

# SUNSET LOUNGE

A RE-PLAT OF ALL OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 6 AND AN ABANDONED 15 FOOT ALLEY OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT THIS 10 DAY OF August, 2022 AND DULY RECORDED IN PLAT BOOK 1341 PAGES 56-57  
JOSEPH ABRUZZO, CLERK AND COMPTROLLER - PALM BEACH COUNTY  
BY: [Signature] D.C.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND SHOWN HEREON AS SUNSET LOUNGE, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 6 AND AN ABANDONED 15 FOOT ALLEY OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LEGAL DESCRIPTION:

##### TRACT 1:

A PARCEL OF LAND BEING A PORTION OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS, LYING WITHIN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID PLAT;

THENCE SOUTH 01°18'36" WEST, ALONG THE SOUTH LINE OF LOTS 1 AND 6, BLOCK 6 OF SAID PLAT AND THE WEST RIGHT OF WAY LINE OF N. ROSEMARY AVENUE, A DISTANCE OF 265.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 8th STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF SAID PLAT;

THENCE NORTH 88°55'40" WEST, ALONG THE SOUTH LINE OF LOTS 4, 5 AND 6, BLOCK 6 OF SAID PLAT AND THE NORTH RIGHT OF WAY LINE OF 8th STREET, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HENRIETTA AVENUE, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID PLAT;

THENCE NORTH 01°18'36" EAST, ALONG THE WEST LINE OF LOT 4, BLOCK 6 OF SAID PLAT AND THE EAST RIGHT OF WAY OF HENRIETTA AVENUE, A DISTANCE OF 265.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 9th STREET, ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 6 OF SAID PLAT;

THENCE SOUTH 88°55'40" EAST, ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 OF SAID PLAT AND THE SOUTH RIGHT OF WAY LINE OF 9th STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 0.913 ACRES (39,750 SQ. FT.).

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

#### TRACT

1. TRACT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.

#### SIDEWALK EASEMENT

1. THE SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

#### DRAINAGE EASEMENT

3. THE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED ITS EXECUTIVE DIRECTOR, CHRISTOPHER ROOG AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 3rd DAY OF August, 2022.

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

BY: [Signature]  
CHRISTOPHER ROOG, EXECUTIVE DIRECTOR

WITNESS: [Signature]  
PRINT NAME: Ana Maria Aponte

WITNESS: [Signature]  
PRINT NAME: ROBERT TRAGER RW

### ACKNOWLEDGMENTS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE M PERSONALLY APPEARED CHRISTOPHER ROOG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED n/a AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE 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 CRA AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID WEST PALM BEACH CRA.

WITNESS MY HAND AND OFFICAL SEAL THIS 3rd DAY OF August, 2022.

MY COMMISSION EXPIRES: September 20, 2022

NOTARY PUBLIC:

PRINT NAME: Ruth Del Pino

NOTARY SEAL: \_\_\_\_\_

COMMISSION NO: 66260392

### 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 9th DAY OF August, 2022.

BY: [Signature] Commission President  
for KEITH A. 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 OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S AND MONUMENTS AT LOT CORNERS).

BY: [Signature] DATE: 8/4/22  
VINCENT J. NOEL, P.S.M.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, INTEGRITY LAND TITLE, 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 IS VESTED IN WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 1 DAY OF August, 2022.

BY: [Signature]  
NAME: LESLIE MENDENHALL  
TITLE: OWNER

### 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] (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

