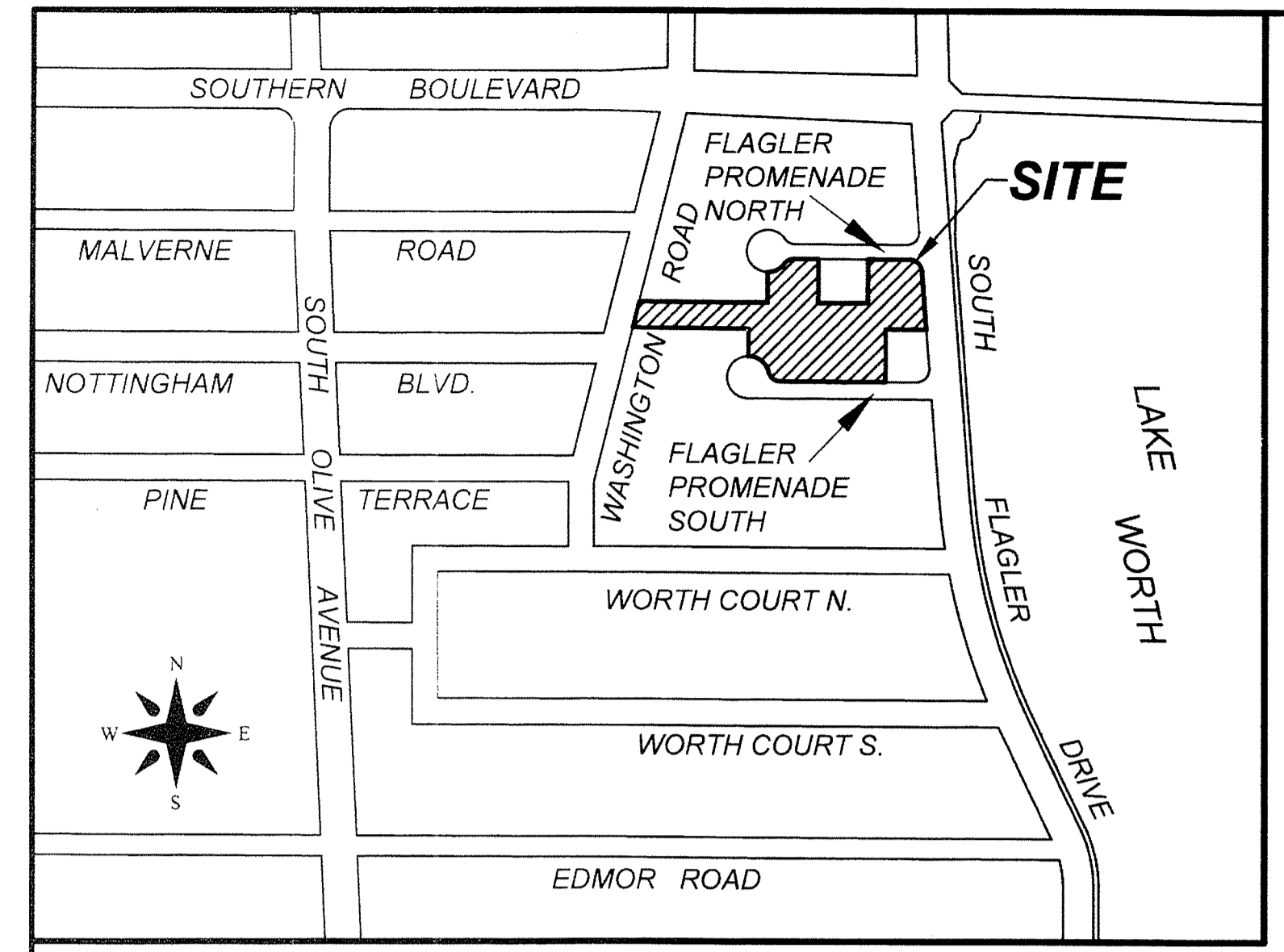


FLAGLER PROMENADE REPLAT NO. 1

BEING A REPLAT OF LOTS 6 AND 8, BLOCK 1, AND LOTS 2, 3 AND 4, BLOCK 2, FLAGLER PROMENADE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 101, AND A REPLAT OF LOTS 30 & 31 AND THEIR EASTERLY EXTENSIONS THEREOF, REVISED PLAT OF THE ESTATES OF SOUTH PALM BEACH, RECORDED IN PLAT BOOK 7, PAGE 33, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND 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 11:03 A.M.
the 3 day of APRIL 2017
and duly recorded in Plat Book 123
on Page(s) 76-79
Shirley R. Beck, Clerk & Comptroller
By _____ D.C.

