

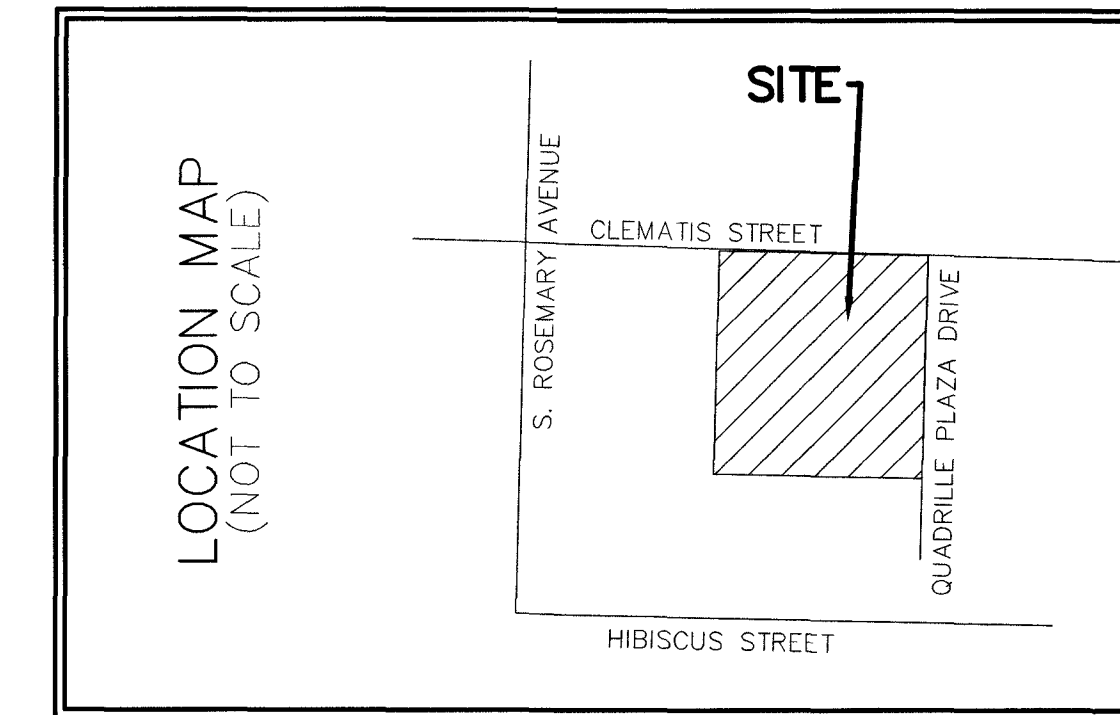
512 CLEMATIS STREET

A REPLAT OF THE WEST 35 FEET OF LOT 1, ALL OF LOT 2 AND A PORTION OF LOT 3, BLOCK 24, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	22,212	0.5099
TOTAL	22,212	0.5099

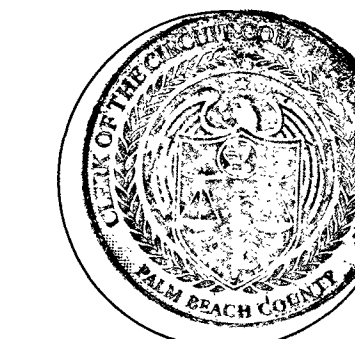


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:53 P.M.
THIS 3rd DAY OF August
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 190 THROUGH 191

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT NL 512, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 512 CLEMATIS STREET, A REPLAT OF THE WEST 35 FEET OF LOT 1, ALL OF LOT 2 AND A PORTION OF LOT 3, BLOCK 24, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 10 FEET OF SAID LOT 3, BLOCK 24; THENCE NORTH 00°52'35" EAST ALONG THE WEST LINE OF SAID EAST 10 FEET OF LOT 3, A DISTANCE OF 153.00 FEET TO THE NORTHWEST CORNER OF SAID EAST 10 FEET OF LOT 3; THENCE SOUTH 88°46'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 24, A DISTANCE OF 145.30 FEET; THENCE SOUTH 00°58'12" WEST, A DISTANCE OF 153.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 24; THENCE NORTH 88°46'09" WEST ALONG SAID SOUTH LINE AND SOUTH LINE OF SAID LOTS 2 AND 3, BLOCK 24, A DISTANCE OF 145.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,212 SQUARE FEET/0.5099 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS 512 CLEMATIS STREET, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY **NL 512, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

THE UTILITY EASEMENT SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SERVICES.

