WEST PALM BEACH CLERK	CITY OF WEST PALM BEACH CLERK SURVEYOR	SURVEYOR OF RECORD
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