

CFN 20220430927 PL BK 134 PG 156

HEART & SOUL PLAT

A RE-PLAT OF ALL OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 7 AND AN ABANDONED 15 FOOT ALLEY OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS: Heart & Soul Plat

KNOW ALL MEN BY THESE PRESENTS THAT WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LAND SHOWN HEREON AS ~~SUNSET LOUNGE~~, BEING A REPLAT OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 7 AND AN ABANDONED 15 FOOT ALLEY OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

TRACT 1:

A PARCEL OF LAND BEING A PORTION OF ROSEMARY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 72, PALM BEACH COUNTY RECORDS, LYING WITHIN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID PLAT;

THENCE SOUTH 01°18'36" WEST, ALONG THE SOUTH LINE OF LOTS 6 AND 7, BLOCK 7 OF SAID PLAT AND THE WEST RIGHT OF WAY LINE OF N. ROSEMARY AVENUE, A DISTANCE OF 265.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 7th STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 7 OF SAID PLAT;

THENCE NORTH 88°55'40" WEST, ALONG THE SOUTH LINE OF LOTS 4, 5 AND 6, BLOCK 7 OF SAID PLAT AND THE NORTH RIGHT OF WAY LINE OF 7th STREET, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HENRIETTA AVENUE, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 7 OF SAID PLAT;

THENCE NORTH 01°18'36" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4, BLOCK 7 OF SAID PLAT AND THE EAST RIGHT OF WAY OF HENRIETTA AVENUE, A DISTANCE OF 265.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 8th STREET, ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 7 OF SAID PLAT;

THENCE SOUTH 88°55'40" EAST, ALONG THE NORTH LINE OF LOTS 1, 2 AND 3, BLOCK 7 OF SAID PLAT AND THE SOUTH RIGHT OF WAY LINE OF 8th STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 0.913 ACRES (39,750 SQ. FT.).

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

TRACT

1. TRACT 1 IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.

SIDEWALK EASEMENT

2. THE SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR USE BY THE PUBLIC FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED ITS EXECUTIVE DIRECTOR, CHRISTOPHER ROOG AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 25 DAY OF October, 2022.

WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

BY: Christ Roog
CHRISTOPHER ROOG, EXECUTIVE DIRECTOR

WITNESS: Dina K. Campbell
PRINT NAME: DINA K. CAMPBELL

WITNESS: Andy Pittman
PRINT NAME: ANDY PITTMAN

ACKNOWLEDGMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER ROOG, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID WEST PALM BEACH CRA AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID WEST PALM BEACH CRA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF October, 2022.

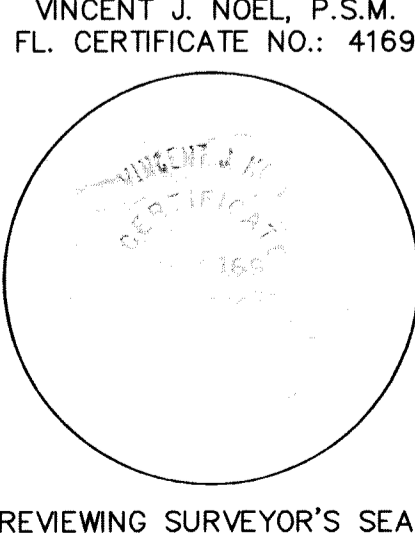
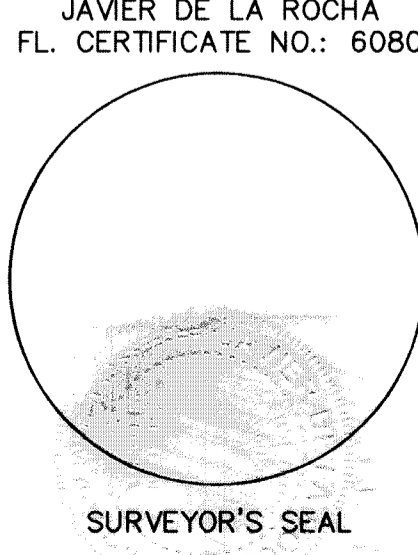
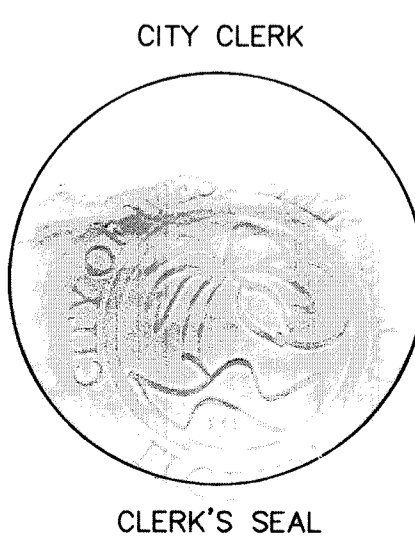
MY COMMISSION EXPIRES: October 3, 2026

NOTARY PUBLIC:

PRINT NAME: Ruth Del Pino

NOTARY SEAL: _____

COMMISSION NO: HH 318674



APPROVALS - WEST PALM BEACH

THIS PLAT IS HEREBY APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 26th DAY OF October, 2022.

Keith A. James
KEITH A. JAMES, 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 OF THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S AND MONUMENTS AT LOT CORNERS).

BY: VJ DATE: 10/26/22
VINCENT J. NOEL, P.S.M.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, INTEGRITY LAND TITLE, 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 WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 20 DAY OF October, 2022.

BY: Leslie Mendenhall
NAME: LESLIE MENDENHALL
TITLE: OWNER

SURVEYOR AND MAPPER 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS;

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, PALM BEACH COUNTY, FLORIDA.

Javier De La Rocha (SIGNATURE)

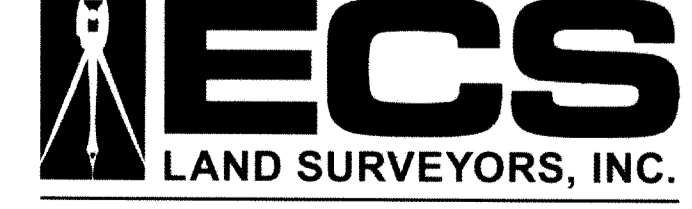
JAVIER DE LA ROCHA (PRINTED NAME),
P.S.M. LICENSE NO. 6080
STATE OF FLORIDA

PREPARING SURVEYOR AND MAPPER STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

ECS LAND SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FLORIDA 33414

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

156

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT THIS 27 DAY OF October, 2022 AND DULY RECORDED IN PLAT BOOK 134 PAGES 156-157

JOSEPH ABRUZZO, CLERK AND COMPTROLLER - PALM BEACH COUNTY

BY: Joseph McCarr D.C.

SHEET 1 OF 2

