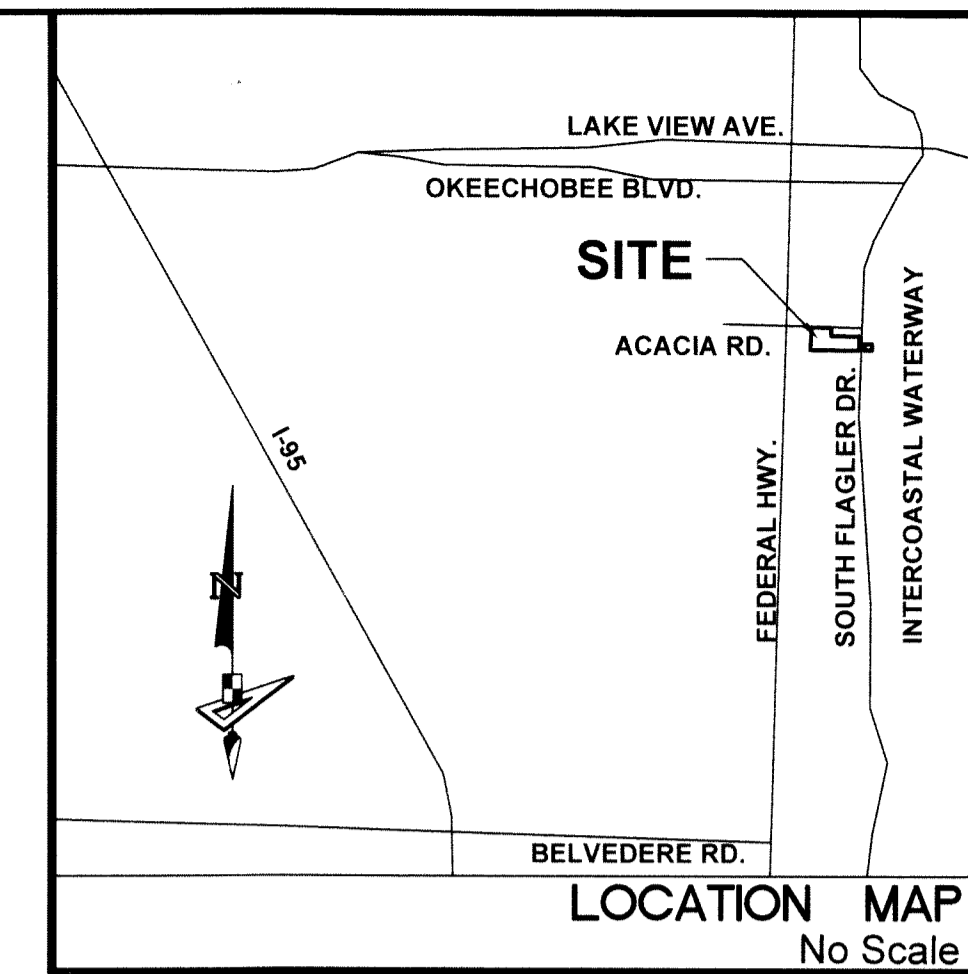


CFN 20220367271 PL BK 134 PG 82

FLAGLER FORTE RESIDENCES

BEING, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, JEFFERSON PARK, RECORDED IN PLAT BOOK 1, PAGE 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



82
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:24 A.M.
THIS 2 DAY OF September
2022 AND DULY RECORDED
IN PLAT BOOK NO. 134
ON PAGE 82-83
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER
BY: _____ D.C.



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT FLAGLER RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS FLAGLER FORTE RESIDENCES, BEING, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, JEFFERSON PARK, RECORDED IN PLAT BOOK 1, PAGE 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; ALL LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND THE NORTH 8 FEET OF LOT 2, BLOCK 2, JEFFERSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 1, IN BLOCK 2 OF JEFFERSON PARK, AN ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT OF BEGINNING IS 201 FEET (MEASURED ALONG THE NORTH LINE OF SAID LOT 1) EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY A DISTANCE OF 70.06 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTH 8 FEET OF LOT 2 IN BLOCK 2, OF SAID JEFFERSON PARK, WHICH POINT IS 200.2 FEET (MEASURED ALONG THE SOUTH LINE OF THE NORTH 8 FEET OF SAID LOT 2) EASTERLY FROM THE WEST LINE OF SAID LOT 2; THENCE EASTERLY (ALONG THE SOUTH LINE OF THE NORTH 8 FEET OF SAID LOT 2, EXTENDED EASTERLY ACROSS FLAGLER DRIVE TO THE WATERS OF LAKE WORTH) A DISTANCE OF 220 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH; THENCE NORTHERLY ALONG THE WATERS OF LAKE WORTH A DISTANCE OF 70.09 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 1, AS EXTENDED EASTERLY ACROSS FLAGLER DRIVE TO THE WATERS OF LAKE WORTH; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AS EXTENDED TO THE WATERS OF LAKE WORTH, AS AFORESAID, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN BLOCK 2, OF JEFFERSON PARK, WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY FLORIDA IN PLAT BOOK 1, AT PAGE 90.