IN WITNESS WHEREOF: THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF June, 2025.

NL 512, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

NAVARRO LOWERY, INC.,
A DELAWARE CORPORATION
ITS MANAGER

FRANK E. NAVARRO
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Kathleen A. Scialpi

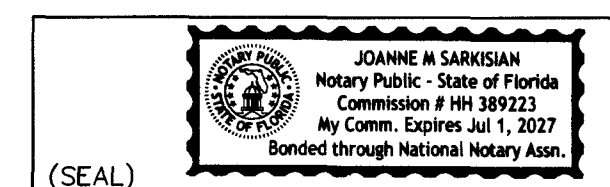
WITNESS: *[Signature]*
PRINT NAME: Joanne M. Sarkisian

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18th DAY OF June, 2025, BY FRANK E. NAVARRO, AS PRESIDENT OF NAVARRO LOWERY, INC., A DELAWARE CORPORATION, MANAGER OF NL 512, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE CORPORATION AND THE LIMITED LIABILITY COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 2025.



[Signature]
NOTARY PUBLIC
Joanne M. Sarkisian
PRINT NAME

MY COMMISSION EXPIRES: 7-1-27

COMMISSION NUMBER: HH 389223

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF West 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 34622, AT PAGE 1612 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 17th DAY OF June, 2025.

BANESCO USA
A FLORIDA BANKING CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Kathleen A. Scialpi

WITNESS: *[Signature]*
PRINT NAME: Joanne M. Sarkisian

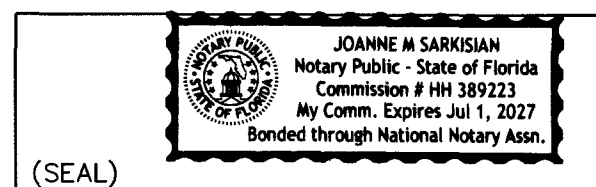
[Signature]
NAME Keith Douglas
TITLE Vice President

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18th DAY OF June, 2025, BY Keith Douglas, AS EXECUTIVE DIRECTOR FOR BANESCO USA, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE FLORIDA BANKING CORPORATION, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 2025.



[Signature]
NOTARY PUBLIC
Joanne M. Sarkisian
PRINT NAME

MY COMMISSION EXPIRES: 7-1-27

COMMISSION NUMBER: HH 389223

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 HEREBY ACCEPTS THE DEDICATION HEREON

THIS 6th DAY OF August, 2025.

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

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) 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 MONUMENTS AT LOT CORNERS.

DATED: 6/23/25

[Signature]
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF FLORIDA)

I, LARRY B. ALEXANDER, 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 NL 512, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; 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: 6-10-25

[Signature]
LARRY B. ALEXANDER, ESQUIRE
ATTORNEY AT LAW
LICENSED IN FLORIDA
FLORIDA BAR 140027

SURVEYOR'S NOTES:

- 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°46'09"E, ALONG THE NORTH LINE OF BLOCK 24, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS MEASURED BY THE SURVEYOR.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- "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.

■ PRM - INDICATES SET PERMANENT REFERENCE MONUMENT; 5/8" IRON ROD WITH CAP STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.

● PRM - INDICATES SET PERMANENT REFERENCE MONUMENT, NAIL WITH DISC STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 6-9-2025

[Signature]

DAVID P. LINDLEY, PLS
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
CERTIFICATE OF AUTHORIZATION LB3591

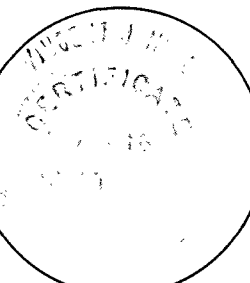
NAVARRO LOWERY, INC



BANESCO USA



CITY OF WEST
PALM BEACH
SURVEYOR



CITY CLERK

