

# CITY PALMS

BEING A REPLAT OF LOTS 5 AND 6, LOTS 8 THROUGH 11, LOTS 16 THROUGH 19, AND THE SOUTH 100.00 FEET OF LOT 20, LESS THE EAST 12.00 FEET OF LOTS 5 AND 6 FOR ROAD RIGHT OF WAY PURPOSES, ALL LYING IN BLOCK 56, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST.



111

00074-212

STATE OF FLORIDA  
COUNTY OF PALM BEACH : SS  
This Plat was Filed for Record at 1242  
this 12 day of August, 2008, A.D.  
and duly recorded in Plat Book No. 111  
on Pages 111 & 112  
SHARON R. BOCK, Clerk & Comptroller  
By: CSS, D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT 430 HIBISCUS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS CITY PALMS, BEING A PORTION OF BLOCK 56, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

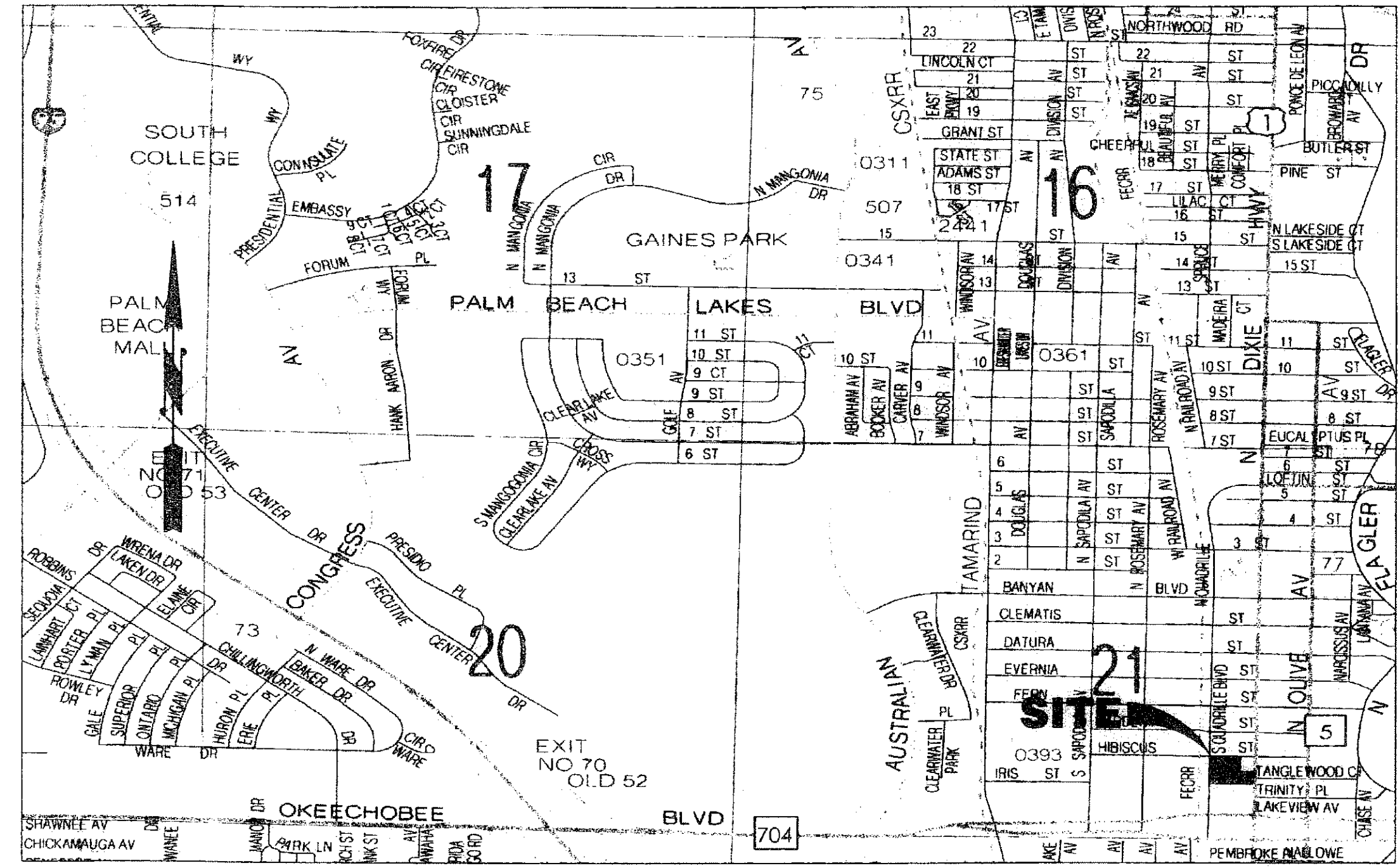
BEING ALL OF LOTS 5 AND 6, LOTS 8 THROUGH 11, LOTS 16 THROUGH 19, AND THE SOUTH 100.00 FEET OF LOT 20, LESS THE EAST 12.00 FEET OF LOTS 5 AND 6 FOR ROAD RIGHT OF WAY PURPOSES, ALL LYING IN BLOCK 56, MODEL LAND COMPANY'S ADDITION TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.825 ACRES, MORE OR LESS.

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

THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR SIDEWALK PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF June, 2008.



LOCATION MAP (NOT TO SCALE)

### MORTGAGEE'S CONSENT

DISTRICT OF COLUMBIA ) SS

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 RECORD BOOK 20518, AT PAGE 42, 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 TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JUNE, 2008.

WELLS FARGO BANK, NATIONAL ASSOCIATION.

