

# PARK CENTRAL RPD

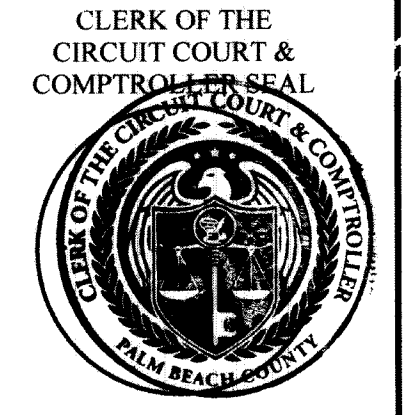
BEING A REPLAT OF LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 1, OF BONNYVIEW ADDITION NO. 2, RECORDED IN PLAT BOOK 8, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 11:56 A.M. THIS 22 DAY OF March 2022 AND DULY RECORDED IN PLAT BOOK NO. 133 ON PAGE 99-100

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: [Signature] D.C.

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### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PARK CENTRAL RPD, BEING A REPLAT OF LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 1, BONNYVIEW ADDITION NO. 2, RECORDED IN PLAT BOOK 8, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WESTERLY MOST SOUTHWEST CORNER OF LOT 17, BLOCK 1, BONNYVIEW ADDITION NO. 2, RECORDED IN PLAT BOOK 8, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.45°41'43"E, A DISTANCE OF 429.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S.44°17'24"E, AT SAID INTERSECTION; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°49'02", A DISTANCE OF 33.10 FEET; THENCE S.01°56'13"W, A DISTANCE OF 149.37 FEET; THENCE S.45°41'43"W, A DISTANCE OF 341.57 FEET; THENCE N.44°18'17"W, A DISTANCE OF 124.99 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 50,528 SQUARE FEET OR 1.160 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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

LOTS 1 THROUGH 14, AS SHOWN HEREON, ARE HEREBY RESERVED FOR DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

TRACT RW-1, WITH AN AREA OF 771 SQUARE FEET OR 0.018 ACRES, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "A", WITH AN AREA OF 5,683 SQUARE FEET OR 0.130 ACRES, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARK CENTRAL HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

**ACCESS EASEMENT**  
THE 20 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PARK CENTRAL HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 22 DAY OF March 2022.

DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature] ITS MANAGER

WITNESS: [Signature] WITNESS: [Signature]

PRINT NAME: Alyssa Young PRINT NAME: Natalie Bak

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME APPEARED Samuel Fisch BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DOCK STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. WITNESS BY MY HAND AND OFFICIAL SEAL THIS 27 DAY OF January 2022.

MY COMMISSION EXPIRES: 03-07-22

[Signature]  
SIGNATURE  
Natalie Bak  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL) COMMISSION NO. GG193525

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

PARK CENTRAL HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF January 2022.

WITNESS: [Signature] PARK CENTRAL HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

PRINT NAME: Alyssa Young BY: [Signature] SAMUEL FISCH, PRESIDENT

WITNESS: [Signature]

PRINT NAME: Natalie Bak

### 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 January 2022 BY SAMUEL FISCH AS PRESIDENT FOR PARK CENTRAL HOME OWNERS ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

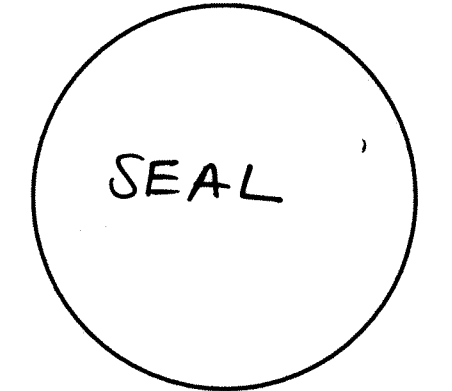
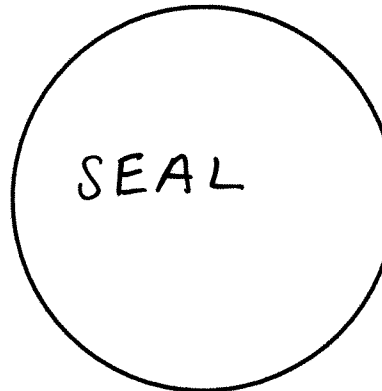
MY COMMISSION EXPIRES: 03-07-22

[Signature]  
SIGNATURE  
Natalie Bak  
(PRINT NAME) - NOTARY PUBLIC

(SEAL)

DOCK STREET, LLC SEAL

PARK CENTRAL HOA, INC. SEAL



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JASON M. EISNER, 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 DOCK STREET, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/27/2022 BY: [Signature]  
JASON M. EISNER, ESQ., PRESIDENT  
JASON M. EISNER, P.A., A FLORIDA CORPORATION  
FLORIDA BAR NO. 91038

### CITY OF WEST PALM BEACH APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD 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 18 DAY OF March 2022  
BY: [Signature] KEITH A. JAMES, MAYOR

### CITY PLANNING BOARD APPROVAL

BY: [Signature] STEVEN MAYANS, CHAIR DATE: 3/15/22

### 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.

THIS 10 DAY OF February 2022

[Signature]  
VINCENT J. KOEL, P.S.M.  
FLORIDA CERTIFICATE NO. LS4169

### AREA TABULATION (IN ACRES)

TRACT "A":	0.130
TRACT RW-1:	0.018
LOT 1:	0.102
LOT 2:	0.061
LOT 3:	0.061
LOT 4:	0.061
LOT 5:	0.061
LOT 6:	0.061
LOT 7:	0.093
LOT 8:	0.093
LOT 9:	0.061
LOT 10:	0.061
LOT 11:	0.061
LOT 12:	0.061
LOT 13:	0.061
LOT 14:	0.116
TOTAL:	1.160

### SURVEYORS NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 1990 ADJUSTMENT) FOR THE EAST ZONE OF A FLORIDA, AS PROVIDED BY PALM BEACH COUNTY CONTROLS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF SOUTH 02°17'21" WEST, AND ALL BEARINGS ARE RELATIVE THERETO.

### STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR= 1.0000468
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- PLAT BEARINGS = GRID BEARINGS  
NO ROTATION

### 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 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 WESTLAKE 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 CITY OF WESTLAKE, FLORIDA.

DATE: January 14, 2022  
[Signature]  
GARY A. RAGER, P.S.M.  
LICENSE NO. LS4828  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
LS4828 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

DOCK STREET, LLC SEAL

PARK CENTRAL HOA, INC. SEAL

CITY OF WEST PALM BEACH SEAL

REVIEWING SURVEYOR'S SEAL

SURVEYOR'S SEAL

