

20180461167

ATALLA PROMENADE

LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF THE REVISED PLAT OF ESTATES OF SOUTH PALM BEACH,
RECORDED IN PLAT BOOK 7, PAGE 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
JANUARY, 2018 SHEET 1 OF 1

43

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORDED AT 2:01 PM
THIS 10 DAY OF
December, A.D. 2017
AND DULY RECORDED IN
PLAT BOOK 127
PAGE 43

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

SHEET 1 OF 1

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT MARY ATALLA, OWNER OF THE LANDS SHOWN HEREON AS "ATALLA PROMENADE", BEING LOCATED IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 37, THRU 42 AND THE EASTERLY EXTENSIONS THEREOF, REVISED PLAT OF ESTATES OF SOUTH PALM BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LOT 3A AND LOT 4A, BLOCK 2, FLAGLER PROMENADE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 101; AND ALSO A PORTION OF LOT C OF LINDORA MINOR SUBDIVISION IN O.R.B. 7965, PAGE 1839 AND A PORTION OF PARCEL 3 OF MINOR SUBDIVISION IN ORB 2597, PAGE 669, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 42; THENCE N90°00'00"E ALONG THE SOUTH LINE OF SAID LOT 42 AND THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 291.13 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N90°00'00"E ALONG THE SOUTH LINE OF LOT 42 AND SAID PARCEL 3, A DISTANCE OF 150.00 FEET; THENCE N00°00'00"E, ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 69.30 FEET TO THE SOUTH LINE OF SAID LOT C;
THENCE N90°00'00"E, A DISTANCE OF 21.55 FEET TO THE EAST LINE OF SAID LOT C;
THENCE N00°00'00"E, A DISTANCE OF 62.50 FEET TO THE SOUTH LINE OF SAID LOT 3A;
THENCE N90°00'00"E, A DISTANCE OF 8.69 FEET TO THE EAST LINE OF SAID LOT 3A;
THENCE N00°00'00"E, ALONG THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 3.00 FEET TO THE NORTH LINE OF SAID LOT 3A AND THE SOUTH RIGHT OF WAY LINE OF FLAGLER PROMENADE SOUTH; THENCE N90°00'00"W, ALONG SAID LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF LOT SAID 4A; THENCE S00°00'00"E, ALONG THE WEST LINE OF LOT C OF SAID LINDORA MINOR SUBDIVISION, A DISTANCE OF 65.50 FEET;
THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 40, AND THE SOUTH LINE OF SAID LOT C BEING ALSO THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 5.23 FEET; THENCE S00°00'00"E, A DISTANCE OF 69.30 FEET TO THE SOUTH LINE OF LOT 42, AND THE SOUTH LINE OF SAID PARCEL 3 AND THE POINT OF BEGINNING.

CONTAINING 21,313 SQUARE FEET OR 0.49 ACRES

IN WITNESS WHEREOF, I MARY ATALLA, DO HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

WITNESS Heather Houchan BY: Mary Atalla

PRINTED NAME: Heather Houchan

WITNESS: Layne Tade

PRINTED NAME: Layne Tade

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARY ATALLA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF September, 2018

MY COMMISSION EXPIRES: 7/23/2019

COMMISSION NUMBER: FF 214052

Dana Quinones
PRINTED NAME: Dana Quinones
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I, KIRK GRANTHAM A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT I FIND THE RECORD TITLE TO THE PROPERTY IS VESTED TO MARY ATALLA; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD, THAT PROHIBIT THE SUBDIVIDING OF THE LANDS SHOWN HEREON.

DATED: SEPT 4, 2018

Kirk Grantham
FLORIDA BAR NUMBER 133803
KIRK GRANTHAM

CITY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA THIS _____ DAY OF _____, 2018

BY: Geraldine Muio
GERALDINE MUJO, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: Steven Mayans
STEVEN MAYANS, CHAIRMAN



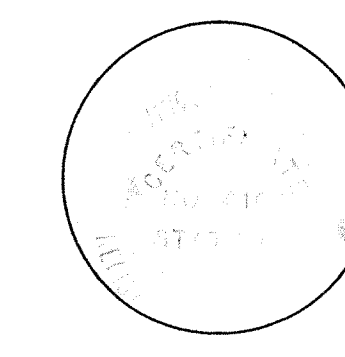
SEAL-CITY CLERK

REVIEWING SURVEYOR

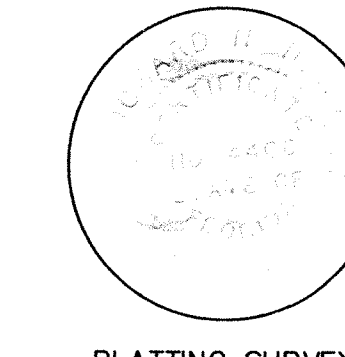
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

