

Palm Beach Day Academy

BEING A PORTION OF LOT 15, ACCORDING TO THE PLAT OF ADDITION No. 1 TO CARLBERG COURT AS RECORDED IN PLAT BOOK 5, PAGE 45; LOTS 19, 21, 23, 25, 27, 29, 31, 32, 33, 34, THE 5 FOOT WALK AREA BETWEEN LOTS 32 & 33, AND A PORTION OF COCOANUT LANE AND TUXEDO LANE ACCORDING TO THE PLAT OF MATTHAM'S PARK AS RECORDED IN PLAT BOOK 10, PAGE 31; A PORTION OF THE "NOT INCLUDED" PARCEL ACCORDING TO THE PLAT OF EL CID NORTH AS RECORDED IN PLAT BOOK 16, PAGE 84; AND A PORTION OF THE DISCLAIMED AREA OF FLAGLER DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 23718, PAGE 1822; ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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SHEET 2 OF 3

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 this county.

MORTGAGEE'S CONSENT

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 described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 25939, at Page 863 and in Official Records Book 26416, at Page 1229 of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said National Banking Association has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10th day of January, 2017.

Wells Fargo Bank, National Association,
a national banking association

WITNESS: [Signature]
Natasa Ilic
Printed Name

By: [Signature]
Kelly F. McFatter, VP
Print Name, Print Title

WITNESS: [Signature]
Robert Cajal
Printed Name

ACKNOWLEDGEMENT

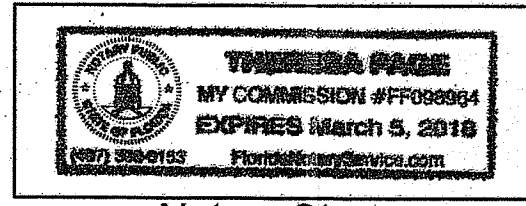
State of Florida
County of Palm Beach

Before me personally appeared Kelly Fuzzell McFatter, who is personally known to me or has produced FL Driver License as identification and who executed the foregoing instrument as Vice-President of Wells Fargo Bank, National Association, a national banking association and severally acknowledged before me that he/she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 10th day of January, 2017.

March 5 2018
My Commission Expires:

#FF098964
My Commission Number:



Notary Stamp

[Signature]
Signature of Notary Public

Theresa Page
Printed Name of Notary Public

TITLE CERTIFICATION

I, Larry B. Alexander, Jr., 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 Palm Beach Day Academy, Inc., a Florida non-profit corporation and the City of West Palm Beach, a municipal corporation of the State of Florida; 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 easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 2nd day of January, 2017.

[Signature]
Larry B. Alexander, Jr., Esquire
Florida Bar No. 0543179

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, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 25 day of January, 2017.

[Signature]
Vincent 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), Permanent Control Points (P.C.P.'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.

Dated this 17th day of January, 2017.

[Signature]
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

APPROVAL-CITY OF WEST PALM BEACH

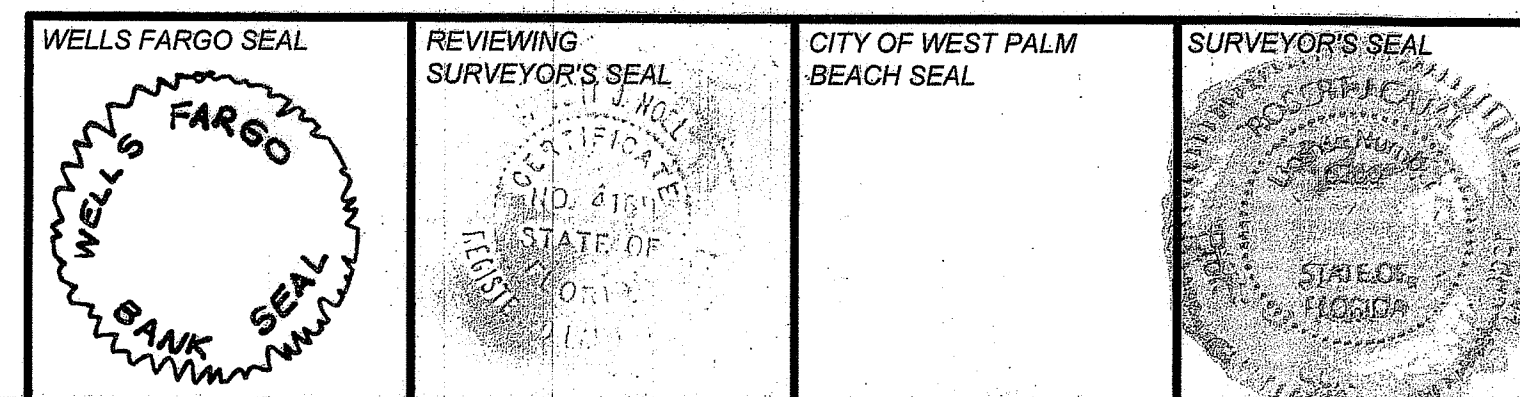
State of Florida
County of Palm Beach

This plat is hereby approved for record by the City Commission of West Palm Beach, Florida, and the Commission accepts the dedications to the City of West Palm Beach contained on this plat this and does hereby abandon and vacate all streets and alleys as shown on the underlying plats that lie within the limits of this plat this 21st day of January, 2017.

City Planning Board Approval

By: [Signature]
Steven Mayans, Chair

By: [Signature]
Geraldine Muolo, Mayor



PLAT OF:			
Palm Beach Day Academy			
FIELD:	JOB No.: 09-1277.20	F.B.	PG.
OFFICE: R.C.	DATE: JULY, 2015	DWG. No.:	09-1277-12
C/K'D:	REF.: 09-1277-12 PLAT	SHEET 2 OF 3	