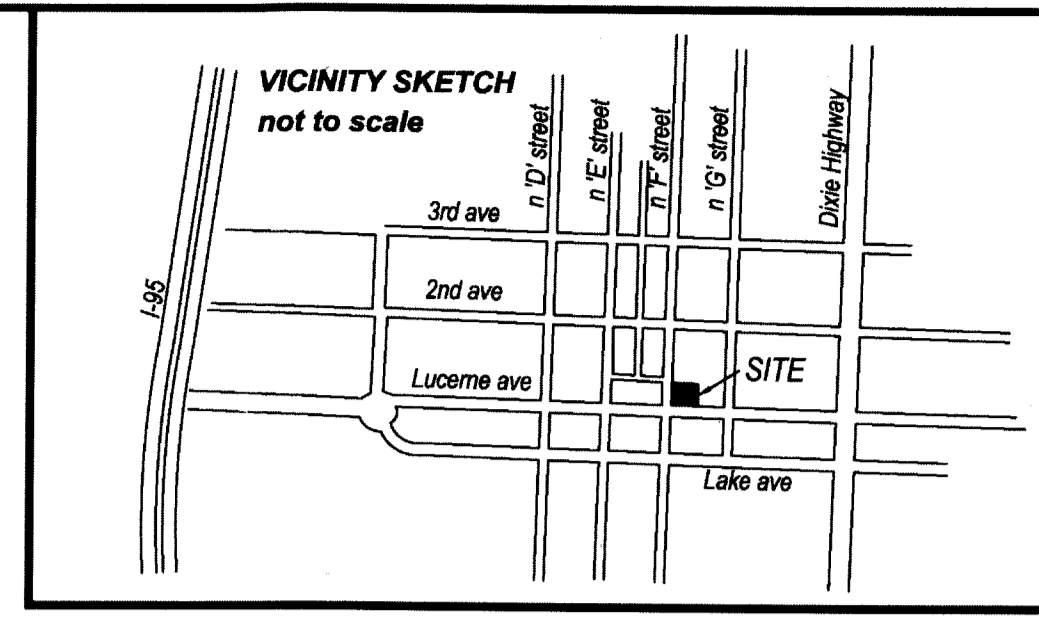


WEST VILLAGE ARTIST LOFT
BEING A REPLAT OF LOTS 26-31, BLOCK 12, THE PALM BEACH FARMS CO. PLAT NO. 2
TOWNSITE OF LUCERNE, AS RECORDED IN PLAT BOOK 2, PAGE 29
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST
LYING IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 14:08
THIS 19th DAY OF
December, 2017
AND DULY RECORDED IN PLAT
BOOK 125
ON PAGE 49-50
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY Jennifer McCaslin

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, NEIGHBORHOOD RENAISSANCE, INC., (A FLORIDA NOT FOR PROFIT CORPORATION), AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS "WEST VILLAGE ARTIST LOFT", BEING A REPLAT OF "LOTS 26-31, BLOCK 12", OF THE PALM BEACH FARMS CO. PLAT NO 2, THE TOWNSITE OF LUCERNE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN LAKE WORTH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

TRACT C-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST VILLAGE PROPERTY OWNERS ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, FOR ACCESS, INGRESS, EGRESS, DRAINAGE AND OPEN SPACE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

TRACT C-2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE NEIGHBORHOOD RENAISSANCE, INC., (A FLORIDA NOT FOR PROFIT CORPORATION), AND TO THE WEST VILLAGE PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS, INGRESS, EGRESS, AND OPEN SPACE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH.

TRACTS C-1 AND C-2, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE CITY OF LAKE WORTH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN HEREON, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE CITY DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, SUCCESSORS AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

IN WITNESS WHEREOF, NEIGHBORHOOD RENAISSANCE, INC., (A FLORIDA NOT FOR PROFIT CORPORATION), AND THE WEST VILLAGE PROPERTY OWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP,

THIS 16 DAY OF October, 2017
NEIGHBORHOOD RENAISSANCE, INC., (A FLORIDA NOT FOR PROFIT CORPORATION) BY: Carl A. Flick
WEST VILLAGE PROPERTY OWNERS ASSOCIATION, INC., (A FLORIDA NON-PROFIT CORPORATION) BY: Terri Murray
WITNESS: Timothy Coopage
PRINT NAME: Timothy Coopage
WITNESS: Michael Pecar
PRINT NAME: Michael Pecar

