

CFN 20260264504 PL BK 141 PG 110

20260264504

NORA 10-11 BOUNDARY PLAT

BEING A REPLAT OF A PORTION OF BLOCK 1 OF THE PLAT OF BRELSFORD PARK, AS RECORDED IN PLAT BOOK 8, AT PAGE 21 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING AND SITUATE IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

110

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD
AT 9:04A .M. THIS
21 DAY OF July 2026
AND DULY RECORDED IN PLAT BOOK
141 ON PAGES 110
THROUGH 111

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



PALM BEACH COUNTY
CLERK & COMPTROLLER

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT NORA WEST 10-11 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND, NORA EAST 10-11 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS NORA 10-11 BOUNDARY PLAT, BEING A REPLAT OF BLOCK 1 OF THE PLAT OF BRELSFORD PARK, RECORDED IN PLAT BOOK 8, AT PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 1 OF THE PLAT OF BRELSFORD PARK, RECORDED IN PLAT BOOK 8, AT PAGE 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 12 FEET OF SAID BLOCK 1.

INCLUDING ALL OF THE 15' ALLEY LYING WITHIN SAID BLOCK 1, AS PER THE DISCLAIMER RECORDED IN OFFICIAL RECORDS BOOK 36622, AT PAGE 83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 5.063 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY NORA WEST 10-11 OWNER, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED BY NORA EAST 10-11 OWNER, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.
- THE OWNERS OF TRACTS A AND B HEREBY GRANT AND DEDICATE A PERPETUAL, NON-EXCLUSIVE PUBLIC ACCESS EASEMENT OVER AND ACROSS THE AREAS DESIGNATED HEREON AS "PUBLIC ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING PUBLIC VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, AND ACCESS OVER PRIVATE DRIVE AISLES, SIDEWALKS, AND ASSOCIATED ACCESS IMPROVEMENTS LOCATED THEREIN. THE LAND ENCUMBERED BY SUCH PUBLIC ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID EASEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE INDICATED BELOW IN ACCORDANCE WITH ITS LIMITED LIABILITY COMPANY AUTHORITY, THIS DAY OF , 2026.

NORA WEST 10-11 OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS
IN FLORIDA

WITNESS: [Signature]
PRINT NAME: Zach Young

WITNESS: [Signature]
PRINT NAME: Sam Clayman

BY: [Signature]
PRINT NAME: R Hunter Jones
TITLE: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PH PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7 DAY OF July, 2026, BY R Hunter Jones, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
PRINT NAME: Mandy Burkart
COMMISSION NO: HH 334533



IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE INDICATED BELOW IN ACCORDANCE WITH ITS LIMITED LIABILITY COMPANY AUTHORITY, THIS DAY OF , 2026.

NORA EAST 10-11 OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS
IN FLORIDA

WITNESS: [Signature]
PRINT NAME: Zach Young

WITNESS: [Signature]
PRINT NAME: Sam Clayman

BY: [Signature]
PRINT NAME: R Hunter Jones
TITLE: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

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MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
PRINT NAME: Mandy Burkart
COMMISSION NO: HH 334533



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEFFREY A. DEUTCH, A DULY LICENSED ATTORNEY 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 NORA WEST 10-11 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND NORA EAST 10-11 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 10, 2026

BY: [Signature]
JEFFREY A. DEUTCH
FLORIDA BAR NO. 161449
NELSON MULLINS RILEY &
SCARBOROUGH, LLP.

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 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.

BY: [Signature]
VINCENT J. NOEL, P.S.M.
LAND DEVELOPMENT MANAGER
CITY OF WEST PALM BEACH

CITY OF WEST PALM BEACH APPROVAL

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

THIS 17 DAY OF July, 2026

BY: [Signature]
ANA MARIA APONTE, AICP
DEVELOPMENT SERVICES DIRECTOR
CITY OF WEST PALM BEACH

SURVEYOR AND MAPPER'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF SOUTH 01°17'18" WEST.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBLIMATED 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.

SURVEYOR'S CERTIFICATE

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 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.

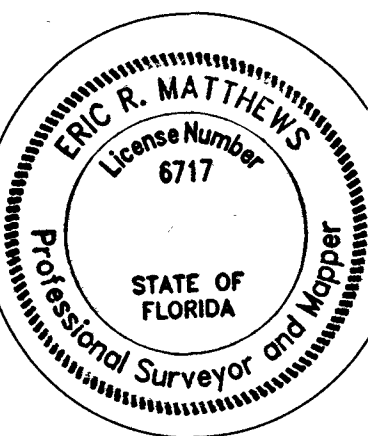
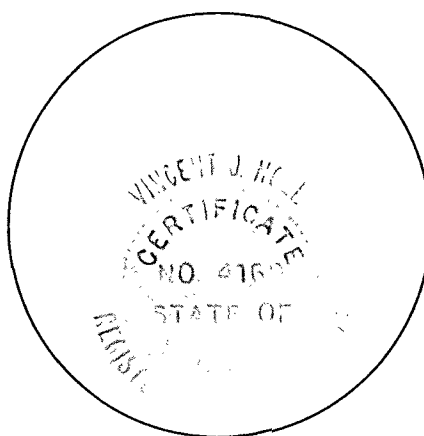
DATE: July 14, 2026

BY: [Signature]
ERIC MATTHEWS, P.S.M.
FOR THE FIRM: WGI, INC.
FLORIDA LICENSE NO. 6717

VINCENT J. NOEL
CITY OF WEST PALM BEACH
REVIEWING SURVEYOR

CITY OF WEST PALM BEACH

ERIC MATTHEWS
PROFESSIONAL
SURVEYOR AND MAPPER



2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
PHONE NO. 866.909.2220 WWW.WGINC.COM
CERT NO. 6091 - LB NO. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WGI, INC.