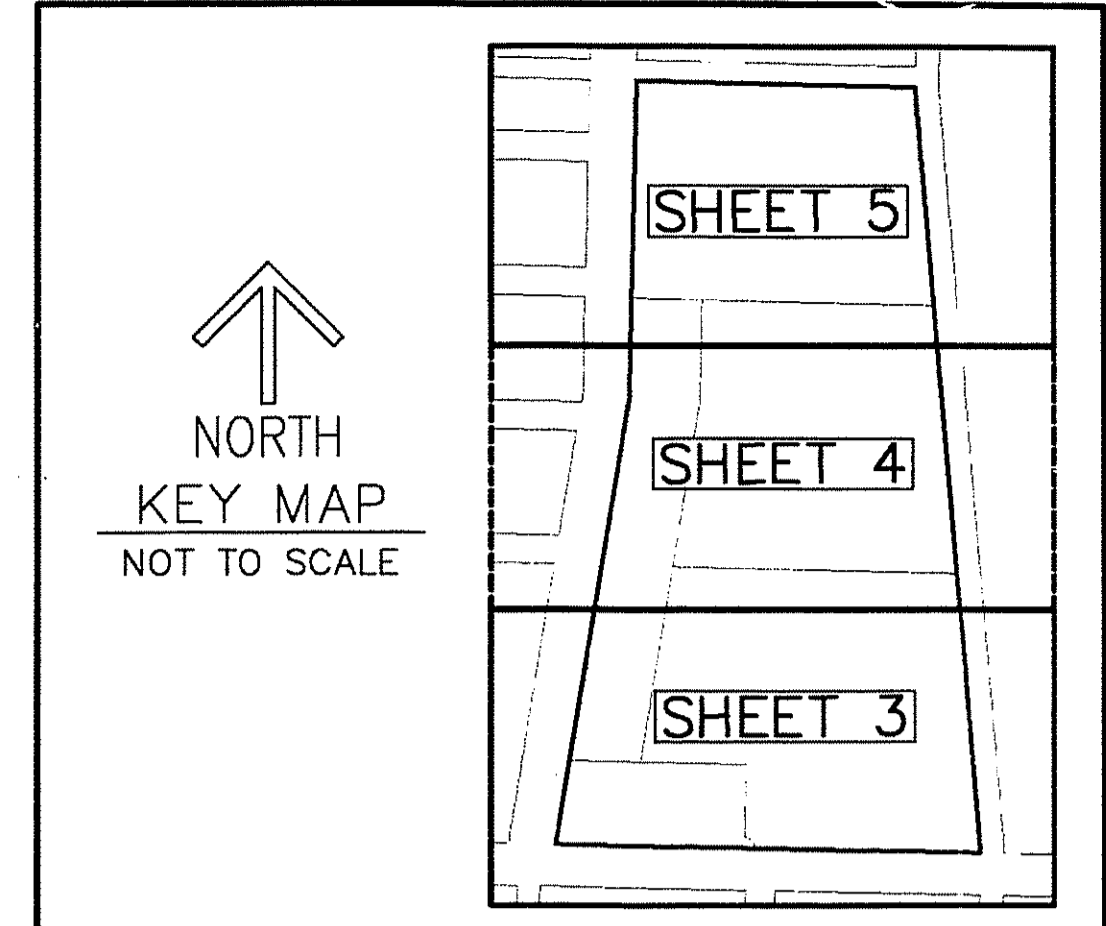
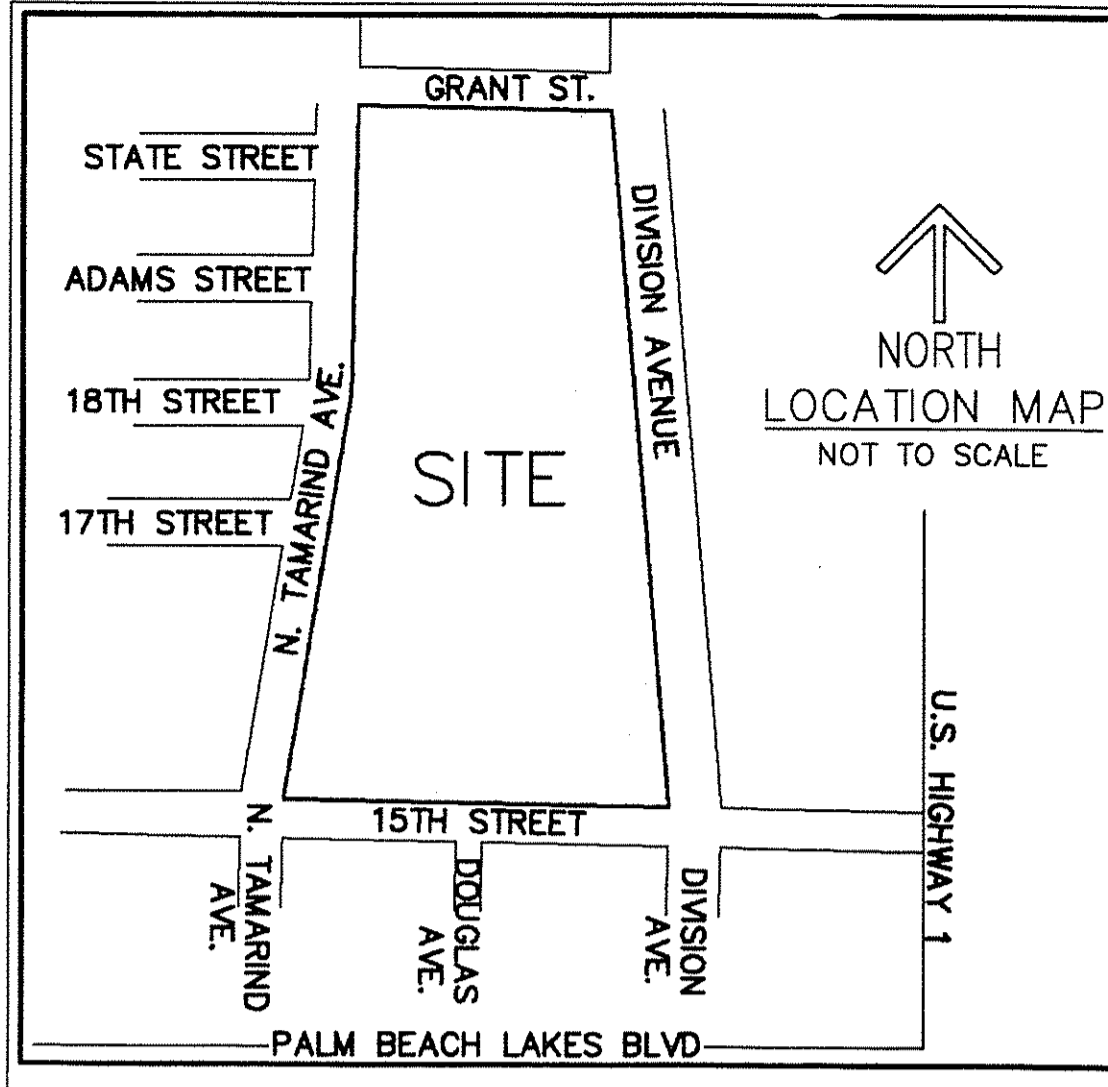


