

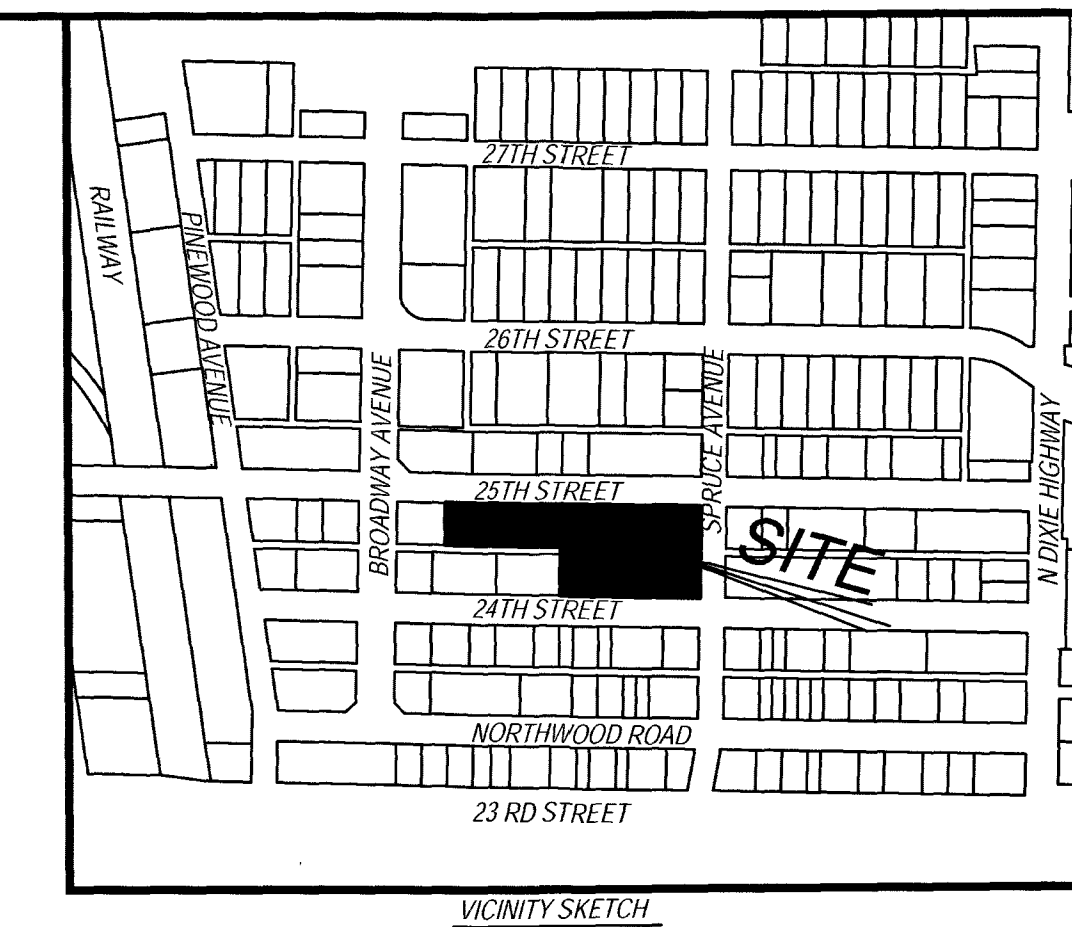
20260129792

THE SPRUCE

BEING A REPLAT OF LOTS LOTS 1 THROUGH 19, AND LOTS 35 THROUGH 44, BLOCK 17 OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEYWAY RECORDED IN OFFICIAL RECORDS BOOK 34353, PAGE 1434. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING AND BEING IN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, THE CITY OF WEST PALM BEACH, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA **36**
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR RECORD AT 12:57 PM
THIS 13 DAY OF April, 2026
AND DULY RECORDED IN PLAT BOOK 141 ON PAGE 36-37
MICHAEL A. CARUSO
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*



MORTGAGEE'S JOINDER AND CONSENT

CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 RECORD BOOK 35244, AT PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BMO BANK, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE 16 DAY OF March, 2026

BMO BANK, N.A.