DATE: 9/19/18



REVIEWING SURVEYOR



PLATTING SURVEYOR

SURVEYOR'S CERTIFICATION:

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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AS AMENDED AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

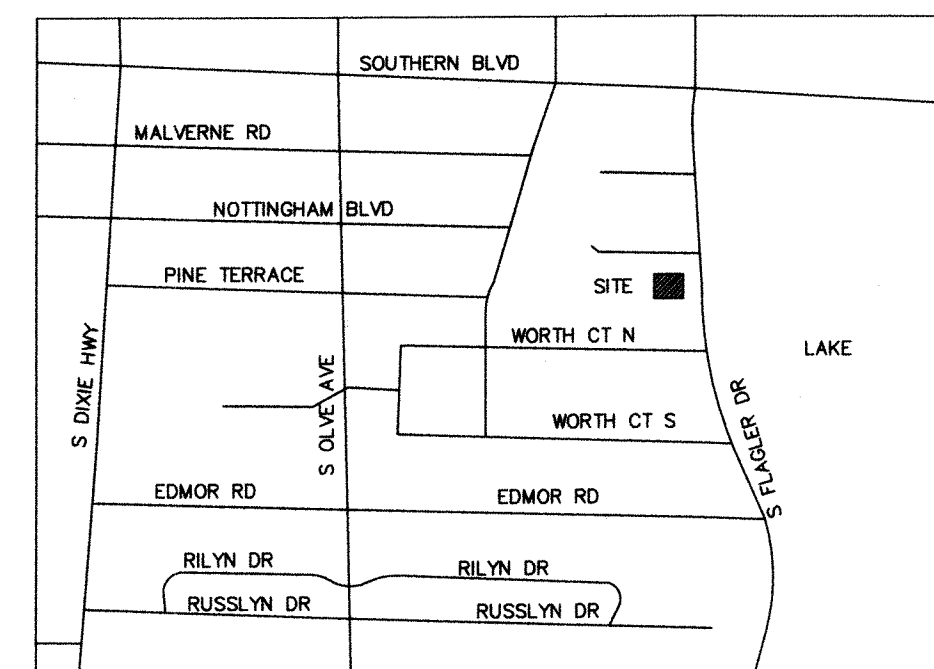
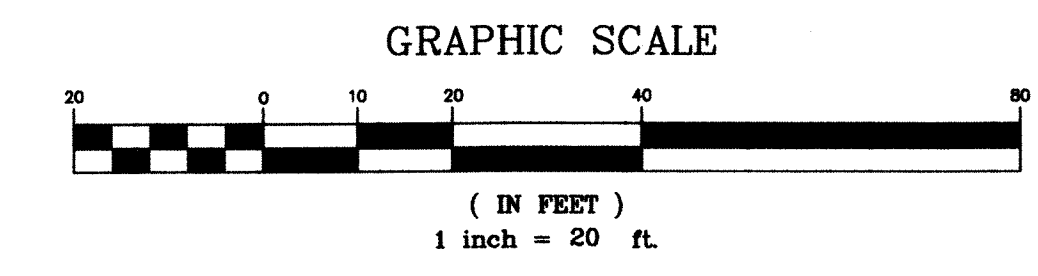
BY: Richard N. Dean
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 9/19/18