BY: Wendy M. Clarke  
WENDY M. CLARKE  
VICE PRESIDENT  
WITNESS: Piana Becena  
PRINT NAME: Piana Becena

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF DADE )

I, KIMBERLY S. LeCOMPTÉ, 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 430 HIBISCUS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6/2/08  
BY: Kimberly S. LeCompte  
KIMBERLY S. LeCOMPTÉ  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

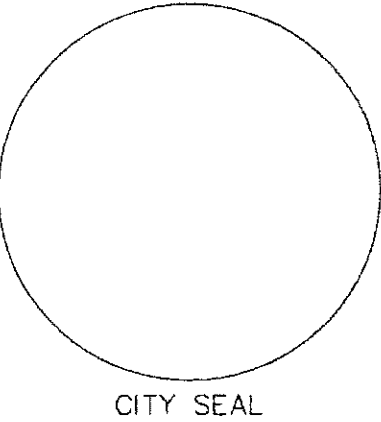
### APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 12 DAY OF August, 2008.

BY: Lois J. Frankel  
LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD  
BY: Kenneth Spillies  
KENNETH SPILLIES  
PLANNING BOARD CHAIRMAN

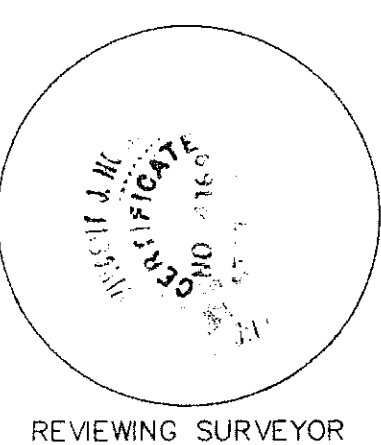


### REVIEWING SURVEYOR

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 THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S").

THIS 30th DAY OF July, 2008.

BY: Vincent Ansel  
VINCENT ANSEL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4169

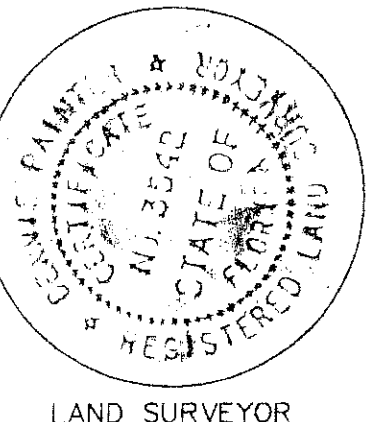


### LAND SURVEYOR'S CERTIFICATE

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 SECTION 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.

THIS 11th DAY OF July, 2008.

A & B ENGINEERING, INC., LB 804  
BY: Dennis Painter  
DENNIS PAINTER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3542



### ACKNOWLEDGEMENTS

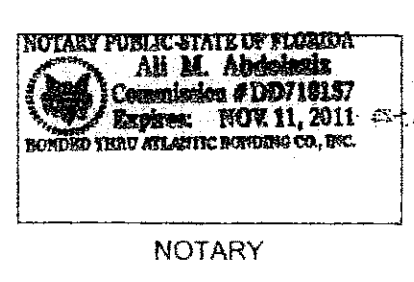
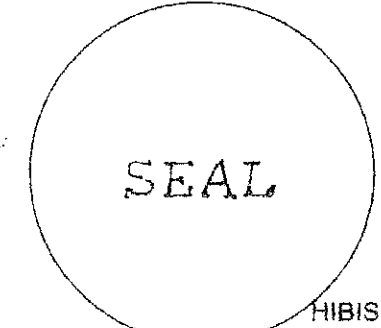
STATE OF FLORIDA )  
COUNTY OF Dade County ) SS

BEFORE ME PERSONALLY APPEARED HARVEY HERNANDEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A H66532072369-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HH-430 HIBISCUS GP LLC, A FLORIDA LIMITED LIABILITY COMPANY, A GENERAL PARTNER OF 430 HIBISCUS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL 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 DAY OF June, 2008.

MY COMMISSION EXPIRES: November 2011

NOTARY PUBLIC: Ali M. Abdolrah



### ACKNOWLEDGEMENTS

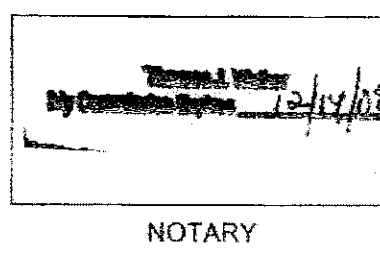
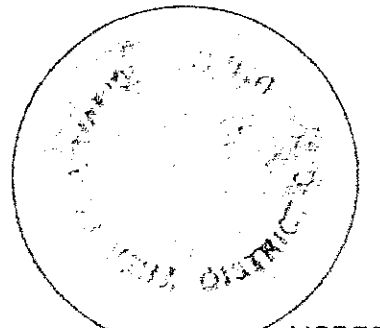
DISTRICT OF COLUMBIA ) SS

BEFORE ME PERSONALLY APPEARED Edward Corwin, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 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 19 DAY OF June, 2008.

MY COMMISSION EXPIRES: 12/1/08

NOTARY PUBLIC: Sherrise Walk



### LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- O.R.B. - OFFICIAL RECORD BOOK
- R.W. - RIGHT OF WAY

THIS INSTRUMENT WAS PREPARED BY:

DENNIS PAINTER, R.L.S.  
A & B ENGINEERING, INC.  
3461 FAIRLANE FARMS ROAD  
WELLINGTON, FLORIDA 33414  
561-383-7480

Table with columns for Dr. (J), Ck. (DP), Date (JUNE 2008), Job No. (05010F), and SHEET INDEX (FP 1996A, SHEET 1 OF 2)

RECORD PLAT CITY PALMS

Vertical text on the left margin: A & B ENGINEERING, INC. 6/11/2008 11:52:20 AM A & B ENGINEERING, INC.