SHEET 1 OF 4



VICINITY MAP
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 5816 WARING PARTNERS, LLC, a California limited liability company, Dale R. Hedrick and Cathleen Burk Hedrick, husband and wife; Ronald L. Hummel; Richard E. Baumer, as Trustee of the Richard E. Baumer Revocable Trust under Trust Agreement dated July 25, 2014; owners of the land shown hereon as Flagler Promenade Replat No. 1, being a replat of Lots 6 and 8, Block 1, and Lots 2, 3 and 4, Block 2, FLAGLER PROMENADE, according to the plat thereof, recorded in Plat Book 34, Page 101, and a replat of Lots 30 & 31 and their easterly extensions thereof, REVISED PLAT OF THE ESTATES OF SOUTH PALM BEACH, recorded in Plat Book 7, Page 33, both of the Public Records of Palm Beach County and 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:

BEGIN at the Northwest corner of Lot 8, Block 1, FLAGLER PROMENADE, 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 34, Page 101. Public Records of Palm Beach County, Florida; thence due East, along the North line of said Lot 8, a distance of 79.75 feet to the beginning of a curve, concave to the Southwest, having a radius of 25.00 feet, a central angle of 84°27'57" and a chord bearing of South 47°46'01" East; thence Easterly and Southerly, along the arc of said curve and limits of said Lot 8 a distance of 36.86 feet; thence South 05°32'02" East, along the East line of said Lot 8 (said East line being tangent to the previously described curve) a distance of 112.94 feet to the Northeast corner of Lot 1, Block 2, said plat of FLAGLER PROMENADE; thence due West, along the North line of said Block 2 (the North line of said Block 2 is assumed to bear due West and all other bearings are relative thereto), a distance of 90.00 feet to the Northwest corner of Lot 2, Block 2, said plat of FLAGLER PROMENADE; thence due South, along the East line of said Lot 2, a distance of 104.50 feet to the Southeast corner of said Lot 2; thence due West, along the South line of Lots 2, 3 and 4, Block 2, a distance of 192.92 feet to the beginning of a curve, concave to the Northeast, having a radius of 30.00 feet, a central angle of 73°23'54" and a chord bearing of North 53°18'03" West; thence Westerly and Northerly, along the arc of said curve and Southerly line of said Lot 4, a distance of 38.43 feet to the beginning of a reverse curve, concave to the Southwest, having a radius of 40.00 feet, a central angle of 73°23'54" and a chord bearing of North 53°18'03" West; thence Northerly and Westerly, along the arc of said curve and Southerly line of said Lot 4, a distance of 51.24 feet to the Southwest corner of said Lot 4; thence due North, along the West line of said Lot 4, a distance of 54.50 feet to the Northwest corner of said Lot 4; thence due West, along the North line of Lots 5 and 6, Block 2, said plat of FLAGLER PROMENADE, a distance of 228.18 feet to the Northwest corner of said Lot 6, said Northwest corner also being the Southwest corner of Lot 31, REVISED PLAT OF ESTATES OF SOUTH PALM BEACH, 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 7, Page 33, said Public Records of Palm Beach County, Florida; thence North 14°12'29" East, along the West line of Lot 30 and 31 according to said plat of REVISED PLAT OF ESTATES OF SOUTH PALM BEACH a distance of 51.58 feet to the Northwest corner of said Lot 30; thence due East, along the North line of said Lot 30 and its Easterly prolongation thereof (a portion of said North line being common with the South line of said Block 1, FLAGLER PROMENADE) a distance of 250.00 feet to the Southwest corner of Lot 6, Block 1, said plat of FLAGLER PROMENADE; thence due North, along the West line of said Lot 6 (said West line being radial to the following described curve) a distance of 60.00 feet to the Northwest corner of said Lot 6 and the beginning of a curve, concave to the Northwest, having a radius of 40.00 feet, a central angle of 49°59'50" and a chord bearing of North 65°00'14" East; thence Easterly and Northerly, along the arc of said curve and North line of said Lot 6, Block 1, a distance of 34.90 feet to the beginning of a reverse curve, concave to the Southeast, having a radius of 30.00 feet, a central angle of 49°59'41" and a chord bearing of North 65°00'09" East; thence Northerly and Easterly, along the arc of said curve and North line of said Lot 6, a distance of 26.18 feet to a point of tangency; thence continue along the North line of said Lot 6, due East, a distance of 46.38 feet to the Northeast corner of said Lot 6; thence due South, along the East line of said Lot 6, a distance of 85.00 feet to the Southeast corner of said Lot 6, said Southeast corner also being the Southwest corner of Lot 7, Block 1, according to said plat of FLAGLER PROMENADE; thence due East, along the South line of Lot 7, Block 1, a distance of 100.00 feet to the Southwest corner of said Lot 8; thence due North, along the West line of said Lot 8, a distance of 85.00 feet to the Northwest corner of said Lot 8 and the POINT OF BEGINNING.