WITNESS: *[Signature]*
PRINT NAME: Robert D. Kuhl, Jr.

[Signature]
SIGNATURE

WITNESS: *[Signature]*
PRINT NAME: Demetrius Buntley

Sean C. Dunne / MD
PRINTED NAME AND TITLE

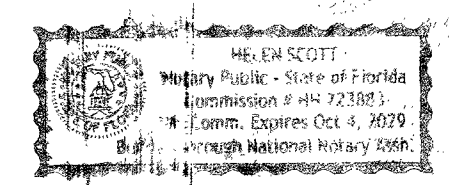
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jean Dunne WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[ID]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF Mar, 2026
44723883
MY COMMISSION NO. *[Signature]*
SIGNATURE OF NOTARY PUBLIC

Oct 4th 2029
MY COMMISSION EXPIRES: *[Signature]*
PRINTED NAME OF NOTARY PUBLIC



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, NORTHWOOD PARTNERSHIP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS THE SPRUCE, BEING A REPLAT OF LOTS LOTS 1 THROUGH 19, AND LOTS 35 THROUGH 44, BLOCK 17 OF NORTHWOOD ADDITION TO WEST PALM BEACH (PLAT NO. 4), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF THE 15 FOOT WIDE ALLEYWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 34353, PAGE 1434, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITUATE LYING AND BEING IN THE CITY OF WEST PALM BEACH, FLORIDA. HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, UNLESS OTHERWISE APPROVED BY THE CITY OF WEST PALM BEACH. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY Jeffrey Burns
THIS 12 DAY OF March, 2026

Northwood Partnership LLC
a Delaware Limited Liability Company
BY: Jeffrey Burns, Authorized Signatory
SIGNATURE: *[Signature]*

