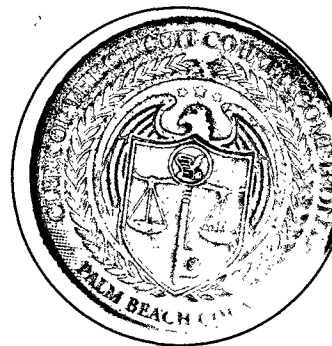


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:03 P.M.  
THIS 5<sup>TH</sup> DAY OF SEPTEMBER  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 140 ON  
PAGES 19 THROUGH 23

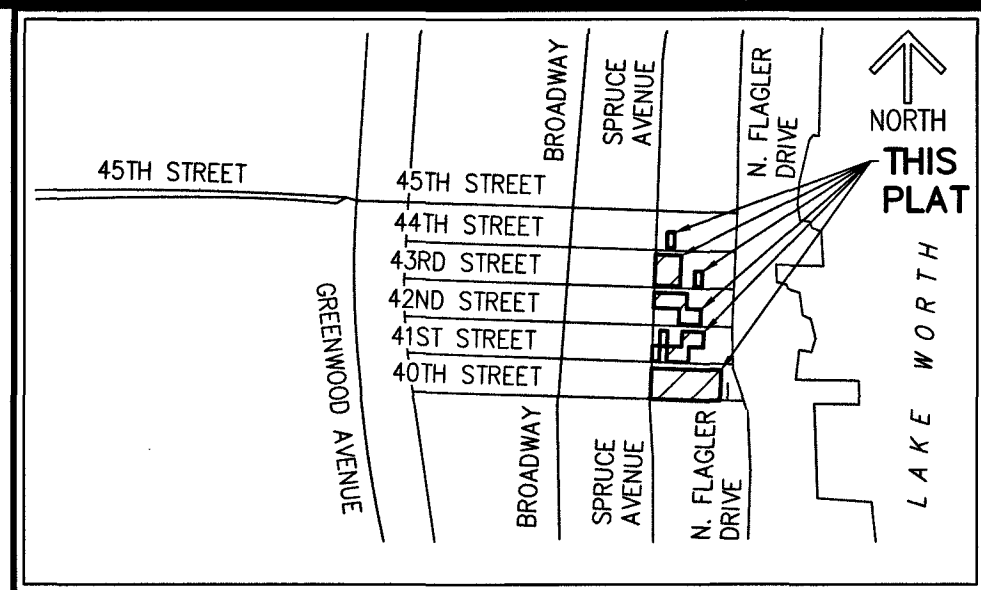
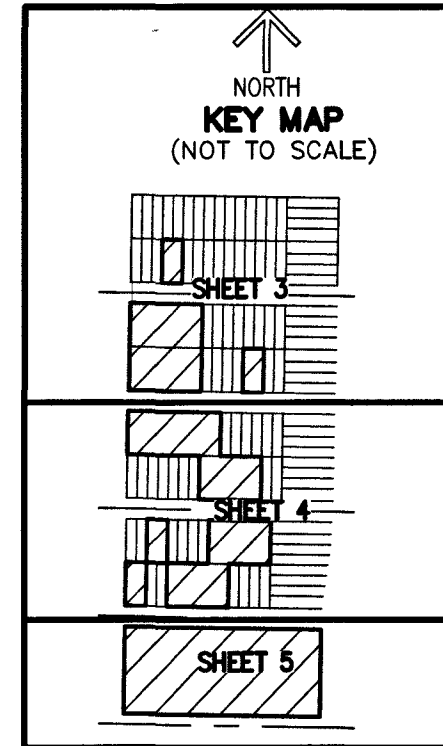
MICHAEL A. CARUSO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: [Signature]  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 5



LOCATION MAP  
(NOT TO SCALE)

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT FLAMINGO PROPERTIES 4105, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ECO 424, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BENNETT INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JAD 416, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEB 721 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CRYSTAL 531, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS NORTH PALM BEACH PLAT NO. 1, BLOCKS 8-12 REPLAT, BEING A REPLAT OF LOTS 19 AND 20, BLOCK 8, LOTS 11 THROUGH 12, 17 THROUGH 23, AND 24 THROUGH 30, BLOCK 9, LOTS 11 THROUGH 16, AND 24 THROUGH 32, BLOCK 10, LOTS 13 THROUGH 18, 21, 22, 25, 26, AND 31 THROUGH 36, BLOCK 11, AND ALL OF BLOCK 12, NORTH PALM BEACH PLAT NO. 1, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 228,377 SQUARE FEET OR 5.2428 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY FLAMINGO PROPERTIES 4105, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOTS 1-7, 10-12, 14, 20, 21, 22, 25, 28, 29 AND 38, AND THE EAST ONE-HALF OF LOT 8, THE SOUTH 100 FEET OF LOT 37 AND THE EAST 5 FEET OF THE SOUTH 100 FEET OF LOT 36, AS SHOWN HEREON ARE HEREBY RESERVED BY FLAMINGO PROPERTIES 4105, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY ECO 424, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOTS 15, 16, 23, 24, 26, 30, 31 AND 41, AND THE EAST 24 FEET OF LOT 32, AS SHOWN HEREON ARE HEREBY RESERVED BY ECO 424, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY BENNETT INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOTS 27, 33, 39 AND 40, THE WEST 38 FEET OF LOT 32, LOT 37 LESS THE SOUTH 100 FEET AND THE EAST 5 FEET OF LOT 36, LESS THE SOUTH 100 FEET, AS SHOWN HEREON ARE HEREBY RESERVED BY BENNETT INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY JAD 416, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOTS 13, AND 35, AS SHOWN HEREON ARE HEREBY RESERVED BY JAD 416, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY HEB 721 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOT 34, AS SHOWN HEREON IS HEREBY RESERVED BY HEB 721 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, BY CRYSTAL 531, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL OF LOTS 9, 17, 18 AND 19, AND THE WEST HALF OF LOT 8, AS SHOWN HEREON ARE HEREBY RESERVED BY CRYSTAL 531, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