20160286303

DUNBAR VILLAGE REPLAT

BEING A REPLAT OF DUNBAR VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, 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
APRIL - 2016

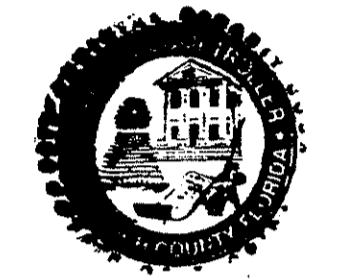


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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:46 P.M.
THIS 10th DAY OF August
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 172 ON
PAGES 25 AND 27

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

SHEET 1 OF 5



TABULAR DATA

PARCEL NAME	SQUARE FEET	ACRES
A	44,783	1.028
B	50,237	1.153
C	234,073	5.374
D	224,463	5.153
E	46,348	1.064
F	157,898	3.625
TOTAL	757,802	17.397

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE WEST PALM BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED UNDER FLORIDA STATUTE 421, OWNER OF THE LAND SHOWN ON THIS PLAT, DUNBAR VILLAGE REPLAT, BEING A REPLAT OF DUNBAR VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL OF DUNBAR VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 757,802 SQUARE FEET/17.397 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS DUNBAR VILLAGE REPLAT, AND DO HEREBY DEDICATE AS FOLLOWS:

PARCELS A THROUGH F, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF WEST PALM BEACH OFFICIAL ZONING MAP.
PARCEL E IS SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA PUBLIC UTILITIES COMPANY, RECORDED IN OFFICIAL RECORD BOOK 27627, PAGE 593 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, THIS 24th DAY OF May, 2016.

WEST PALM BEACH HOUSING AUTHORITY
A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED UNDER FLORIDA STATUTE 421

WITNESS: *[Signature]*
PRINT NAME *Michael McManis*
BY: *[Signature]*
LAUREL ROBINSON
EXECUTIVE DIRECTOR
WEST PALM BEACH HOUSING AUTHORITY

WITNESS: *[Signature]*
PRINT NAME *Leah Lipsick*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAUREL ROBINSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF THE WEST PALM BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED UNDER FLORIDA STATUTE 421, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH EXECUTIVE DIRECTOR OF SAID AUTHORITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AUTHORITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF MAY 2016.

MY COMMISSION EXPIRES: 12-28-18
COMMISSION NUMBER: #FF 156288
NOTARY PUBLIC
[Signature]
KEVIN BROOKS
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PATRICIA GREEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREGON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE WEST PALM BEACH HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC ORGANIZED UNDER FLORIDA STATUTE 421; 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: July 15, 2016
[Signature]
PATRICIA GREEN
ATTORNEY AT LAW
FLORIDA BAR 813930

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 24th DAY OF MAY, 2016.

BY: *[Signature]*
GERALDINE MUDRO, MAYOR
APPROVED: *[Signature]* 2016
CITY PLANNING BOARD
BY: *[Signature]*
STEVEN MAYANS, 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 GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 8/2/16
[Signature]
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

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.
- 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 ALL PLATTED EASEMENTS 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 AN ASSUMED BEARING OF N.09°15'40"E. ALONG THE WEST LINE OF DUNBAR VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "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.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE PROPERTY IN THIS PLAT IS SUBJECT TO BILL OF SALE AND EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2214, PAGE 257, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH EASEMENT IS BLANKET IN NATURE AND THEREFORE NOT CAPABLE OF BEING SPECIFICALLY PLOTTED.

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 ALL THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: 7/22/16
[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

