

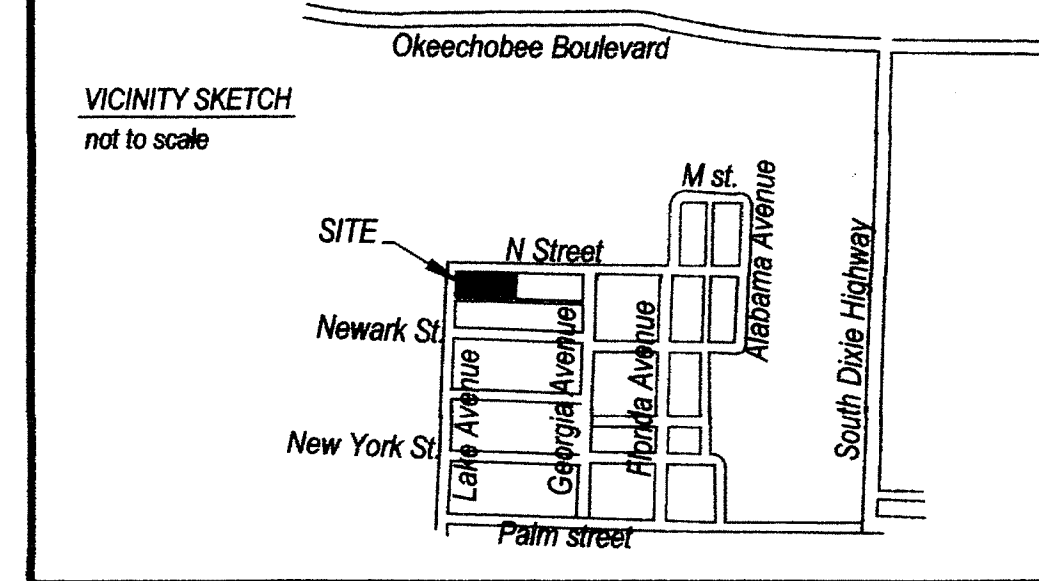
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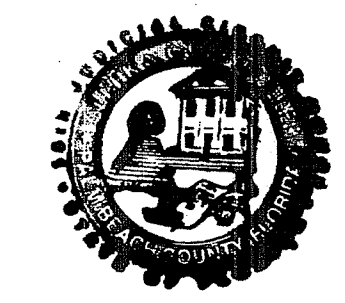
PARK SLOPE

BEING A REPLAT OF GRANDVIEW HEIGHTS VILLAS,
AS RECORDED IN PLAT BOOK 106, PAGE 199,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SECTION 28, TOWNSHIP 43 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 2:22 A.M.
THIS 1st DAY OF
February, 2016
AND DULY RECORDED IN PLAT
BOOK 121
ON PAGE 42-43
SHARON R. BOCK,
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: Sharon R. Bock



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, 1200X, LLC., A LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "PARK SLOPE", BEING A REPLAT OF "GRANDVIEW HEIGHTS VILLAS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 199, 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 REPLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARK SLOPE TOWNHOUSE VILLAS HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE ACCESS, UTILITY, DRAINAGE, AND PARKING EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR ACCESS, UTILITY, DRAINAGE AND PARKING PURPOSES TO THE PARK SLOPE TOWNHOUSE VILLAS HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS AND PARTNERSHIP,

THIS 26 DAY OF January, 2016

1200X, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: NEIL KOZOKOFF
SIGNATURE: [Signature]

WITNESS: [Signature]
PRINT NAME: DAVID PETROCCI

WITNESS: [Signature]
PRINT NAME: LINDA LIONETTI

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL KOZOKOFF, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED D.L. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 1200X, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF January, 2016

FF 929498

MY COMMISSION NO.:

10/20/19

MY COMMISSION EXPIRES:

[Signature]
LINDA LIONETTI
PRINTED NAME OF NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS

THE PARK SLOPE TOWNHOUSE VILLAS HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON,

THIS 26 DAY OF January, 2016

PARK SLOPE TOWNHOUSE VILLAS HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

BY: [Signature]
SIGNATURE: NEIL KOZOKOFF

WITNESS: [Signature]
PRINT NAME: DAVID PETROCCI

WITNESS: [Signature]
PRINT NAME: LINDA LIONETTI

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Neil Kozokoff, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED D.L. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF PARK SLOPE TOWNHOUSE VILLAS HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS President OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF January, 2016

FF 929498

MY COMMISSION NO.:

10/20/19

MY COMMISSION EXPIRES:

[Signature]
LINDA LIONETTI
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

I CAROLE ARONSON, 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 HAVE THE TITLE TO THE PROPERTY IS VESTED IN 1200X, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 26 DAY OF January, 2016 BY: [Signature]
CAROLE ARONSON, P.A.
FLORIDA BAR NO.: 826416

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 26 DAY OF January, 2016 BY: [Signature]
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

MORTGAGEE'S CONSENT

STATE OF FLORIDA
CITY OF WEST PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN 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 27363, PAGE 782 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, La PRIMA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF January, 2016

La PRIMA DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
RAYMOND R. PATALANO
MANAGING MEMBER

WITNESS: [Signature]
PRINTED NAME: NEIL KOZOKOFF

WITNESS: [Signature]
PRINTED NAME: JASON M. KING

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAYMOND R. PATALANO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED D.L. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF La PRIMA DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF January, 2016

FF 929498

MY COMMISSION NO.:

10/20/19

MY COMMISSION EXPIRES:

[Signature]
LINDA LIONETTI
PRINTED NAME OF NOTARY PUBLIC

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 177.081 (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 26 DAY OF JANUARY, 2016 BY: [Signature]
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 29 DAY OF January, 2016

CITY PLANNING BOARD APPROVAL

BY: [Signature]
STEVEN MAYANS, CHAIR

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 30 DAY OF JANUARY, 2016

BY: [Signature]
GERALDINE MUOIO, MAYOR

SURVEYOR'S NOTES:

* ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF LINE OF NORTH 'N' STREET, PER PLAT BOOK 106, PAGE 199. (S88°08'22"E)

* 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.

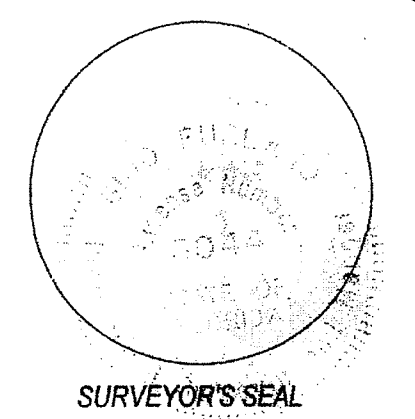
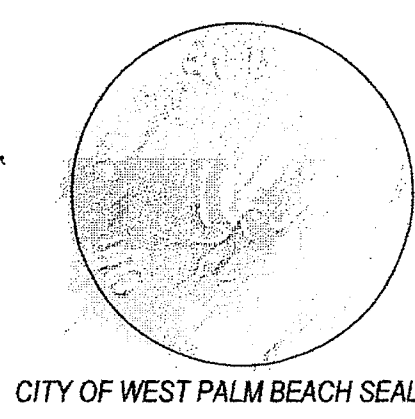
* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED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

* TABULAR AREA:
TOTAL = 44989.79 SQ. FT. OR 1.03 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. # 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 # 15010291