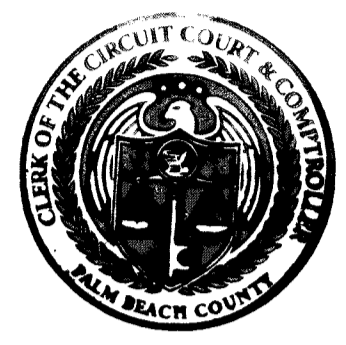


184

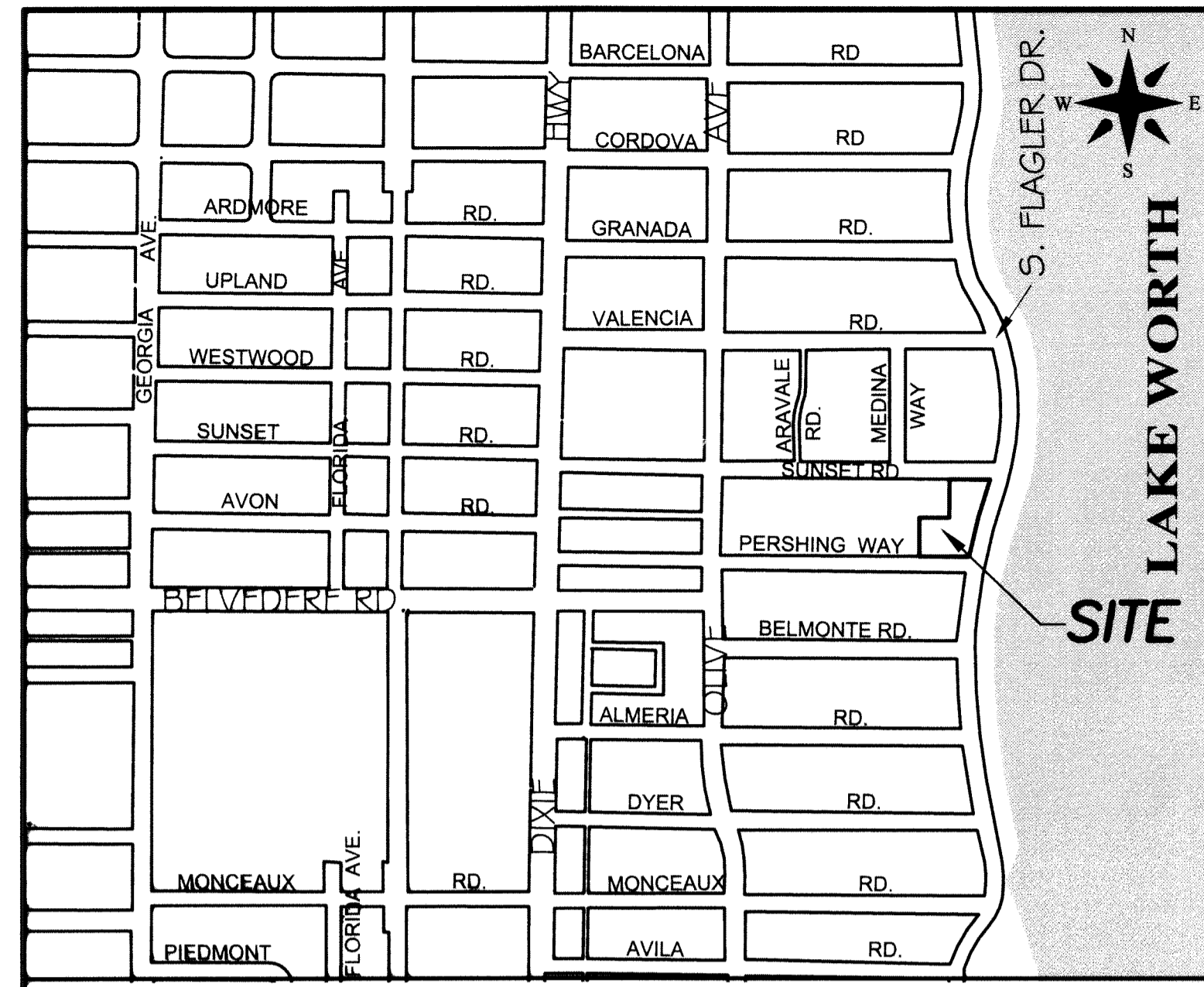
STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 12:13 PM
This day of November, 2021
and duly recorded in Plat Book 182
on page(s) 184-185
JOSEPH ABRUZZO
Clerk of the Circuit Court & Comptroller
By: Joseph M. Cash



SHEET 1 OF 2

BRIGGS PLAT

BEING A REPLAT OF LOT 17, BLOCK 14, AND A PORTION OF THE 6 FOOT WIDE ALLEY LYING SOUTHERLY AND ADJACENT THERETO, ACCORDING TO THE PLAT OF PALM BEACH COMPANY'S SECOND EL CID ADDITION TO WEST PALM BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 9, PAGE 15, TOGETHER WITH LOTS 27, 28, 29 AND 30, BLOCK 1, PERSHING PARK LAKE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 36, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



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.