Containing in all, 1.62 Acres, more or less
have caused the same to be surveyed and platted as shown hereon:

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.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager this 27th day of March, 2017.

5816 Waring Partners, LLC,
a California limited liability company
BY: Edward Leevan, Manager
WITNESS: Dee ZHAO
Printed Name
WITNESS: Erica Delgado
Erica Delgado
Printed Name

ACKNOWLEDGEMENT

State of Florida California
County of Palm Beach Los Angeles

BEFORE ME personally appeared Edward Leevan, who is personally known to me, or has produced CA Drivers License as identification, and who executed the foregoing instrument as Manager of 5816 Waring Partners, LLC, a California limited liability company, and acknowledged to and before me that he executed such instrument as Manager 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 27th day of March, 2017.

2077172
My Commission No.:
Aug 7, 2018
My Commission Expires:
Notary Stamp
Naomi J. Guillory-Robinson
Signature of Notary Public
Naomi J. Guillory-Robinson
Printed Name of Notary Public

IN WITNESS WHEREOF, We, Dale R. Hedrick and Cathleen Burk Hedrick, husband and wife, do hereunto set our hands and seals this 28th day of February, 2017.

WITNESS: Patricia Nadine Castigan
Printed Name
BY: Dale R. Hedrick
WITNESS: Parker Hedrick
Printed Name
WITNESS: Patricia Nadine Castigan
Printed Name
BY: Cathleen Burk Hedrick
WITNESS: Parker Hedrick
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Dale R. Hedrick and Cathleen Burk Hedrick, whom are personally known to me, or have produced _____ as identification, and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28th day of February, 2017.

FF 967829
My Commission No.:
June 4, 2020
My Commission Expires:
Notary Stamp
Patricia Nadine Castigan
Signature of Notary Public
Patricia Nadine Castigan
Printed Name of Notary Public

IN WITNESS WHEREOF, I, Ronald L. Hummel do hereunto set my hand and seal this 28th day of February, 2017.

WITNESS: Patricia Nadine Castigan
Printed Name
BY: Ronald L. Hummel
WITNESS: Parker Hedrick
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Ronald L. Hummel, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28th day of February, 2017.

FF 967829
My Commission No.:
June 4, 2020
My Commission Expires:
Notary Stamp
Patricia Nadine Castigan
Signature of Notary Public
Patricia Nadine Castigan
Printed Name of Notary Public

IN WITNESS WHEREOF, I, Richard E. Baumer, as Trustee of the Richard E. Baumer Revocable Trust under Trust Agreement dated July 25, 2014, do hereunto set my hand and seal this 28th day of February, 2017.

WITNESS: Patricia Nadine Castigan
Printed Name
BY: Richard E. Baumer
Richard E. Baumer, as Trustee of the Richard E. Baumer Revocable Trust under Trust Agreement dated July 25, 2014
WITNESS: Parker Hedrick
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Richard E. Baumer, as Trustee of the Richard E. Baumer Revocable Trust under Trust Agreement dated July 25, 2014, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 28th day of February, 2017.

FF 967829
My Commission No.:
June 4, 2020
My Commission Expires:
Notary Stamp
Patricia Nadine Castigan
Signature of Notary Public
Patricia Nadine Castigan
Printed Name of Notary Public

TABULAR DATA:	
LOT 1A	- 10,316.30 S.F. (0.237 ACRE)
LOT 2A	- 22,510.60 S.F. (0.517 ACRE)
LOT 3A	- 11,007.50 S.F. (0.253 ACRE)
LOT 4A	- 7,605.85 S.F. (0.175 ACRE)
LOT 5A	- 7,849.16 S.F. (0.180 ACRE)
LOT 6A	- 11,305.52 S.F. (0.259 ACRE)
TOTAL	- 70,594.93 S.F. (1.621 ACRES)
AREA	

FLAGLER PROMENADE REPLAT NO. 1

WALLACE SURVEYS
CORP. LICENSED BUSINESS #4668
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 645-4551

FIELD:	JOB No.: 14-1217.3	F.B. PG.
OFFICE: R.C.	DATE: SEPT., 2015	DWG. No.: 14-1217-1
C/K'D:	REF.: 14-1217.DWG	SHEET 1 OF 4