WITNESS: *[Signature]*
PRINT NAME: Kermisa Colon

WITNESS: *[Signature]*
PRINT NAME: Julianne Madgano

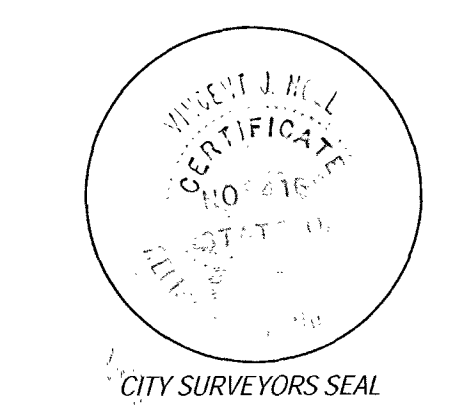
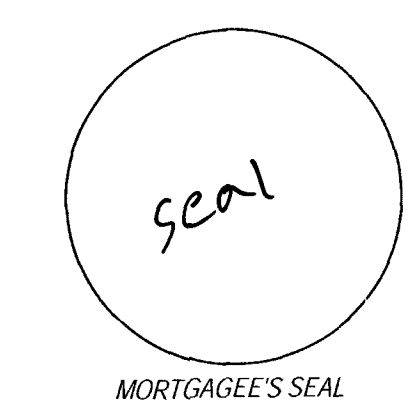
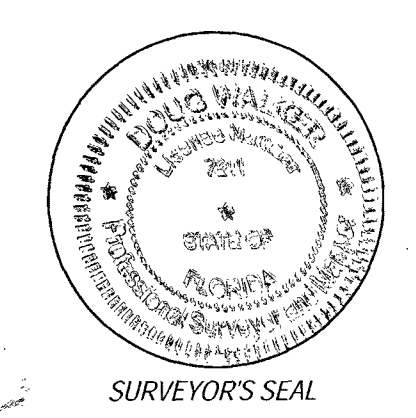
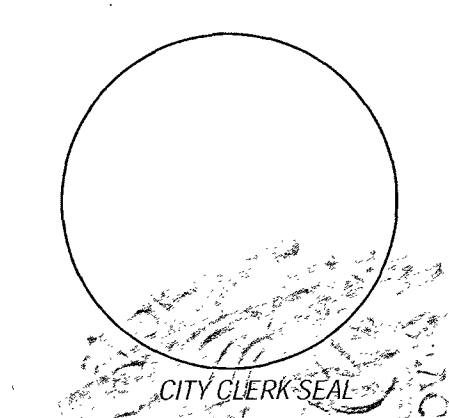
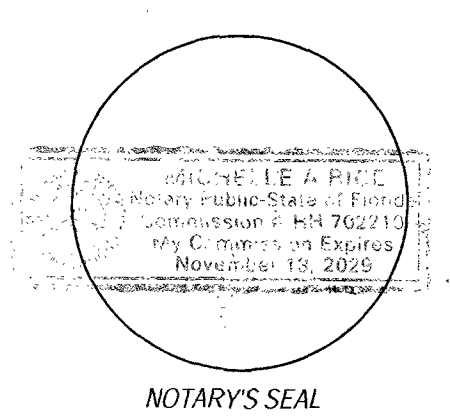
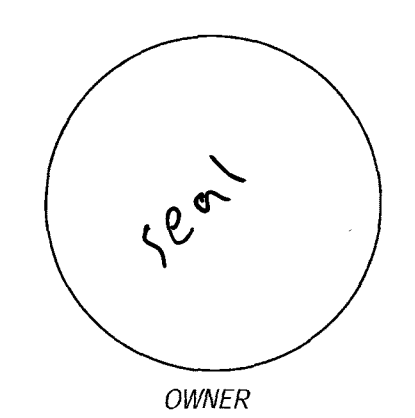
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jeffrey Burns WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[ID]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVES, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF March, 2026
44702210
MY COMMISSION NO. *[Signature]*
SIGNATURE OF NOTARY PUBLIC

11-13-2029
MY COMMISSION EXPIRES: *[Signature]*
PRINTED NAME OF NOTARY PUBLIC



TITLE CERTIFICATION

WE, SHUTTS & BOWEN LLP, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, BEING DULY LICENSED 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 NORTHWOOD PARTNERSHIP LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

SHUTTS & BOWEN LLP, AS AGENT FOR
FIRST AMERICAN TITLE INSURANCE COMPANY

DATED THIS 15th DAY OF April, 2026 BY: Elizabeth Jones
SIGNATURE: *[Signature]*
FLORIDA BAR NO. 84177

APPROVAL - CITY OF WEST PALM BEACH

CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "THE SPRUCE" AND THE DEDICATIONS CONTAINED HEREON, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 7 DAY OF April, 2026.

BY: *[Signature]*
ANA MARIA APONTE,
DEVELOPMENT SERVICES DIRECTOR

REVIEWING SURVEYORS CERTIFICATE

ON BEHALF OF THE CITY OF WEST PALM BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 7 DAY OF April, 2026 BY: *[Signature]*
VINCENT J. NOEL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. PSM 4169

SURVEYOR'S NOTES:

- * ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF 25th STREET. (PLAT BOOK 9, PAGE 47). (S 88° 45' 25" E)
- * 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 THIS COUNTY.
- * RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- * TABULAR AREA: TOTAL = 65561.33 SQ. FT. OR 1.51 ACRES
- * DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333 = 1 METER

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; 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, FLORIDA.

DATED THIS 27th DAY OF FEBRUARY 2026
[Signature]
DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. PSM 7211

* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261

PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 888.478.1764 | FAX 561.478.1094
WWW.PMSURVEYING.NET
JOB # 22-0317

* ABBREVIATIONS:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
O.R.B. = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
P.E. = PROFESSIONAL ENGINEER

CFN 20260129792 PL BK 141 PG 36