

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE NORTH LINE OF LOT 3, BLOCK Q, PROSPECT PARK SOUTH WHICH BEARS S87°43'01"W.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- 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, FLORIDA.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.

HEYNIGER REPLAT OF LOTS 3,4,5 AND 6 BLOCK Q, PROSPECT PARK SOUTH

ALL OF LOTS 3,4,5 AND 6, BLOCK Q, PROSPECT PARK SOUTH, IN PLAT BOOK 7, PAGE 60,
AND A PORTION OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

- LEGEND
- Indicates Permanent Reference Monument 4" x 4" x 24" Concrete Monument, PRM LB#6936
 - Indicates Permanent Reference Monument Nail & Disk in concrete PRM LB#6936
 - ◆ Indicates Set 1/2" Diameter Iron Rod & Cap LB#6936
 - P.O.B. Indicates Point Of Beginning
 - P.O.C. Indicates Point Of Commencing
 - P.B. Indicates Plat Book
 - O.R.B. Indicates Official Record Book
 - Pg. Indicates Page
 - FND. Indicates Found
 - R.O.W. Indicates Right Of Way

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____
THIS _____ DAY OF _____
2023, AD AND DULY RECORDED

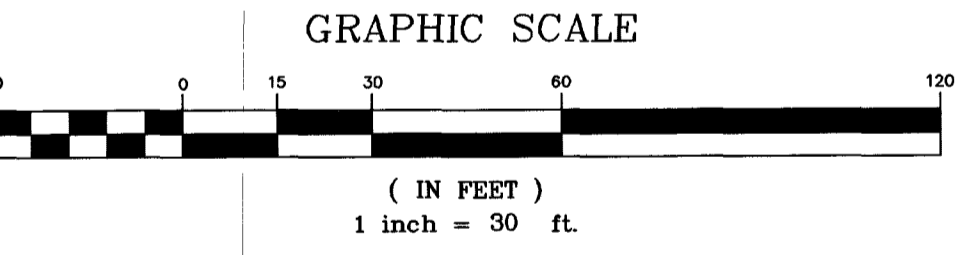
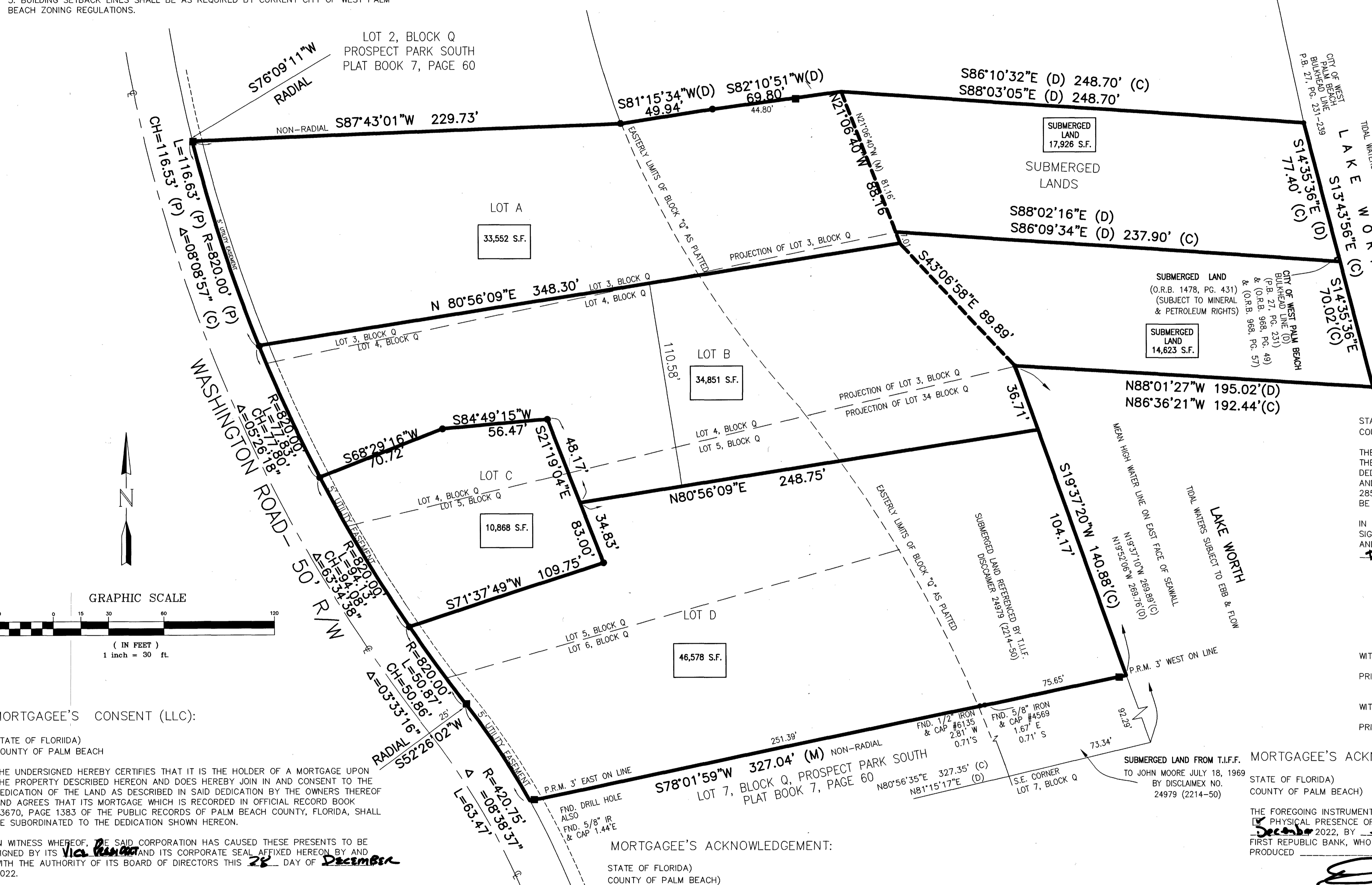
IN PLAT BOOK _____
AT PAGE _____

