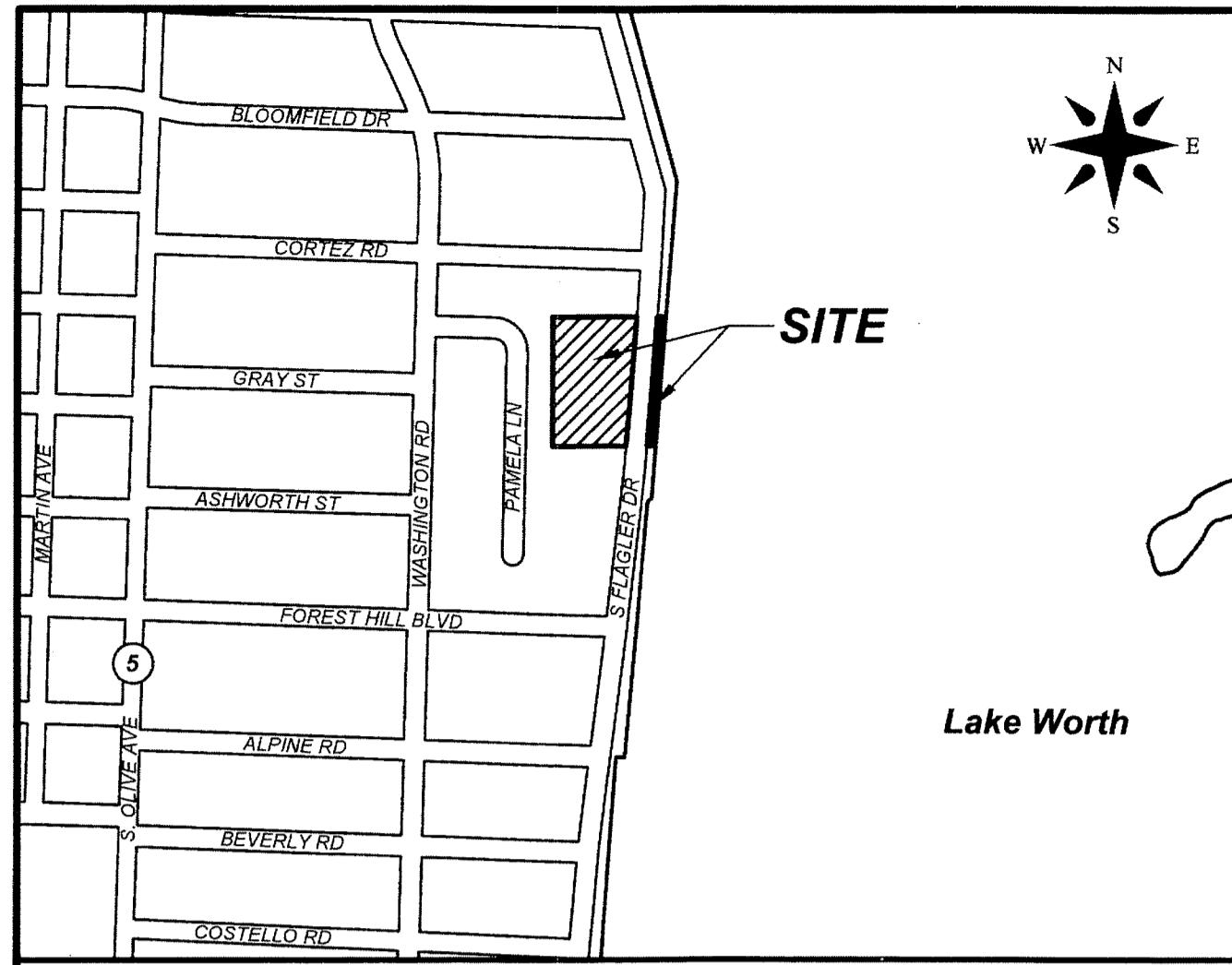


OLD FLORIDA ON FLAGLER - REPLAT NO. 2

BEING A REPLAT OF LOTS 1, 1A, 2 AND 2A OF THE REPLAT OF OLD FLORIDA ON FLAGLER - REPLAT NO.1, AS RECORDED IN PLAT BOOK 117, PAGE 77, A REPLAT OF LOT 4, OLD FLORIDA ON FLAGLER AS RECORDED IN PLAT BOOK 111, PAGE 20, AND A REPLAT OF LOTS 4 AND 4E-1, BLOCK E-1, PLAT OF PART OF TRACTS E, F, G AND H OF THE REPLAT OF GLADEPORT, AS RECORDED IN PLAT BOOK 25, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, SITUATED IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



