

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

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.

20

SHEET 2 OF 5

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 8th DAY OF September, 2025.

BY: all
ANA MARIA APONTE, DEVELOPMENT SERVICES DIRECTOR

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: 9/8/25

Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

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 EASEMENTS.
- 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 RECORD PLAT BEARING OF S87°54'29"E ALONG THE NORTH LINE OF BLOCK 12, NORTH PALM BEACH, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Kimberly Delong, AN ATTORNEY FOR GREENBERG TRAURIG, P.A., AS DULY LICENSED 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 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; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

BY: Kimberly Delong
PRINT NAME: Kimberly Delong
ATTORNEY AT LAW
FLORIDA BAR# 456779
GREENBERG TRAURIG, P.A.

DATE: 9/5/25**SURVEYOR'S CERTIFICATE:**

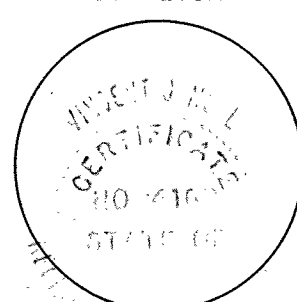
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 THAT MONUMENTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) 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: 9-2-2025David P. Lindley

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

CITY OF WEST
PALM BEACH
SURVEYOR



City Clerk

