

HEYNIGER RESUBDIVISION
OF LOTS B & C
HEYNIGER REPLAT OF PROSPECT PARK

ALL OF LOTS B & C OF HEYNIGER REPLAT, IN PLAT BOOK 135, PAGE 31,
AND A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOWN ALL MEN BY THESE PRESENTS SEAN AND ASHLY HEYNIGER OWNERS OF THE
LAND SHOWN HEREON AS HEYNIGER RESUBDIVISION OF LOTS B & C, HEYNIGER REPLAT
OF PROSPECT PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS B AND C OF HEYNIGER REPLAT OF LOTS 3,4,5 AND 6, BLOCK Q,
PROSPECT PARK SOUTH AS RECORDED IN PLAT BOOK 135, PAGE 31 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY FLORIDA AND THE SUBMERGED LAND LYING
IMMEDIATELY EAST AND ADJACENT TO SAID LOT B, MORE PATICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT B OF SAID PLAT OF
HEYNIGER REPLAT IN PLAT BOOK 135, PAGE 31; THENCE NORTH 21°06'40"W, ALONG THE
EASTERLY LINE OF UPLAND LOT A IN HEYNIGER REPLAT IN PLAT BOOK 135, PAGE 31, A
DISTANCE OF 7.01 FEET; THENCE SOUTH 86 DEGREES 09 MINUTES 34 SECONDS EAST, A
DISTANCE OF 237.90 FEET TO A POINT IN THE CITY OF WEST PALM BEACH BULKHEAD
LINE, ESTABLISHED BY ORDINANCE NO. 838-63, SEPTEMBER 23, 1963, AND RECORDED
IN PLAT BOOK 27, PAGES 231 TO 239, BOTH INCLUSIVE: THENCE SOUTH 14 DEGREES 35
MINUTES 36 SECONDS EAST ALONG SAID BULKHEAD LINE, A DISTANCE OF 70.02 FEET;
THENCE NORTH 88 DEGREES 01 MINUTES 27 SECONDS WEST, A DISTANCE OF 195.02
FEET TO A POINT HISTORICALLY DESCRIBED AS THE POINT OF INTERSECTION WITH THE
EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT A, SAID POINT BEING IN
THE NORTHERLY TERMINATION OF A CONCRETE BULKHEAD BUILT PRIOR TO 1957, THENCE
NORTH 43 DEGREES 06 MINUTES 58 SECONDS WEST ALONG SAID HIGH WATER LINE A
DISTANCE OF 89.89 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOTS B AND C OF HEYNIGER REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK Q
OF PROSPECT PARK SOUTH AS RECORDED IN PLAT BOOK 135, PAGE 31 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D OF SAID PLAT OF HEYNIGER
REPLAT, BEING ON A 420.75 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST WHICH
HAS A RADIAL BEARING OF S61°04'39"W: THENCE ALONG THE NORTHEASTERLY RIGHT OF
WAY OF WASHINGTON ROAD ALONG AND THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 08°38'37", A DISTANCE OF 63.47 FEET TO A POINT OF REVERSE CURVATURE
OF A 820.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIAL LINE
WHICH BEARS N52°26'02"E AND A CENTRAL ANGLE OF 03°33'16", A DISTANCE OF 50.87
FEET TO THE SOUTHWEST CORNER OF SAID LOT C; THENCE N71°37'49"E ALONG A
NON-RADIAL LINE, A DISTANCE OF 109.75 FEET TO THE SOUTHEAST CORNER OF SAID
LOT C; THENCE N21°19'04"W, A DISTANCE OF 34.83 FEET TO THE INTERSECTION WITH
THE NORTH LINE OF SAID LOT D; THENCE N 80°56'09"E, ALONG THE NORTH LINE OF
SAID LOT D, A DISTANCE OF 248.75 FEET TO THE NORTHEAST CORNER OF SAID LOT D;
THENCE N19°37'20"W, ALONG THE EASTERLY LINE OF SAID LOT B, A DISTANCE OF 10.76
FEET; THENCE S80°56'09"W, ALONG A LINE 10.58 FEET NORTH OF AND PARALLEL WITH
THE COMMON LINE LOT BETWEEN SAID LOTS B AND D, A DISTANCE OF 249.08 FEET TO
THE EAST LINE OF SAID LOT C; THENCE S59°27'39"W, ALONG A NON-RADIAL LINE, A
DISTANCE OF 115.61 FEET TO A POINT THE AFOREMENTIONED 820.00 FOOT RADIUS CURVE
AND THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF WASHINGTON ROAD;
THENCE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°32'04" OF SAID CURVE
CONCAVE TO THE NORTHEAST, A DISTANCE OF 21.96 FEET TO THE POINT OF BEGINNING.
CONTAINING 6,402.74 SQUARE FEET OR 0.147 ACRE MORE OR LESS.

