

LOCATION MAP

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

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

(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 BÉACH, 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 UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS, THIER 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 DAY OF SEPTEMBER, 2025.

ALEX MUXO WITNESS: Jaw Journal Lisnoft FLAMINGO PROPERTIES 4105, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, ITS, MANAGER

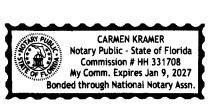
us fatimes CARLOS VIDUEIRA VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF _ FLORIDA COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF ___ EPTEMBER______, 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 V PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF ____ SEPTEMBER_



NOTARY PUBLIC CARMEN KRAMER

MY COMMISSION EXPIRES: JANUARY 97 2027 COMMISSION NUMBER: HH 331708

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.

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,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \checkmark PHYSICAL PRESENCE OR ___ ONLINE

NOTARIZATION, THIS ______ DAY OF ______ SEPTEMBER_____, 2025, BY CARLOS VIDUEIRA, AS VICE PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF ECO 424, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON

BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS Y PERSONALLY KNOWN TO ME OR HAS PRODUCED

CARMEN KRAMER

Notary Public - State of Florida

Bonded through National Notary Assn.

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,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ____ DAY OF ____ DAY OF ____ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ____ DAY OF ____ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ____ DAY OF ____ PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF BENNETT INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED

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,

WITNESS MY HAND AND OFFICIAL SEAL THIS _ 5 DAY OF _ SEPTEMBER , 2025.

CARMEN KRAMER

Notary Public - State of Florida

Commission # HH 331708

My Comm. Expires Jan 9, 20

Bonded through National Notary Assi

ECO 424, LLC

CARLOS VIDUEIRA VICE PRESIDENT

A FLORIDA LIMITED LIABILITY COMPANY BY: HUIZENGA HOLDINGS, INC., A FLORIDA

CORPORATION. ITS MANAGER

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BENNETT INVESTMENTS, LLC

CORPORATION TS MANAGER

CARLOS VIDUEIRA

VICE PRESIDENT

NOTARY PUBLIC

MY COMMISSION EXPIRES: JANUARY 9 1 2027

COMMISSION NUMBER: HH 331708

A FLORIDA LIMITED LIABILITY COMPANY

BY: HUIZENGA HOLDINGS, INC., A FLORIDA

L'Aus James

CARMEN KRAMER

THIS 5th DAY OF SEPTEMBER, 2025.

ALEX MUXO

___ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF _____ SEPTEMBER _____, 2025

WITNESS: FETT HELLS
PRINT NAME: Jonathan Lionett

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH)

THIS 5th DAY OF SEPTEMBER, 2025.

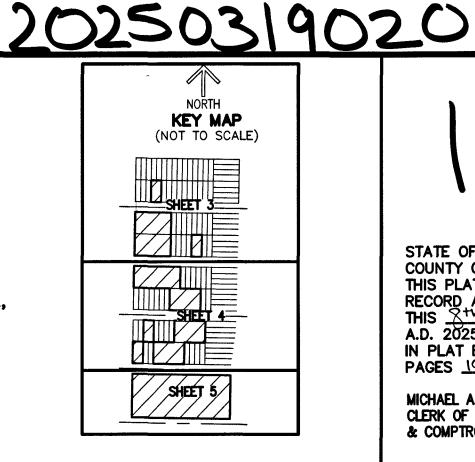
ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

_____ AS IDENTIFICATION.

STATE OF _ FLORIDA



ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF V PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _SEPTEMBER_____, 2025, BY CARLOS VIDUEIRA, AS VICE PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF JAD 416, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS Y PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _5th_ DAY OF SEPTEMBER

Notary Public - State of Florida Commission # HH 331708 My Comm. Expires Jan 9, 202 Bonded through National Notary Ass

- Chun Mm NOTARY PUBLIC CARMEN KRAMER

MY COMMISSION EXPIRES: JANUARY 91, 2027 COMMISSION NUMBER: HH 331708

OF 5

STATE OF FLORIDA

COUNTY OF PALM BEACH

IN PLAT BOOK 140

& COMPTROLLER

DÉPUTY CLERK

THIS PLAT WAS FILED FOR

PAGES 19 THROUGH 2

CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT

& COMPTROLLER

RECORD AT 3:03 D M.
THIS 3 DAY OF Section A.D. 2025 AND DULY RECORDED

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 DAY OF 569 TEMBER 2025.

A FLORIDA LIMITED LIABILITY COMPANY BY: HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, IIS MANAGER CARLOS VIDUEIRA VICE PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA

COUNTY OF PAUM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF V PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____ SEPTEMBER_____, 2025, BY CARLOS VIDUEIRA, AS VICE PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF HEB, 721 LLC, A FLORIDA LIMITED LIABILITY COMPANY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF SEPTEMBER



mu NOTARY PUBLIC CAPMEN KRAMEN

MY COMMISSION EXPIRES: JANUARY 9Th 2027

COMMISSION NUMBER: HH 331708

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 DAY OF SEPTEMBER, 2025.

PRINT NAME: ALEX MUXO PRINT NAME! Jonathan Lisnoff

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PAMBEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF V PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ______ DAY OF ______ SEPTEMBER_____, 2025, BY CARLOS VIDUEIRA, AS VICE PRESIDENT FOR, HUIZENGA HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF CBYSTAL 531, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS V PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF _____ SEPTEMBER



san min NOTARY PUBLIC CARMEN KRAMEN

MY COMMISSION EXPIRES: JANUAY 91 2027 COMMISSION NUMBER: HH 331708

HUIZINGA HOLDINGS, INC.

ALEX MUXO PRINT NAME: WITNESS: Just tell PRINT NAME: Jonathan Lionoff

THIS 51 DAY OF SEPTEMBER, 2025.

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

July Jun

CARMEN KRAMER

COMMISSION NUMBER: HH 3317-08

MY COMMISSION EXPIRES: JANUARY 1 2027