DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MERCER PARK APARTMENTS, BEING A REPLAT OF A PORTION OF LOTS 3, 4, 5, AND 7 OF BLOCK 2, GROVE DALE PARK PLAN NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE

THE WEST 75 FEET OF THE NORTH HALF OF LOT 3, BLOCK 2, GROVE DALE PARK PLAN NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH 1/2 OF LOT 3, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 4, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 8, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING AN AREA OF 29,995.8158 SQUARE FEET, 0.689 ACRES, MORE OR LESS.

PARCEL TWO

THE SOUTH 100 FEET OF LOT 5, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 31 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH

THE SOUTHERLY 167.00 FEET OF LOT 7, BLOCK 2, GROVE DALE PARK PLAN NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING AN AREA OF 39,796.9440 SQUARE FEET, 0.912 ACRES, MORE OR LESS.

TOTAL AREA CONTAINING 69,792.7598 SQUARE FEET, 1.6022 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE AND DEDICATE AS FOLLOWS:

1. PARCELS ONE AND TWO

PARCELS ONE AND TWO. AS SHOWN HEREON ARE HEREBY RESERVED BY AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF WATER AND SEWER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

3. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS DEPICTED HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF A SIDEWALK. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

4. PUBLIC ACCESS EASEMENTS

THE PUBLIC ACCESS EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

5. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS DEPICTED HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS IN FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 2316

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 🔀 PHYSICAL

PRESENCE OR [] ONLINE NOTARIZATION THIS 23.4 DAY OF December , 2021

BY ALEXANDER D. MILLAN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF

AMATO-MILLAN DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE

COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers Lilensl AS

AMATO-MILLAN DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: (1) Why 21,2001

COMMISSION NUMBER: 66970138

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH

of Commission of Govern

6X96668686865.21,2004

PATRICIA A. VIVIRITO

SAY COMMISSION & GG 970138

*EXPTRES: Noven 21, 2024

STATE OF FLORIDA

IDENTIFICATION.

ALEXANDER D. MILLAN, MANAGER

TITLE CERTIFICATION:

COUNTY OF PALM BEACH

THIS 27 DAY OF December, 2021

STATE OF FLORIDA COUNTY OF PALM BEACH

I, ALYS NAGLER DANIELS, 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 AMATO-MILLAN DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY; 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 THOSE ENCUNBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE

INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT

FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT

23 DAY OF Dec. , 2021.

REVIEWING SURVEYOR'S CERTIFICATE:

REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS AT LOT CORNERS

ATTORNEY-AT-LAW FLORIDA BAR 0354600

VINCENT J. NOEL, P.S.M.

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LS No. 4169

CITY OF WEST PALM BEACH APPROVAL OF PLAT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON AND IS APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 27 DAY OF 2021.

LOCATION SKETCH NOT TO SCALE SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST

ALPHA ST

20210586318

OKEECHOBEE BLVD

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _ 9:40 _ A.M. THIS 28 DAY OF December A.D. 2021 AND DULY RECORDED IN PLAT BOOK ____/33___ ON PAGES ___**/**__ AND __**3**__. JOSEPH ABRUZZO **BELVEDERE RD** CLERK AND COMPTROLLER

1 OF 3

SURVEYOR'S NOTES

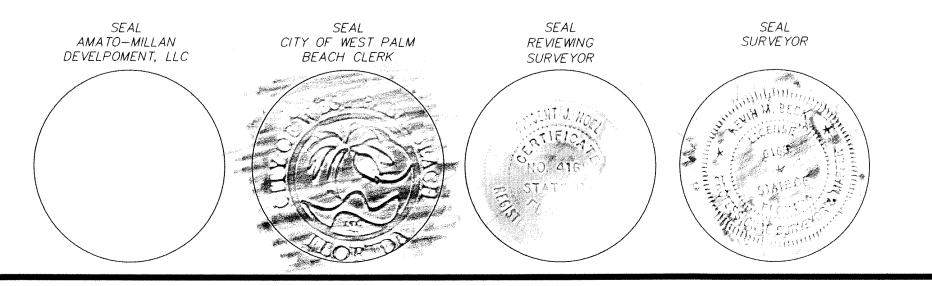
- 1. BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING IF N88°45'53"W ALONG THE NORTH RIGHT OF WAY LINE OF ALPHA STREET AS SHOWN ON THE PLAT OF GROVE DALE PARK, RECORDED IN PLAT BOOK 8, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED. ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL DISTANCES ARE GROUND AND BASED ON U.S. SURVEY FEET.
- 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 PALM BEACH COUNTY.
- 5. 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 THERE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH REGULATIONS.
- 7. ALL INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. THE FLORIDA POWER AND LIGHT (FPL) EASEMENT (SHOWN ON SHEET 3 OF 3 OF THIS PLAT) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 31520, PAGE 160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS INTENDED TO BE RELEASED AND REPLACED BY THE FPL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32639, PAGE 872 (SHOWN ON SHEET 2 OF 3 OF THIS PLAT).
 - FPL STAFF HAS BEEN MADE AWARE OF THE RECORDINGS OF TWO SEPARATE EASEMENTS. THE FIRST PREPARED BASED ON THE PROPOSED LOCATION OF SITE FACILITIES AND THE SECOND PREPARED BASED ON THE AS-BUILT LOATION OF THE SITE FACILITIES.
 - THE SECOND EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 32639, PAGE 872, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN ON SHEET 2 OF 3 OF THIS PLAT, IS INTENDED TO REMAIN IN PLACE.

SURVEYOR'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 CHAPTER 177.091(9), F.S. WILL BE PLACED AS REQUIRED BY LAW, AND 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.

DATE: DECEMBER 22,2021

KEVIN M. BECK, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER NO. 6168 STATE OF FLORIDA



THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK. P.S.M. IN THE OFFICES OF MARLIN ENGINEERING, INC., 10415 RIVERSIDE DRIVE, SUITE 101, PALM BEACH GARDENS, FLORIDA, 33410.

	NAME	DATE									
DRAWN BY	DK	10/19/21				M	Λ	D		IN	
CHECKED BY	KMB	10/19/21	F	N	G						
PROJECT NUMBER: 2018073.003			L	* *	Ü	•	••	L	_	11	•

10415 RIVERSIDE DRIVE. SUITE 101. Tel: (561) 229-0239. N G Fax: (305) 477- 7590 L.B. # 7241

PALM BEACH GARDENS, FL 33410 SHEET 1 of 3