

Churchill Estates Replat No. 1

BEING A REPLAT OF CHURCHILL ESTATES, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 119, PAGE 64, LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 10:42 AM
this 28 day of APRIL 2015.
and duly recorded in the book 119
at Page 64
Sharon A. Davis, Clerk & Comptroller
Sharon A. Davis

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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 101 CHURCHILL ROAD LLC, a Florida limited liability company, Wayne Maylor Hewett and Simonne A. McDonald-Hewett, husband and wife, owners of the land shown hereon as **CHURCHILL ESTATES REPLAT No. 1**, being a replat of Churchill Estates, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 119, Page 64, lying in Section 3, Township 44 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

All of Churchill Estates, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 119, Page 64, Public Records of Palm Beach County, Florida.

Containing in all, 1.452 Acres, more or less

has caused the same to be surveyed and platted as shown hereon:

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Member this 20 day of APRIL, 2015.

WITNESS: Robert C. Sorgini
Robert C. Sorgini
Printed Name
WITNESS: Theodore R. Walters
Theodore R. Walters
Printed Name
101 Churchill Road LLC,
a Florida limited liability company
BY: D. Alexianian
David Alexianian, Member

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared David Alexianian, who is personally known to me, or has produced **FL Driver License** as identification, and who executed the foregoing instrument as Member of 101 Churchill Road LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as Member of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 20th day of APRIL, 2015.

FF 000441
My Commission No.:
MAY 6, 2017
My Commission Expires:
Lisa A. Kendrick
Signature of Notary Public
LISA A. KENDRICK
Printed Name of Notary Public

TABULAR DATA:

LOT 3A	-	19,887.57 S.F.	(0.457 ACRE)
LOT 3B	-	28,463.33 S.F.	(0.653 ACRE)
LOT 3C	-	14,875.00 S.F.	(0.342 ACRE)
TOTAL AREA		63,225.90 S.F.	(1.452 ACRES)

IN WITNESS WHEREOF, We, Wayne Maylor Hewett and Simonne A. McDonald-Hewett, husband and wife, do hereby set our hands and seals this 20 day of APRIL, 2015

WITNESS: Robert C. Sorgini
Robert C. Sorgini
Printed Name
WITNESS: Theodore R. Walters
Theodore R. Walters
Printed Name
BY: Wayne Maylor Hewett
Wayne Maylor Hewett
BY: Simonne A. McDonald-Hewett
Simonne A. McDonald-Hewett

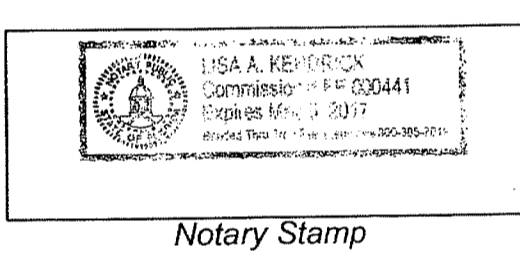
ACKNOWLEDGEMENT

State of FLORIDA
County of PALM BEACH

BEFORE me have personally appeared Wayne Maylor Hewett and Simonne A. McDonald-Hewett, Husband and Wife, whom are personally known to me or produced **CT Driver License** as identification, and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 20th day of APRIL, 2015.

FF 000441
My Commission No.:
MAY 6, 2017
My Commission Expires:
Lisa A. Kendrick
Signature of Notary Public
LISA A. KENDRICK
Printed Name of Notary Public



MORTGAGEE'S CONSENT

State of Florida
County of Miami-Dade

The undersigned hereby certifies that it is the holder of a 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 Records Book 26969 at Page 1961, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said limited liability company has caused these presents to be signed by its Manager this 17 day of April, 2015.