VICINITY SKETCH (NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Richard J. Wandoff, Kathryn J. Wandoff, Christopher Williams, Janice Williams, Alan J. Ciklin, as Trustee, Philip Brown and Jennifer Prior Brown, owners of the land shown hereon as "OLD FLORIDA ON FLAGLER - REPLAT NO. 2", being a replat of Lots 1, 1a, 2 and 2a of OLD FLORIDA ON FLAGLER - REPLAT NO.1, as recorded in Plat Book 117, Page 77, a replat of Lot 4, OLD FLORIDA ON FLAGLER, as recorded in Plat Book 111, Page 20, and a replat of Lots 4 and 4E-1, Block E-1, PLAT OF PART OF TRACTS E, F, G AND H OF THE REPLAT OF GLADEPORT, as recorded in Plat Book 25, Page 187, all of the Public Records of Palm Beach County, situated in Section 10, Township 44 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION

Lots 1, 1A, 2 and 2A, OLD FLORIDA ON FLAGLER - REPLAT No. 1, according to the Plat thereof, as recorded in Plat Book 117, Page 77, Public Records of Palm Beach County Florida.

TOGETHER WITH;

Lot 4, OLD FLORIDA ON FLAGLER, according to the plat thereof, as recorded in Plat Book 111, Page 20, Public Records of Palm Beach County Florida.

TOGETHER WITH;

Lots 4 and 4E-1, Block E-1, PART OF PLAT OF TRACTS E, F, G AND H OF THE REPLAT OF GLADEPORT, according to the plat thereof, as recorded in Plat Book 25, Page 187, Public Records of Palm Beach County, Florida.

Containing 84,097 square feet or 1.93 Acres, more or less.

Has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, We, Christopher Williams and Janice Williams, do hereby set our hands and seals this 12th day of December, 2014.

WITNESS: Rockell Coleman Wright
Printed Name
BY: Christopher Williams

WITNESS: Mason Dinkneh
Printed Name
BY: Groom Dinkneh
Printed Name

WITNESS: Rockell Coleman Wright
Printed Name
BY: Janice Williams

WITNESS: Mason Dinkneh
Printed Name
BY: Groom Dinkneh
Printed Name

ACKNOWLEDGEMENT

State of New York
County of New York

Before me personally appeared Christopher Williams and Janice Williams, whom are personally known to me or have produced _____ as identification, and who executed the foregoing instrument, and severally acknowledged before me that they executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of December, 2014.

WITNESS: Melissa Romie
Printed Name
BY: Melissa Romie
Printed name of Notary Public
My Commission No.: 0106158427
My Commission Expires: 1/2/2015

IN WITNESS WHEREOF, We, Richard J. Wandoff, Jr. and Kathryn J. Wandoff, do hereby set our hands and seals this 15th day of December, 2014.

WITNESS: Kathy Sue Ferruggia
Printed Name
BY: Richard J. Wandoff, Jr.

WITNESS: Jennifer P Brown
Printed Name
BY: Kathy Sue Ferruggia
Printed Name

WITNESS: Kathy Sue Ferruggia
Printed Name
BY: Kathryn J. Wandoff
Printed Name

WITNESS: Richard J. Wandoff
Printed Name
BY: Kathy Sue Ferruggia
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Richard J. Wandoff, Jr. and Kathryn J. Wandoff, whom are personally known to me or have produced _____ as identification, and who executed the foregoing instrument, and severally acknowledged before me that they executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of December, 2014.

WITNESS: Adam Klein
Printed name of Notary Public
BY: Adam Klein
Printed name of Notary Public
My Commission No.: FF078765
My Commission Expires: 2/25/2018

IN WITNESS WHEREOF, I, Alan J. Ciklin, as Trustee, do hereby set my hand and seal this 15th day of Dec, 2014.

