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NORTH PALM BEACH PLAT NO. 1, BLOCK 9 & BLOCKS 13 - 17 REPLAT

BEING A REPLAT OF LOTS 15, 16, 37 AND 38, BLOCK 9, AND LOTS 3 THROUGH 13, AND LOTS 26 THROUGH 29, BLOCK 17,
AND LOTS 3 THROUGH 15, AND LOTS 27 THROUGH 36, BLOCK 16 AND THE EAST 5 FEET OF LOT 16, BLOCK 16,
AND LOTS 1 THROUGH 16, AND LOTS 28 THROUGH 33, AND LOTS 36 THROUGH 43, BLOCK 15,
AND LOTS 1 THROUGH 10, AND LOTS 13 THROUGH 16, AND LOTS 29 THROUGH 44, BLOCK 14,
AND LOTS 1 THROUGH 12, AND LOTS 37 THROUGH 44, BLOCK 13,
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 SECTION 4, 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

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 6/8/26 DAY OF _____, 2026.

BY: [Signature]
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: 6/8/26

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

SURVEYOR'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N87°52'42"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
7. ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. "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.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
I, Kimberly Leloupek AN ATTORNEY FOR GREENBERG TRAUIG, 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; CRYSTAL 531, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JAD 416, LLC, A FLORIDA LIMITED LIABILITY COMPANY; VALLA PROPERTY HOLDINGS, 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: [Signature] DATE: 5/11/26
PRINT NAME: Kimberly Leloupek
ATTORNEY AT LAW
FLORIDA BAR# 456799
GREENBERG TRAUIG, P.A.

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: 6-2-2026
[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