WITNESS: Milvia Castellano
Milvia Castellano
Printed Name
WITNESS: Julie Gorman
Julie Gorman
Printed Name
BY: Robert Gutlohn
Robert Gutlohn, Manager
2EE LLC, a Florida limited liability company

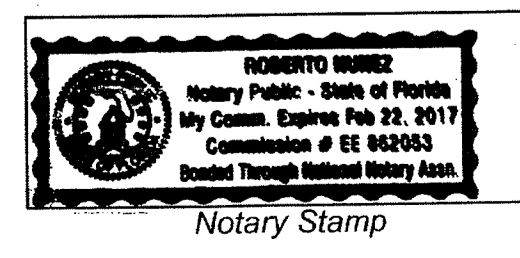
ACKNOWLEDGEMENT

State of Florida
County of Miami-Dade

BEFORE me personally appeared Robert Gutlohn, Manger, who is personally known to me or has produced a Florida drivers license as identification and who executed the foregoing instrument as Manager of 2EE LLC, a Florida limited liability company and severally acknowledged before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 17 day of APRIL, 2015.

FF 862053
My Commission No.:
2-22-2017
My Commission Expires:
Robert Nunez
Signature of Notary Public
Robert Nunez
Printed Name of Notary Public



TITLE CERTIFICATION

I, Robert C. Sorgini, 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 101 Churchill Road LLC, a Florida limited liability company and Wayne Maylor Hewett and Simonne A. McDonald-Hewett, husband and wife; 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.

Dated this 20th day of April, 2015.

Robert C. Sorgini
Robert C. Sorgini, Esquire
Florida Bar No. 321321

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 control points (P.C.P.'s) and monuments at lot corners.

Dated this 22 day of April, 2015.

Vincenzo Nobi
Vincenzo Nobi, PSM
Florida Certificate No. 4169

SURVEYOR & 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), F.S., 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 21ST day of April, 2015

Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

APPROVAL-CITY OF WEST PALM BEACH

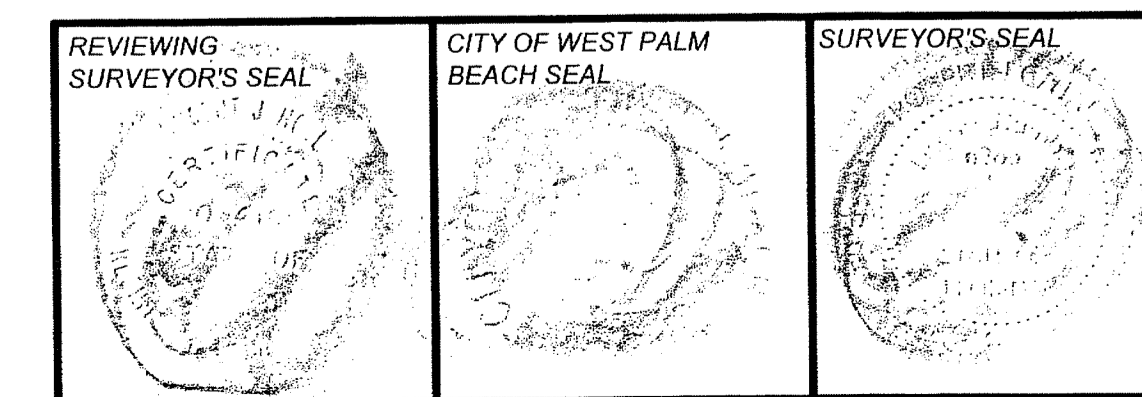
State of Florida
County of Palm Beach

This plat as shown hereon has been approved for record by the City of West Palm Beach, Florida, this 20 day of April, 2015.

City Planning Board Approval

BY: Steven Mayans
Steven Mayans, Chair

Geraldine Muoio
Geraldine Muoio, Mayor



PLAT OF:			
Churchill Estates Replat No. 1			
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551			
FIELD:	JOB No.: 13-1453-9	F.B.	PG.
OFFICE: R.C.	DATE: JAN. 2015	DWG. No.:	13-1453-5
CK'D:	REF.: 13-1453-2.DWG	SHEET	1 OF 2