

FLAGLER PROMENADE REPLAT NO. 1

BEING A REPLAT OF LOTS 6 AND 8, BLOCK 1, AND LOTS 2, 3 AND 4, BLOCK 2, FLAGLER PROMENADE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 101, AND A REPLAT OF LOTS 30 & 31 AND THEIR EASTERLY EXTENSIONS THEREOF, REVISED PLAT OF THE ESTATES OF SOUTH PALM BEACH, RECORDED IN PLAT BOOK 7, PAGE 33, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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SHEET 3 OF 4

MORTGAGEE'S CONSENT

State of Maryland
County of Frederick

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 21649, at Page 895, 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 3 day of March, 2017.

Wells Fargo Bank, N.A., successor
by merger to Wachovia Bank, N.A.

WITNESS: Janice Ripstein
Janice Ripstein
Printed Name

WITNESS: Betty Early
Betty Early
Printed Name

BY: Steven R. Small
Steven R. Small Vice President
Printed Name Title

ACKNOWLEDGEMENT

State of Maryland
County of Frederick

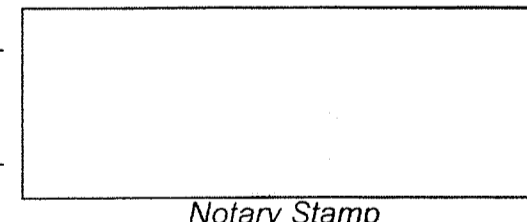
BEFORE ME personally appeared Steven R. Small, who is personally known to me or has produced Prove license as identification and who executed the foregoing instrument as vice president of Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., and severally acknowledged before me that he/she executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 3 day of March, 2017.

My Commission No.:

June 14, 2017

My Commission Expires:



Signature of Notary Public

Anthony Murphy

Printed Name of Notary Public

MORTGAGEE'S 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 not recorded, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 29 day of March, 2017.

GPI Insurance Company, Inc.

WITNESS: Janice Ripstein
Janice Ripstein
Printed Name

WITNESS: Janice Ripstein
Janice Ripstein
Printed Name

BY: Jeff Greene
Jeff Greene President
Printed Name Title

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Jeff Greene who is personally known to me or has produced Prove license as identification and who executed the foregoing instrument as President of GPI Insurance Company, Inc., and severally acknowledged before me that he/she executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

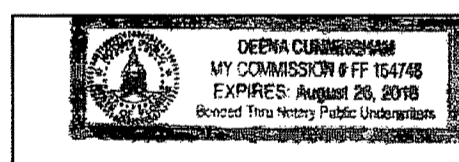
WITNESS my hand and official seal this 29 day of March, 2017.

154748

My Commission No.:

August 2018

My Commission Expires:



Notary Stamp

Signature of Notary Public

Dawn Cunningham

Printed Name of Notary Public

TITLE CERTIFICATION

I, Stuart I. Grossman, a duly licensed attorney in the State of Florida, do hereby certify that, to the best of my actual knowledge, property is vested in 5816 WARING PARTNERS, LLC, a California limited liability company; Dale R. Hedrick and Cathleen Burk Hedrick, husband and wife; Ronald L. Hummel; Richard E. Baumer as Trustee of the Richard E. Baumer Revocable Trust dated July 25, 2014; 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 appear to prohibit the subdivision created by this plat.

Dated this 23 day of MARCH, 2017.

Stuart I. Grossman
Stuart I. Grossman, Attorney at Law
Florida Bar No. 176699

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 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 30 day of March, 2017.

Vincent J. Noel
Vincent J. Noel, PSM
Florida Certificate No. 4169

SURVEYOR & MAPPER'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) and Monuments according to Sec. 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.

Dated this 29 day of March, 2017.

Robert J. Cajal
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

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 March, 2017.

City Planning Board Approval

By: Steven Mayans
Steven Mayans, Chair

By: Geraldine Muoio
Geraldine Muoio, Mayor

WELLS FARGO BANK, N.A.,
SUCCESSOR BY MERGER
TO WACHOVIA BANK, N.A.
SEAL

GPI INSURANCE COMPANY
INC., SEAL

REVIEWING
SURVEYOR'S SEAL

CITY OF WEST PALM
BEACH SEAL

SURVEYOR'S SEAL

FLAGLER PROMENADE REPLAT NO. 1



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4981
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 14-1217-3	F.B. PG.
OFFICE: R.C.	DATE: SEPT., 2015	DWG. No.: 14-1217-1
C'KD:	REF.: 14-1217.DWG	SHEET 3 OF 4