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

LOTS B-1 AND C-1 AS SHOWN HEREON, ARE HEREBY RESERVED FOR PURPOSES
CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH,
FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS
SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE 5 FOOT UTILITY EASEMENT AS SHOWN HEREON IS AN EXCLUSIVE EASEMENT AND IS
HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, 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 LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL
MAINTENANCE OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES,
IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT
WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WEST PALM BEACH, ITS
SUCCESSORS AND ASSIGNS.

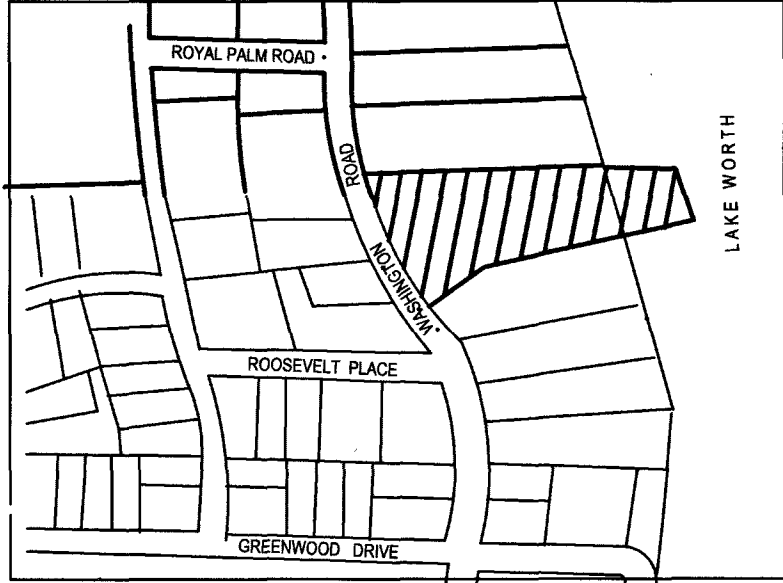
IN WITNESS WHEREOF, WE SEAN HEYNIGER AND ASHLY HEYNIGER, DO HEREBY SET OUR
HAND AND SEAL THIS 30th DAY OF August, 2026.

WITNESS: Jeannette M. Civils BY: Seam Heyniger
PRINTED NAME: Jeannette M. Civils SEAN HEYNIGER

WITNESS: Jeannette M. Civils
PRINTED NAME: Jeannette M. Civils

WITNESS: Jeannette M. Civils BY: Ashly Heyniger
PRINTED NAME: Jeannette M. Civils ASHLY HEYNIGER

WITNESS: Jeannette M. Civils
PRINTED NAME: Jeannette M. Civils



LOCATION MAP

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE
DEDICATION OF THE LAND AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF
AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK
34976, PAGE 1020, OFFICIAL RECORD BOOK 35799, PAGE 458 AND OFFICIAL RECORD
BOOK 36433, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS Market President AND ITS CORPORATE SEAL AFFIXED HEREON BY AND
WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF September
2026.