JOSEPH ABRUZZO
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.



MORTGAGEE'S CONSENT (LLC):
STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33670, PAGE 1383 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF December 2022.

PROFESSIONAL BANK A FLORIDA BANKING CORPORATION
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: Maria Phillips
KOR127 - KUNKA

WITNESS: Maria Phillips
PRINTED NAME: Maria Phillips

WITNESS: Maria Coppola Gomez
PRINTED NAME: Maria Coppola Gomez

MORTGAGEE'S ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY OF December 2022, BY Dean S. Knight, Vice President OF PROFESSIONAL BANK OF FLORIDA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Deeds AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA
HH
COMMISSION NUMBER: H1104149
MY COMMISSION EXPIRES: March 24th, 2025

MORTGAGEE'S CONSENT (INDIVIDUAL):
STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28500, PAGE 1625 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Reg. Mg. Dir AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF Dec 2022.

FIRST REPUBLIC BANK
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: James Meany
JAMES MEANY 12.28.22

WITNESS: Christine Harasz
PRINTED NAME: CHRISTINE HARASZ

WITNESS: Danny Perry
PRINTED NAME: Danny Perry

MORTGAGEE'S ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28 DAY OF December 2022, BY James Meany AS Reg. Mg Dir OF FIRST REPUBLIC BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA
DP
COMMISSION NUMBER: 66338710
MY COMMISSION EXPIRES: 06/23/2023

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 625-8748 Facsimile: (561) 628-4558

FIELD: _____ DATE: 04-14-21
DRAWN: M.R. SCALE: 1" = 30'
SHEET: 2 of 2 JOB No.: 021-317-P

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409