

EVERNIA PLACE

BEING A REPLAT OF A PORTION OF LOTS 6, 7 AND 8, BLOCK 30, MAP OF THE TOWN OF WEST PALM BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE 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

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
NOVEMBER - 2012

9
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:04 A.M.
THIS 11th DAY OF
A.D. 2013 AND DULY RECORDED
IN PLAT BOOK 1 AND 70
PAGES 1 AND 70
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *D. Akin*
DEPUTY CLERK

Tabular Data

TOTAL AREA THIS PLAT	0.786 ACRES
PARCEL A	0.783 ACRES
TRACT RW	0.023 ACRES
LAND USE	MULTI-FAMILY

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT EVERNIA PLACE PARTNERS, LP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A REPLAT OF A PORTION OF LOTS 6, 7 AND 8, BLOCK 30, MAP OF THE TOWN OF WEST PALM BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE 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:

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 30, MAP OF THE TOWN OF WEST PALM BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°47'07"E, ALONG THE NORTH LINE OF LOTS 6, 7 AND 8, BLOCK 30 OF SAID MAP OF THE TOWN OF WEST PALM BEACH, A DISTANCE OF 250.01 FEET; THENCE S.00°50'48"W, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID LOT 8, BLOCK 30, A DISTANCE OF 133.00 FEET; THENCE N.88°47'07"W, ALONG A LINE 20.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 7 AND 8, BLOCK 30, A DISTANCE OF 100.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF SAID LOT 7, BLOCK 30; THENCE S.00°51'00"W, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7, BLOCK 30; THENCE N.88°47'07"W, ALONG SAID SOUTH LINE, A DISTANCE OF 50.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 30; THENCE N.00°51'06"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 20.00 FEET; THENCE N.88°47'07"W, ALONG A LINE 20.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, BLOCK 30, A DISTANCE OF 100.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 6, BLOCK 30; THENCE N.00°51'18"E, ALONG SAID WEST LINE, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,252 SQUARE FEET/0.786 ACRES, MORE OR LESS.

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

PARCEL A, IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF WEST PALM BEACH OFFICIAL ZONING MAP.

TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE SIDEWALK EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC SIDEWALK PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED EVERNIA PLACE PARTNERS, A FLORIDA LIMITED PARTNERSHIP, WHOSE MANAGING GENERAL PARTNER IS EASTWIND EVERNIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 5th DAY OF June 2013

EVERNIA PLACE PARTNERS, LP
A FLORIDA LIMITED PARTNERSHIP
BY: EASTWIND EVERNIA PLACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGING GENERAL PARTNER
BY: John F. Weir
JOHN F. WEIR
MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN F. WEIR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EASTWIND EVERNIA PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING GENERAL PARTNER OF EVERNIA PLACE PARTNERS, LP, A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF June 2013

MY COMMISSION EXPIRES: 1-16-2015
COMMISSION NUMBER: EE 051435
Patricia G. Laine
NOTARY PUBLIC
Patricia G. Laine
PRINT NAME



MORTGAGEES 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 26293, AT PAGE 6 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF June 2013

CITIBANK, N.A.,
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA
BY: Barry Krinsky, VP
NAME

WITNESS: Natasha Shiffrin
PRINT NAME

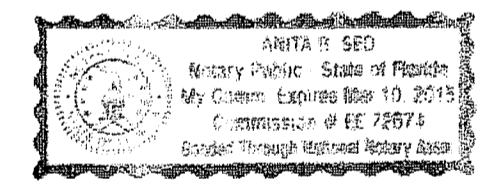
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED Barry Krinsky, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VP OF CITIBANK, N.A., A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 6 DAY OF June 2013

MY COMMISSION EXPIRES: Anita B. Sed
NOTARY PUBLIC
PRINT NAME



CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 10 DAY OF June 2013

BY: Geraldine Muoio
GERALDINE MUOIO, MAYOR

APPROVED: June 13 2013
BY: Steven Mayans, Chairman
CITY PLANNING BOARD

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 OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 6/7/13
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

0074-307

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Stephen S. Mathison, 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 EVERNIA PLACE PARTNERS, LP, A FLORIDA 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.

DATED: 7/10/13 362786
Florida Bar # 362786
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- 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 ZONING REGULATIONS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°51'18" EAST ALONG WEST LINE OF LOT 6, BLOCK 30, MAP OF THE TOWN OF WEST PALM BEACH, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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 PALM BEACH COUNTY.

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH 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, FLORIDA.

DATED: 6/6/13
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

OWNER SEAL (Seal) OWNER NOTARY SEAL MORTGAGEE SEAL (Seal) MORTGAGEE NOTARY SEAL CITY OF WEST PALM BEACH SEAL REVIEWING SURVEYOR SEAL SURVEYOR SEAL