WITNESS: Matthew Zink
Printed Name
BY: Alan J. Ciklin, as Trustee

WITNESS: Sharon DeCaro
Printed Name
BY: Sharon DeCaro
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Alan J. Ciklin, as Trustee, who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument, and severally acknowledged before me that he executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of Dec, 2014.

WITNESS: Clare M McDermott
Printed name of Notary Public
BY: Clare M McDermott
Printed name of Notary Public
My Commission No.: _____
My Commission Expires: _____

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.

IN WITNESS WHEREOF, We, Philip Brown and Jennifer Prior Brown, do hereby set our hands and seals this 15th day of December, 2014.

WITNESS: Richard J. Wandoff
Printed Name
BY: Philip Brown

WITNESS: Kathy Sue Ferruggia
Printed Name
BY: Jennifer Prior Brown

WITNESS: Richard J. Wandoff
Printed Name
BY: Jennifer Prior Brown

WITNESS: Kathy Sue Ferruggia
Printed Name
BY: Jennifer Prior Brown

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Philip Brown and Jennifer Prior Brown, whom are personally known to me or have produced FL Driver's License as identification, and who executed the foregoing instrument, and severally acknowledged before me that they executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of December, 2014.

WITNESS: Adam Klein
Printed name of Notary Public
BY: Adam Klein
Printed name of Notary Public
My Commission No.: FF078765
My Commission Expires: 2/25/2018

MORTGAGEE'S CONSENT

State of Florida
County of Miami-Dade

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 26850 at Page 1286, 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 Senior Vice President, Credit & Special Assets Manager and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 9th day of December, 2014.

WITNESS: Jean-Pierre Mucha
Printed Name
BY: Robert Regolizio
Senior Vice President,
Credit & Special Assets Manager

WITNESS: Peter Quevedo
Printed Name
BY: Gibraltar Private Bank @ Trust Company,
a Federal Savings Association

This instrument prepared by: Natasa Ilic
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, FL 33407
Tel: 561/640-4551

TABULAR DATA:

LOT 1	-	34,554 S.F. (0.793 ACRE)
LOT 1A	-	335 S.F. (0.008 ACRE)
LOT 2	-	27,188 S.F. (0.624 ACRE)
LOT 2A	-	282 S.F. (0.006 ACRE)
LOT 3	-	21,500 S.F. (0.494 ACRE)
LOT 3A	-	238 S.F. (0.005 ACRE)
TOTAL AREA	-	84,097 S.F. (1.93 ACRES)

ACKNOWLEDGEMENT

State of Florida
County of Miami-Dade

Before me personally appeared Robert Regolizio, who is personally known to me or have produced _____ as identification and who executed the foregoing instrument as Senior Vice President, Credit & Special Assets Manager of Gibraltar Private Bank @ Trust Company, a Federal Savings Association, and severally acknowledged 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 9th day of December, 2014.

My Commission Expires: 4/2/2018
Signature of Notary Public
My Commission No.: FF 107058
Printed Name of Notary Public

TITLE CERTIFICATION

I, Alan J. Ciklin, 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 to Christopher Williams and Janice Williams, Alan J. Ciklin, as Trustee, Philip Brown and Jennifer Prior Brown, Richard J. Wandoff, Jr. and Kathryn J. Wandoff; 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 this 15 day of Dec, 2014.
Signature of Alan J. Ciklin Esquire
Florida Bar No. 0136358

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, and the city does hereby accept the dedications to the city contained on this plat this 11 day of Dec, 2014.

City Planning Board Approval
By: Steven Mayans, Chair
By: Geraldine Muoio, Mayor

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 the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 17 day of December, 2014.
Signature of Vincent J. Noel, PSM
Florida Certificate No. 4169

OLD FLORIDA ON FLAGLER REPLAT NO. 2

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551			
FIELD:	JOB NO.:	06-1027-26	F.B. WP106 PG. 19
OFFICE:	N.I.	DATE:	AUG. 2014 DWG. NO. 06-1027-9
CK'D:	R.C.	REF:	06-1027-12.DWG SHEET 1 OF 2

