

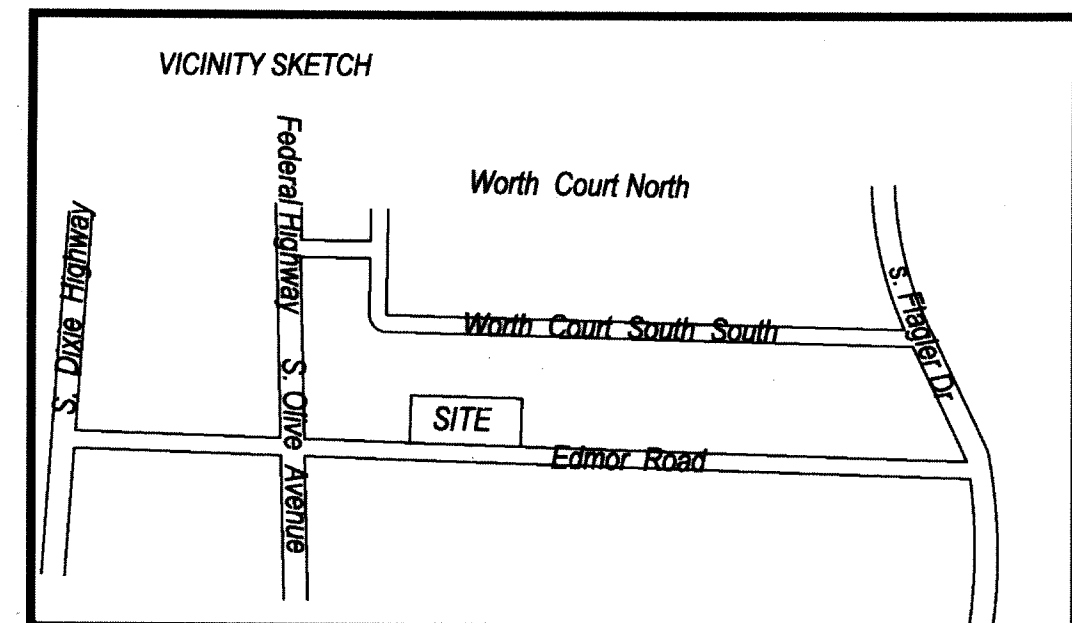
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137

# EDMOR ESTATES II

BEING A REPLAT OF LOTS 3 AND 4 EDMOR ESTATES,  
AS RECORDED IN PLAT BOOK 20, PAGE 78.  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 11:11 P.M.  
THIS 22 DAY OF  
September, 2017  
AND DULY RECORDED IN PLAT  
BOOK 124  
ON PAGE 137-138  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY  
BY: Manuel R. Hader  
D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT EDMOR ROAD VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "EDMOR ESTATES II", BEING A REPLAT OF LOTS 3 AND 4 OF EDMOR ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS 3 AND 4 OF EDMOR ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SAID LANDS SITUATE IN WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA,  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

SAID PARCEL OF LAND, AS SHOWN HEREON IS RESERVED FOR THE OWNER, EDMOR ROAD VENTURES, LLC, ITS SUCCESSOR'S AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSOR'S AND OR ASSIGNS, WITHOUT RECOURSE TO SAID CITY OF WEST PALM BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE AS PREVIOUSLY RECORDED AND/OR DEDICATED.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE CHRIS HEINE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 25<sup>th</sup> DAY OF August, 2017.  
BY: Chris Heine  
CHRIS HEINE

WITNESS: Esther Campos  
PRINT NAME: Esther Campos  
WITNESS: Scott Ross  
PRINT NAME: Scott Ross

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRIS HEINE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS REPRESENTATIVE OF EDMOR ROAD VENTURES, LLC, A FLORIDA NOT FOR PROFIT 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 IS 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 25<sup>th</sup> DAY OF August, 2017.  
FF224480  
MY COMMISSION NO.: 4/27/19  
SIGNATURE OF NOTARY PUBLIC: [Signature]  
PRINTED NAME OF NOTARY PUBLIC: Luz Arroyo

### TITLE CERTIFICATION

I JAMES N. BROWN, 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 EDMOR ROAD VENTURES, LLC; 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 30 DAY OF Aug, 2017  
James N. Brown  
JAMES N. BROWN P.A.