LOT 2, EXCEPTING THE NORTH 8 FEET THEREOF, BLOCK 2, JEFFERSON PARK, A SUBDIVISION IN THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 3, BLOCK 2, JEFFERSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND TOGETHER WITH:

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOT 3, BLOCK 2, JEFFERSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE HIGH WATER LINE ON THE WEST SHORE OF LAKE WORTH, THENCE EAST ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 49.57 FEET TO A POINT IN THE CITY OF WEST PALM BEACH BULKHEAD LINE, ESTABLISHED BY ORDINANCE NO. 838-63, AND RECORDED IN PLAT BOOK 27, PAGES 231 TO 239, BOTH INCLUSIVE, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 239.91 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.16 FEET TO THE END OF SAID CURVE; THENCE SOUTH ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 15.31 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG SAID EXTENSION, A DISTANCE OF 44.95 FEET TO ITS INTERSECTION WITH SAID HIGH WATER LINE; THENCE NORTH ALONG SAID HIGH WATER LINE A DISTANCE OF 62.09 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 58,809 SQUARE FEET (1.350 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AND TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR FLAGLER RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLAGLER RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, FLAGLER RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (MANAGER) AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF June 2022.

FLAGLER RESIDENTIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____ (MANAGER)

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF June 2022 BY _____ AS VICE PRESIDENT FOR FLAGLER RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

(PRINTED NAME) - NOTARY PUBLIC

(SEAL) COMMISSION NO. _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, _____ A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FLAGLER RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: _____, PRESIDENT

CITY OF WEST PALM BEACH APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 8th DAY OF August 2022

BY: _____ AS MAYOR

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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 6/9/22

Vincenzo J. Noel, 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.

DATE: May 10, 2022

LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

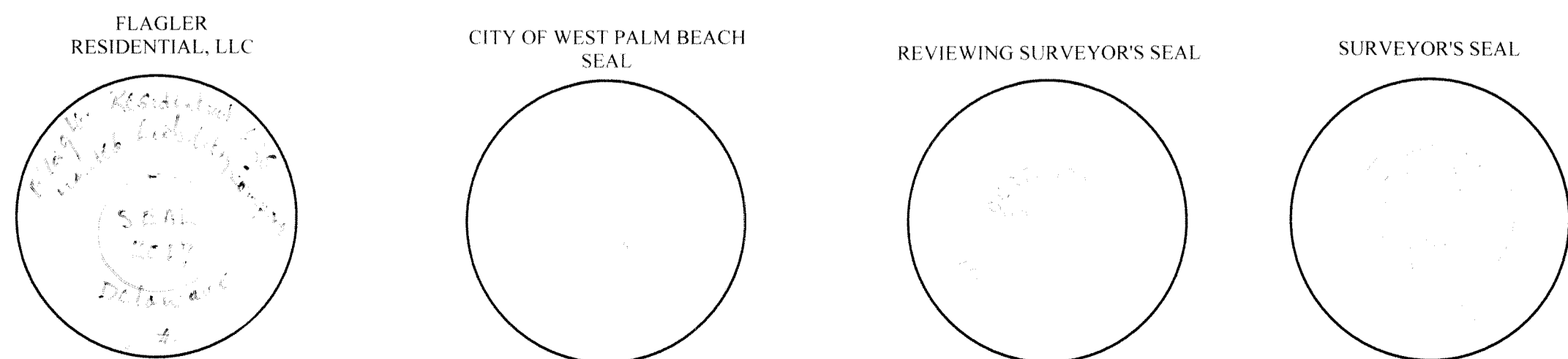
SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 1990 ADJUSTMENT) FOR THE EAST ZONE OF A FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED CONTROL VALUES ALONG THE WEST LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 01°45'44" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.

STATE PLANE COORDINATE NOTES:

- ALL DISTANCES ARE GROUND
- SCALE FACTOR = 1.0000245
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- COORDINATES SHOWN ARE GRID COORDINATES
- ZONE = FLORIDA EAST ZONE
- DATUM = NAD 83-1990 ADJUSTMENT
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- LINEAR UNIT = U.S. SURVEY FEET
- PLAT BEARINGS = GRID BEARINGS
- NO ROTATION

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



GeoPoint
Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 1 of 2 Sheets

DRAWN BY: LSOUTH/FACSER/DRIVE/PLAT/SOUTH/FACSER/DRIVE/PLAT 08/26/2022 10:05 AM PLOTTED BY: LUIS ORTIZ ON: 8/20/2022 10:01 PM LAST SAVED BY: LUIS ORTIZ ON: 8/20/2022 10:05 AM