

20180124215

"2nd STREET PLAT"

A REPLAT OF ALL OF BLOCK 54 OF THE PLAT OF THE MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54 AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA LESS AND EXCEPT THE NORTHERLY 8.00 FEET OF SAID BLOCK 54 LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA MARCH 2018

160

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:53 P.M.
THIS 3 DAY OF APRIL
2018 AND DULY RECORDED

IN PLAT BOOK 125
PAGES 160 - 161

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE NAVARRO LOWREY, INC., OWNER OF THE LAND SHOWN HEREON AS 2nd STREET PLAT, BEING A REPLAT OF A PORTION OF BLOCK 54 OF THE PLAT OF THE MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND WITHIN THE CITY OF WEST PALM BEACH, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AND BEING ALL OF BLOCK 54 OF THE PLAT OF THE MAP TO CORRECT FORMER PLAT OF BLOCKS 51, 52, 53, 54, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 8.00 FEET OF SAID BLOCK 54. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 54 OF SAID PLAT, THENCE RUN NORTH 00°51'48" EAST, ALONG THE WEST LINE OF SAID BLOCK 54, A DISTANCE OF 282.00 FEET;

THENCE SOUTH 88°47'56" EAST ALONG A LINE 8.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 54, A DISTANCE OF 350.00 FEET;

THENCE SOUTH 00°51'48" WEST ALONG THE EAST LINE OF BLOCK 54, A DISTANCE OF 282.00 FEET;

THENCE NORTH 88°47'56" WEST ALONG THE SOUTH LINE OF SAID BLOCK 54, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 2.266 ACRES (98,700 SQUARE FEET).

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 2018.

NAVARRO LOWREY, INC.

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Taylor Rosendo PRINT NAME: Frank Navarro
TITLE: President

WITNESS: *[Signature]*
PRINT NAME: Stacey Halpern

ACKNOWLEDGEMENTS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

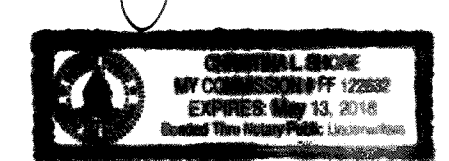
BEFORE ME PERSONALLY APPEARED FRANK. E. NAVARRO

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NAVARRO LOWREY, INC., 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 14th DAY OF March, 2018.

MY COMMISSION EXPIRES: MAY 13, 2018

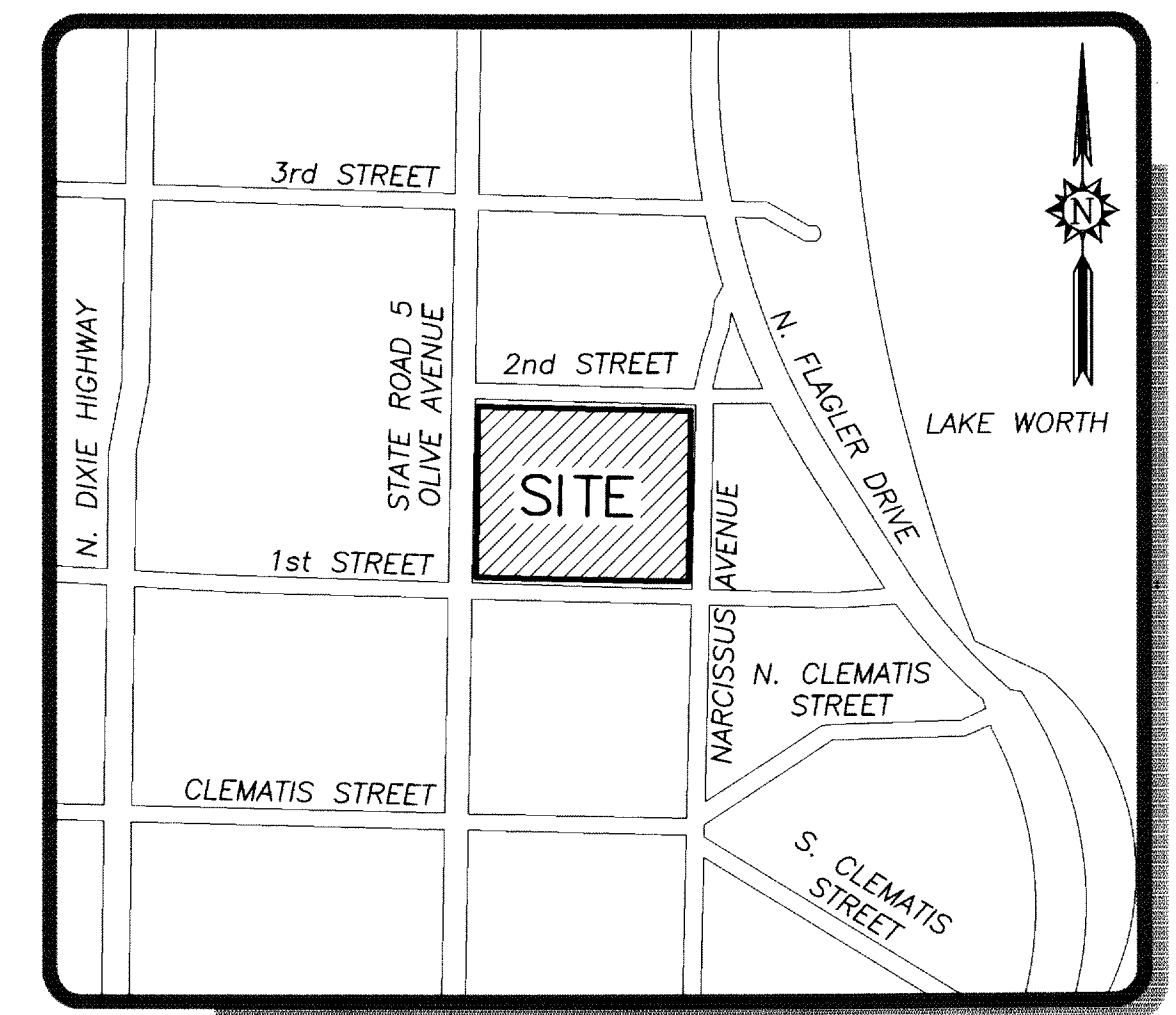
[Signature] - NOTARY PUBLIC



PREPARING SURVEYOR AND MAPPER STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

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



LOCATION MAP
NOT TO SCALE

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 12th DAY OF March, 2018, AND CITY DOES HEREBY ABANDON AND VACATE ANY UNDERLYING PLATTED STREETS AND ALLEYS LYING WITHIN THE LIMITS OF THE PLAT.

BY: *[Signature]*
GERALDINE MUOIO, MAYOR

DATE: 3-12-18

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]*
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE No. LS 4169

DATE: 3/26/18

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *[Signature]* 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 NAVARRO LOWREY, INC; 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: *[Signature]*

BY: STACEY HALPERN, FL
FL BAR No. 0511986
BROAD AND CASSEL, LLP

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]

DATE: 3/12/18

JAVIER DE LA ROCHA
P.S.M. LICENSE NO. 6080
STATE OF FLORIDA

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



L.B. 7561
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414