SAFE SIGHT EASEMENTS:

THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR UNOBTAINED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. THE CITY OF WEST PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

IN WITNESS WHEREOF: THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.

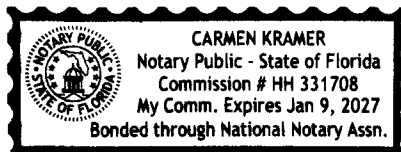
WITNESS: [Signature]  
PRINT NAME: ALEX MUÑOZ

WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025, BY CARLOS VIDUEIRA, AS VICE PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF FLAMINGO PROPERTIES 4105, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME

MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
COMMISSION NUMBER: HH 331708

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

AREA TABULATION		
PARCEL	SQUARE FEET	ACRES
LOTS	228,377	5.2428

# NORTH PALM BEACH PLAT NO. 1, BLOCKS 8-12 REPLAT

A REPLAT OF LOTS 19 AND 20, BLOCK 8, LOTS 11 THROUGH 12, 17 THROUGH 23, AND 24 THROUGH 30, BLOCK 9, LOTS 11 THROUGH 16, AND 24 THROUGH 32, BLOCK 10, LOTS 13 THROUGH 18, 21, 22, 25, 26, AND 31 THROUGH 36, BLOCK 11, AND ALL OF BLOCK 12, NORTH PALM BEACH PLAT NO. 1, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 4 AND 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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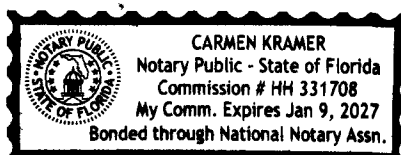
WITNESS: [Signature]  
PRINT NAME: ALEX MUÑOZ

WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

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WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME  
MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
COMMISSION NUMBER: HH 331708

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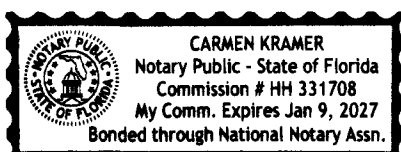
WITNESS: [Signature]  
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WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME  
MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
COMMISSION NUMBER: HH 331708

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PRINT NAME: ALEX MUÑOZ

WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

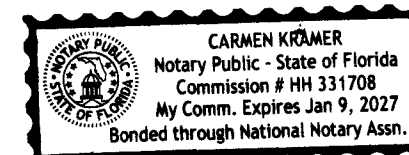
JAD 416, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, ITS MANAGER  
[Signature]  
CARLOS VIDUEIRA  
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME  
MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
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PRINT NAME: ALEX MUÑOZ

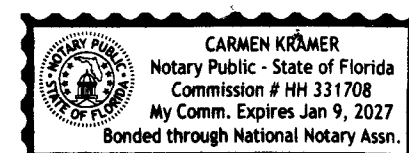
WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

HEB 721 LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, ITS MANAGER  
[Signature]  
CARLOS VIDUEIRA  
VICE PRESIDENT

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME  
MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
COMMISSION NUMBER: HH 331708

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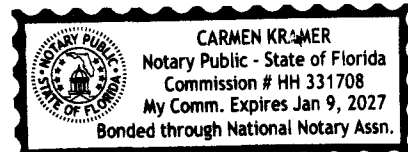
WITNESS: [Signature]  
PRINT NAME: Jonathan Lionoff

CRYSTAL 531, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, ITS MANAGER  
[Signature]  
CARLOS VIDUEIRA  
VICE PRESIDENT

ACKNOWLEDGEMENT:  
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COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2025.



[Signature]  
NOTARY PUBLIC  
CARMEN KRAMER  
PRINT NAME  
MY COMMISSION EXPIRES: JANUARY 9<sup>TH</sup>, 2027  
COMMISSION NUMBER: HH 331708

HUIZENGA HOLDINGS, INC.