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Carl A. Flick, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF NEIGHBORHOOD RENAISSANCE, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS President OF SAID NON-PROFIT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF October, 2017
66082409
MY COMMISSION NO.: Jenny S. Buetz
SIGNATURE OF NOTARY PUBLIC
March 13, 2021
MY COMMISSION EXPIRES: Jenny Susan Buetz
PRINTED NAME OF NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Terri Murray, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF WEST VILLAGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS President OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF October, 2017
66082409
MY COMMISSION NO.: Jenny S. Buetz
SIGNATURE OF NOTARY PUBLIC
March 13, 2021
MY COMMISSION EXPIRES: Jenny Susan Buetz
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE(S), 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(S) WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 29468 AT PAGE(S) 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE POLITICAL SUBDIVISION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS COUNTY ADMINISTRATOR AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS THIS 13th DAY OF December, 2017
WITNESS: Theresa Lawrence
PRINTED NAME: Theresa Lawrence
WITNESS: Pamela Marsh
PRINTED NAME: Pamela Marsh
BY: Verdenia Baker
COUNTY ADMINISTRATOR
SIGNATURE: Verdenia C. Baker

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED VERDENIA BAKER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS COUNTY ADMINISTRATOR OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF December, 2017
995531
MY COMMISSION NO.: Cathie M. Stewart
SIGNATURE OF NOTARY PUBLIC
June 15, 2020
MY COMMISSION EXPIRES: Cathie M. Stewart
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE(S), 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(S) WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 29179 AT PAGE(S) 1445 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA COMMUNITY LOAN FUND, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF OCTOBER, 2017.
WITNESS: Nancy A. Gardner
PRINTED NAME: Nancy A. Gardner
WITNESS: Jessica S. Polk
PRINTED NAME: Jessica S. Polk
BY: Ignacio Esteban
SIGNATURE: Ignacio Esteban
PRINTED NAME: CEO

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Ignacio Esteban, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CEO OF FLORIDA COMMUNITY LOAN FUND, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CEO OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF October, 2017
6616696
MY COMMISSION NO.: Susan B. Holtrey
SIGNATURE OF NOTARY PUBLIC
October 16, 2020
MY COMMISSION EXPIRES: Susan B. Holtrey
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION
I, Cathleen Ward, 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 NEIGHBORHOOD RENAISSANCE, INC., A FLORIDA NON-PROFIT CORPORATION; 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 16 DAY OF October, 2017
BY: Cathleen Ward
FLORIDA BAR NO.: 0112210

SURVEYOR AND MAPPERS 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 THE 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 LAKE WORTH, FLORIDA.
DATED THIS 24 DAY OF August, 2017
BY: Gino Furlano
PRO FURLANO, PSM
FLORIDA CERTIFICATE NO. 5044

CITY APPROVAL AND ACCEPTANCE OF DEDICATION
CITY OF LAKE WORTH, FLORIDA, A MUNICIPAL CORPORATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD THIS 3rd DAY OF Oct, 2017.
BY: Mayor Mike
MAYOR
BY: Michael Bornstein, CITY MANAGER
BY: Greg Rice, PLANNING BOARD CHAIRMAN
BY: Deborah M. Andrea, CITY CLERK

REVIEWING SURVEYORS CERTIFICATE:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS AT LOT CORNERS.
DATE: 8/30/2017
BY: David A. Bower
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 155888

SURVEYOR'S NOTES:
* ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF LINE OF LUCERNE STREET, (N90°00'00"E, ASSUMED).
* 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.
* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
* NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

* TABULAR AREA:
TOTAL = 20902.6 SQ. FT. OR 0.48 ACRES
TRACT "C-1" = 5815.0 SQ. FT.
TRACT "C-2" = 1345.7 SQ. FT.
LOT A = 1165.5 SQ. FT.
LOT B = 1133.6 SQ. FT.
LOT C = 1165.6 SQ. FT.
LOT D = 1302.6 SQ. FT.
LOT E = 1266.9 SQ. FT.
LOT F = 1266.9 SQ. FT.
LOT G = 1266.9 SQ. FT.
LOT H = 1302.6 SQ. FT.
COMMERCIAL LOT = 3871.3 SQ. FT.

* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER
* PREPARING SURVEYOR & MAPPER STATEMENT: THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6678

* ABBREVIATIONS:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
P.B.C.R. = PALM BEACH COUNTY RECORDS