DEDICATION

VICINITY SKETCH N.T.S.

KNOW ALL MEN BY THESE PRESENTS that American General, LLC, a Florida limited liability company, together with Sean G. Heyniger and Ashly Heyniger, husband and wife owner of the land shown hereon as **BRIGGS PLAT**, being a replat of Lot 17, Block 14, and a portion of the 6 foot wide alley lying Southerly and adjacent thereto, according to the plat of **PALM BEACH COMPANY'S SECOND EL CID ADDITION TO WEST PALM BEACH, FLORIDA**, as recorded in Plat Book 9, Page 15, together with Lots 27, 28, 29 and 30, Block 1, **PERSHING PARK LAKE ADDITION**, according to the plat thereof, recorded in Plat Book 10, Page 36, both of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

Lot 17, Block 14, and that portion of the 6 foot wide alley lying Easterly of the Southerly prolongation of the West line of said Lot 17, **PALM BEACH COMPANY'S SECOND EL CID ADDITION TO WEST PALM BEACH, FLORIDA**, according to the plat thereof, as recorded in Plat Book 9, Page 15, Public Records of Palm Beach County, Florida.

TOGETHER WITH:

Lots 27, 28, 29 and 30, Block 1, **PERSHING PARK LAKE ADDITION**, according to the plat thereof, as recorded in Plat Book 10, Page 36, Public Records of Palm Beach County, Florida.

Containing in all 31,808.6 square feet or 0.7302 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

CWPB EASEMENT

The CWPB (City of West Palm Beach) easement identified on the plat 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 these easements 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.

CWPB SIDEWALK EASEMENT

The sidewalk easement, as shown hereon is hereby dedicated to the City of West Palm Beach, Florida, for the perpetual use of the public for public sidewalk purposes.

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 27 day of OCTOBER, 2021.

WITNESS: [Signature]
JACK FIEDOR
Printed Name
BY: [Signature]
American General, LLC
a Florida limited liability company
Sean G. Heyniger, as Manager
WITNESS: [Signature]
Gregory A. Marsh
Printed Name

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 October, 2021, by Sean G. Heyniger, as Manager of American General, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal this 27 day of OCTOBER, 2021.

Sep. 3, 2024
My Commission Expires
HH 039551
My Commission Number
[Signature]
Signature of Notary Public
Lillian L. Arias
Printed Name of Notary Public

IN WITNESS WHEREOF, We, Sean G. Heyniger and Ashly Heyniger, husband and wife, do hereunto set our hands and seals this 27 day of OCTOBER, 2021.

WITNESS: [Signature]
JACK FIEDOR
Printed Name
BY: [Signature]
Sean G. Heyniger

WITNESS: [Signature]
Gregory A. Marsh
Printed Name

WITNESS: [Signature]
JACK FIEDOR
Printed Name
BY: [Signature]
Ashly Heyniger

WITNESS: [Signature]
Gregory A. Marsh
Printed Name

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 OCTOBER, 2021, by Sean G. Heyniger and Ashly Heyniger respectively, who are personally known to me or have produced _____ (type of identification) as identification.

WITNESS my hand and official seal this 27 day of October, 2021.

Sep. 3, 2024
My Commission Expires
HH 039551
My Commission Number
[Signature]
Signature of Notary Public
Lillian L. Arias
Printed Name of Notary Public

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 American General, LLC, a Florida limited liability company and Sean G. Heyniger and Ashly Heyniger, husband and wife; that the current taxes have been paid; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 27 day of OCTOBER, 2021.
[Signature]
Maura Ziska, Attorney-at-Law
Florida Bar Number: 90409

PREPARING SURVEYOR & MAPPER'S STATEMENT

This instrument was prepared by: Sean Wallace in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

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 23 day of November, 2021.

[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) have been placed as required by law, and that Monuments according to Sec. 177.091(9), F.S., will be set; 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 27th day of OCTOBER, 2021.

[Signature]
Craig K. 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 27th day of NOVEMBER, 2021.

BY: [Signature]
Keith A. James, Mayor

PLAT OF:

BRIGGS PLAT



FIELD:	JOB No.: 20-1035.2	F.B.	PG.
OFFICE: S.W.	DATE: APRIL 2021	DWG. No.:	20-1035-1
C'KD: C.W.	REF.: 20-1035.DWG	SHEET 1 OF 2	

AMERICAN GENERAL, LLC SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	CITY OF WEST PALM BEACH SEAL
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