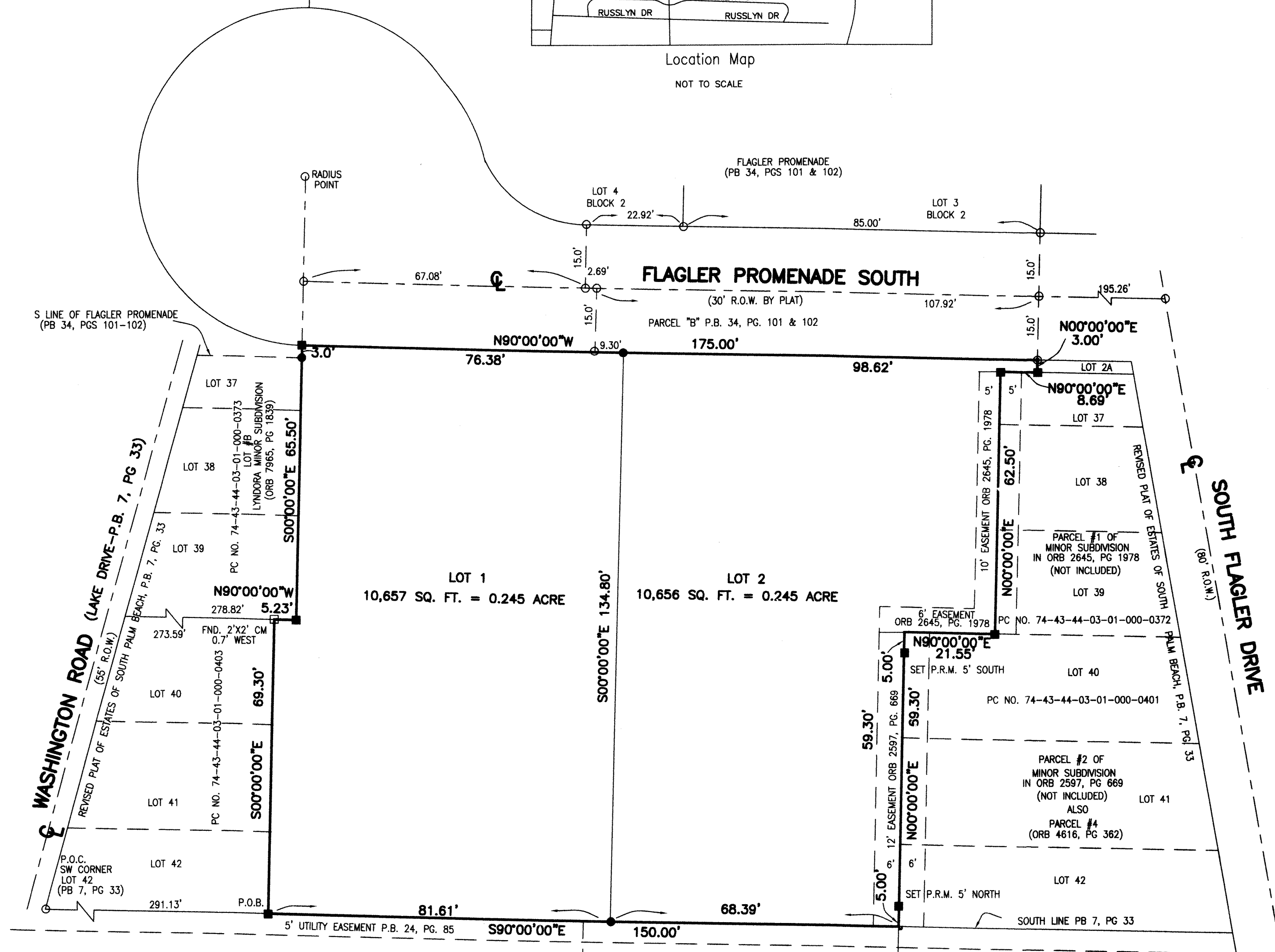
THIS PLAT WAS PREPARED BY RICHARD N. DEAN P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC. LB#6939, 4201 WESTGATE AVE., SUITE A-3, WEST PALM BEACH, FL. 33409

Dean Surveying and Mapping, Inc.
The Measuring Line Shall Go Forth Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 625-8748 Facsimile: (561) 626-4556

FIELD: B.P./L.J.	DATE: 08/25/17
DRAWN: S.K.	SCALE: 1" = 20'
SHEET: 1 of 1	JOB No.: 017-809



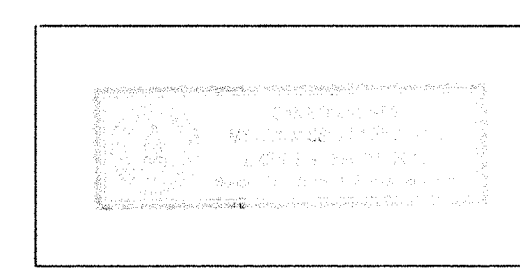
Location Map
NOT TO SCALE



- ### LEGEND
- Indicates Permanent Reference Monument 4" x 4" x 24" Concrete Monument, PRM LB#6936
 - ⊙ Indicates Permanent Reference Monument Nail & Disk in concrete PRM LB#6936
 - ⦿ Indicates Set 1/2" Diameter Iron Rod & Cap LB#6936
 - P.O.B. Indicates Point Of Beginning
 - P.O.C. Indicates Point Of Commencing
 - P.B. Indicates Plat Book
 - O.R.B. Indicates Official Record Book
 - P.C. Indicates Page
 - F.N.D. Indicates Found
 - P.C. Indicates Property Control
 - R.O.W. Indicates Right Of Way

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLAGLER PROMENADE SOUTH WHICH IS ASSUMED TO BEAR S90°00'00"E.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- THIS PLAT, AS DEPICTED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS AS 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, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.



NOTARY SEAL