### 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 VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 31 DAY OF August, 2017.  
Vincent J. Noel  
VINCENT J. NOEL, PSM  
FLORIDA CERTIFICATE NO. 4169

### SURVEYOR AND MAPPERS 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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 21 DAY OF AUGUST, 2017.  
Gino Furlano  
GINO FURLANO, PSM  
FLORIDA CERTIFICATE NO. 5044

### APPROVAL- CITY OF WEST PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 20 DAY OF September, 2017.

CITY PLANNING BOARD APPROVAL  
BY: Steven Mayans  
STEVEN MAYANS, CHAIR

BY: Geraldine Muoio  
GERALDINE MUOIO, MAYOR

### SURVEYOR'S NOTES:

\* ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOTS 3 AND 4, EDMOR ESTATES, PLAT BOOK 20, PAGE 78 (N 90°00'00"W)  
\* 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.

\* RESTRICTION ON OBSTRUCTION OF EASEMENTS:  
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

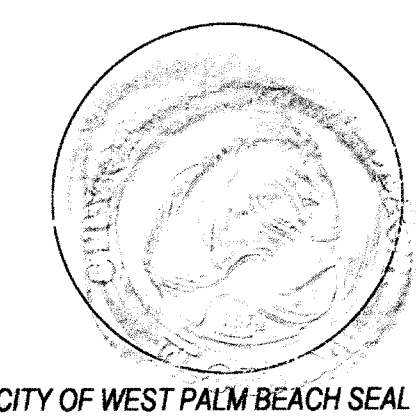
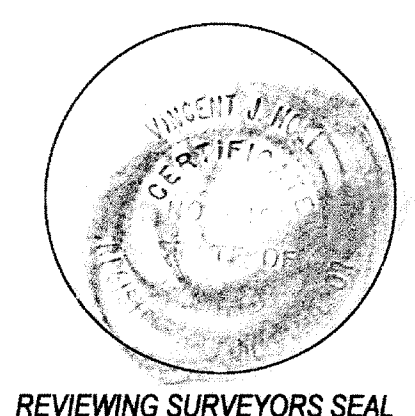
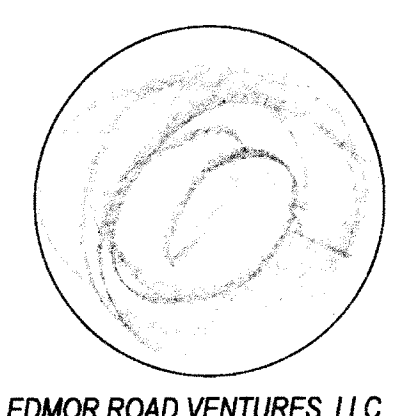
\* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

\* TABULAR AREA:  
TOTAL = 19214.00 SQ. FT. OR 0.441 ACRES  
LOT A = 6404.99 SQ. FT. OR 0.147 ACRES  
LOT B = 6404.99 SQ. FT. OR 0.147 ACRES  
LOT C = 6404.03 SQ. FT. OR 0.147 ACRES

\* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

\* PREPARING SURVEYOR & MAPPER STATEMENT:  
THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # LS 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6678

\* ABBREVIATIONS:  
PMS = FLORIDA LICENSED SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
PB = PLAT BOOK  
ORB = OFFICIAL RECORD BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET



PM SURVEYING  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL. 33415  
(561) 478-7764 FAX 478-1094  
VISIT US AT PMSURVEYING.NET  
JOB # 17030233