FIRST HORIZON BANK, A TENNESSEE CORPORATION
SUCCESSOR BY MERGER TO IBERIABANK

BY: Debra Vasilopoulos

PRINT NAME: DEBRA VASILOPOULOS
ITS PRESIDENT
^ Market

WITNESS: Seam Heyniger
PRINTED NAME: SEAM HEYNIGER

WITNESS: Karvet Samuels
PRINTED NAME: Karvet Samuels

MORTGAGEE'S ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF
A ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 3rd DAY OF
September, 2026, BY Debra Vasilopoulos AS Market President OF
FIRST HORIZON BANK, A TENNESSEE CORPORATION, SUCCESSOR BY MERGER TO
IBERIABANK, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED
AS IDENTIFICATION.

Richard J. Noel
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION NUMBER: HH 312520

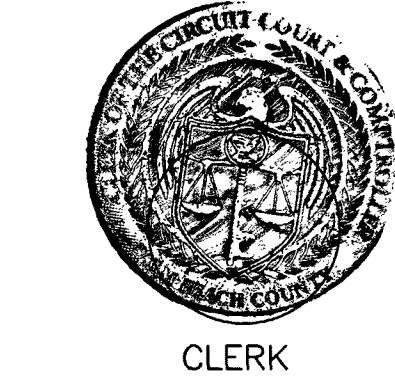
MY COMMISSION EXPIRES: Sept. 14, 2026

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH

I, MAURA ZISKA, 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 SEAN HEYNIGER AND ASHLY HEYNIGER; 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD,
NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT
THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO
NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-27-26 MAURA ZISKA, ESQUIRE



CLERK

SHEET 1 OF 2

BEARINGS & DISTANCES

ALL DISTANCES ARE GROUND SCALE FACTOR 1.000043
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
BEARINGS SHOWN HEREON ARE GRID DATUM NAD 83/90 ADJUSTMENT

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION
OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO
CIRCUMSTANCE 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.

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF WEST PALM
BEACH, FLORIDA, AND ACCEPTS THE DEDICATIONS CONTAINED HEREIN, THIS
9th DAY OF September, 2026.

BY: Ana Maria Aponte
ANA MARIA APONTE, DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF REVIEWING SURVEYOR:

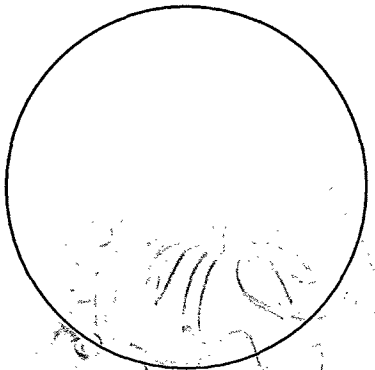
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER
177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST
PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF
GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE
MONUMENTS.

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

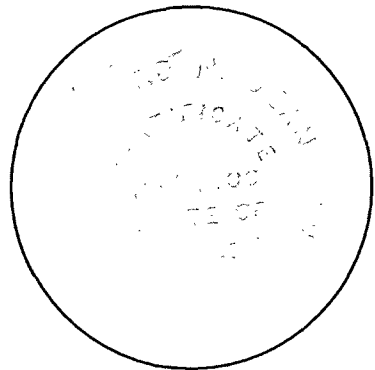
DATE: 9/9/26



REVIEWING SURVEYOR



CITY CLERK



SURVEYOR OF RECORD

SURVEYOR AND MAPPER'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 SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND,
FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM
BEACH, FLORIDA.

BY: Richard N. Dean
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 8/26/26

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer. 31:39
4201 Westgate Avenue, Suite A-3
West Palm Beach, Florida 33409
Tel: (561) 625-8748

DRAWN: M.R.	DATE: 08-01-26
SHEET: 1 of 2	SCALE: N/A
JOB No. 021-317-RP-4	

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 1:10 PM
THIS 10th DAY OF September,
2026, AD AND DULY RECORDED

IN PLAT BOOK 142

AT PAGE 19-20

SHANNON RAMSEY-CHESSMAN
CLERK AND COMPTROLLER

BY: Shannon Ramsey-Chesman
DEPUTY CLERK

SHEET 1 OF 2

SHEET 1 OF 2