

GRANDVIEW HEIGHTS VILLAS

A REPLAT OF LOTS 1 THROUGH 6, BLOCK 4, "PALM BEACH HEIGHTS ADDITION"
RECORDED IN PLAT BOOK 2, PAGE 74, PALM BEACH COUNTY RECORDS, FLORIDA

IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

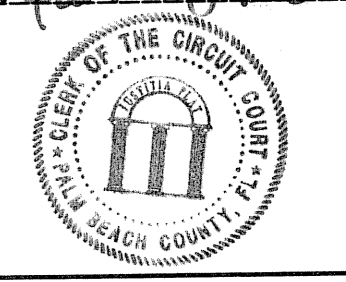
AUGUST 2005 SHEET 1 OF 2

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

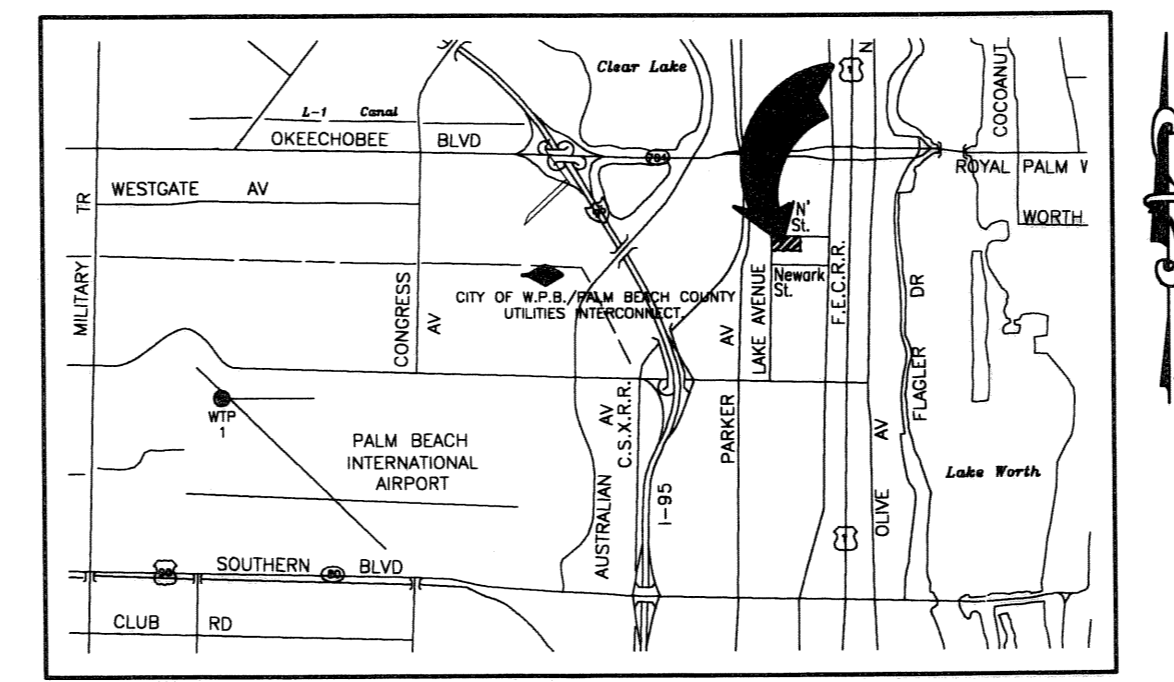
This Instrument Prepared By:
RONNIE L FURNISS, P.S.M.
Certificate of Authorization No. LB 6791
JULY 2005

THIS PLAT WAS FILED FOR RECORD AT 11:08 AM THIS 24th DAY OF January 2006, AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 133. SHARON R. BOCK CLERK & COMPTROLLER thru 200 BY Sharon R. Bock DC.

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
560 Village Boulevard, Suite 340
West Palm Beach, Florida 33409
Phone: 561.684.6161 Fax 561.684.8360



THIS PLAT



LOCATION MAP
NOT TO SCALE

DEDICATIONS

STATE OF FLORIDA AND }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT Lo PRIMA DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "GRANDVIEW HEIGHTS VILLAS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, BLOCK 4, "PALM BEACH HEIGHTS ADDITION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 45,000 SQ.FT. (1.033 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON AND RESERVED AS FOLLOWS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

TRACT R-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GRANDVIEW HEIGHTS VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

* SEE ADDITIONAL DEDICATION BELOW *

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP, THIS 20th DAY OF December, 2005.

BY: Lo PRIMA DEVELOPMENT L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]

WITNESS: [Signature] BY: [Signature]

WITNESS: [Signature] BY: [Signature]

WITNESS: [Signature] BY: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED DIXON LI AND LI LI LI WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVER LICENSE AND DRIVERS LICENSE RESPECTIVELY AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HANGING MEMBER HANGING MEMBER ON BEHALF OF Lo PRIMA DEVELOPMENT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF December, 2005.

MY COMMISSION EXPIRES: 11/1/2007 NOTARY PUBLIC: Rosemary Niner
ROSEMARY NINER
DD 287929

DEDICATIONS CONTINUED

THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR ACCESS PURPOSES TO THE GRANDVIEW HEIGHTS VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND MAINTENANCE PURPOSES.

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, PETER L. BRETON, ESQ., AN ATTORNEY 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 THAT IS VESTED IN Lo PRIMA DEVELOPMENT, L.L.C.; 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 ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Peter L. Breton

NAME: PETER L. BRETON

TITLE: ATTORNEY AT LAW

DATED THIS 27th DAY OF DECEMBER 2005

CITY SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, OF THE FLORIDA STATUTES AND THE ORDINANCE OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.S) AND MONUMENTS AT LOT CORNERS.

BY: [Signature] DATED: 1-4-06
VINCENT J. NGEL
PROFESSIONAL SURVEYOR AND MAPPER NO. 4169
STATE OF FLORIDA

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF "N" STREET (A.K.A. THE NORTH LINE OF BLOCK 4) IN REFERENCE TO PLAT BOOK 90, PAGE 33, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. REFERENCE BEARING BEING N88°08'22"W.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- ALL THE RECORDING INFORMATION (IF ANY) SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEYS CLOSE WITHIN ONE HUNDREDTH (0.01) OF A FOOT; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 27 DAY OF December, 2005.

BY: [Signature]
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER NO. 6272
STATE OF FLORIDA

Lo PRIMA DEVELOPMENT 	CITY OF WEST PALM BEACH 	CITY SURVEYOR 	SURVEYOR
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