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# "MALVERNE HOMES"

A RE-PLAT OF ALL OF LOTS 320, 321, 322 AND 323 OF THE REVISED PLAT OF ESTATES OF SOUTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 33, PALM BEACH COUNTY RECORDS BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF Aug, 2014 AND DULY RECORDED IN PLAT BOOK 118 PAGES 111-112  
SHARON R. BOCK, CLERK AND COMPTROLLER - PALM BEACH COUNTY  
By: [Signature]

### APPROVALS - WEST PALM BEACH

THIS PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THIS DAY OF \_\_\_\_\_, 2014.

BY: [Signature] DATE: 7/25/14  
GERALDINE MUOIO, MAYOR  
BY: [Signature] DATE: 7/25/14  
STEVEN MAYANS, PLANNING BOARD CHAIRMAN

SHEET 1 OF 2



### 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: [Signature] DATE: 7/30/14  
VINCENT J. NOEL, P.S.M.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, PAUL A. KRASKER, 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 RIVOT CONSTRUCTIONS, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 7-17-14  
BY: [Signature]  
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)  
PAUL A. KRASKER, ESA

### 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.

[Signature] (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:

EXACTA COMMERCIAL SURVEYORS, INC.  
3460 FAIRLANE FARMS ROAD, SUITE 6  
WELLINGTON, FLORIDA 33414

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT RIVOT CONSTRUCTIONS LLC, A LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MALVERNE HOMES, BEING A REPLAT OF LOTS 320, 321, 322 AND 323 OF THE REVISED PLAT OF ESTATES OF SOUTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 33, PALM BEACH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE REVISED PLAT OF ESTATES OF SOUTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 33, PALM BEACH COUNTY RECORDS, LYING WITHIN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 319 OF SAID PLAT;

THENCE NORTH 88°43'58" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MALVERNE ROAD, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 324 OF SAID PLAT;

THENCE NORTH 01°16'02" EAST, ALONG THE EAST LINE OF LOT 324 OF SAID PLAT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 324 OF SAID PLAT;

THENCE SOUTH 88°43'58" EAST, ALONG THE SOUTH LINE OF LOTS 285, 286, 287 AND 288 OF SAID PLAT, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 319 OF SAID PLAT;

THENCE SOUTH 01°16'02" WEST, ALONG THE WEST LINE OF LOT 319 OF SAID PLAT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 0.230 ACRES (10,000 SQ. FT.).

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

LOTS 1 THROUGH 4, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17<sup>th</sup> DAY OF July, 2014.

RIVOT CONSTRUCTIONS LLC,  
A LIMITED LIABILITY COMPANY,  
LICENSED TO DO BUSINESS IN FLORIDA.

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Francisco Horta PRINT NAME: Eduardo Otero  
TITLE: President

WITNESS: [Signature]  
PRINT NAME: Armando Lopez

### ACKNOWLEDGEMENTS:

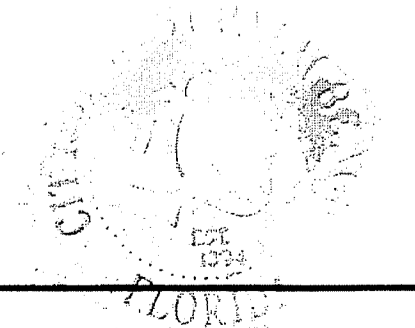
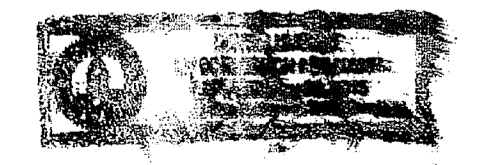
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS FL DL IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [VICE] PRESIDENT OF Rivot Const, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF July, 2014.

MY COMMISSION EXPIRES: 5-24-15  
[Signature] - NOTARY PUBLIC



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

**EXACTA**  
COMMERCIAL LAND SURVEYORS  
L.B. 7551

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