

# 575 SOUTH ROSEMARY APARTMENTS

A REPLAT OF A PORTION OF TRACTS D AND D-1, CITYPLACE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 193 THROUGH 198 LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

### TABULAR DATA

NAME	SQUARE FEET	ACRES
PARCEL A	78,057	1.792
TOTAL	78,057	1.792

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT 575 ROSEMARY APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS 575 SOUTH ROSEMARY APARTMENTS, BEING A REPLAT OF A PORTION OF TRACTS D AND D-1, CITYPLACE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 193 THROUGH 198 LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS D AND D-1, CITYPLACE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 193 THROUGH 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT D; THENCE NORTH 89 DEGREES 11' 06" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACTS D AND D-1, ALSO BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF HIBISCUS STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 250.44 FEET; THENCE NORTH 00 DEGREES 52' 09" EAST, A DISTANCE OF 274.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 44 DEGREES 56' 00" FOR A DISTANCE OF 49.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45 DEGREES 48' 09" EAST, A DISTANCE OF 67.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 44 DEGREES 56' 00" FOR A DISTANCE OF 29.41 FEET, THE LAST FOUR (4) DESCRIBED COURSES AND DISTANCES BEING ALONG THE WESTERLY LINE OF A 25 FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11385, PAGE 1628, OFFICIAL RECORDS BOOK 11454, PAGE 1933 AND OFFICIAL RECORDS BOOK 11733, PAGE 1359 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 07' 51" EAST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 45.00 FEET; THENCE SOUTH 00 DEGREES 52' 09" WEST, A DISTANCE OF 124.21 FEET; THENCE SOUTH 88 DEGREES 59' 50" EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 01 DEGREES 00' 10" EAST, A DISTANCE OF 0.40 FEET; THENCE SOUTH 88 DEGREES 59' 50" EAST, A DISTANCE OF 18.82 FEET, THE LAST THREE (3) DESCRIBED COURSES AND DISTANCES BEING ALONG THE EAST FACE OF A BUILDING STRUCTURE; THENCE SOUTH 00 DEGREES 52' 09" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT D, A DISTANCE OF 268.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 78,057 SQUARE FEET OR 1.792 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS 575 SOUTH ROSEMARY APARTMENTS, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY 575 ROSEMARY APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SERVICES.

IN WITNESS WHEREOF: THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF SEPTEMBER 2024.

WITNESS: [Signature]  
PRINT NAME: ROBERTO ROCHA  
VICE PRESIDENT

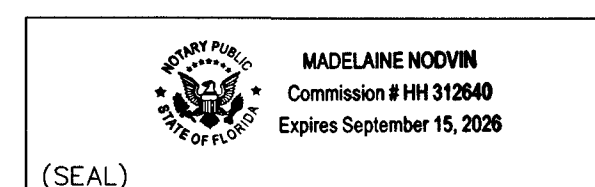
WITNESS: [Signature]  
PRINT NAME: FELIX REZACH

### ACKNOWLEDGEMENT:

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23rd DAY OF September, 2024, BY ROBERTO ROCHA, AS VICE PRESIDENT FOR 575 ROSEMARY APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF September, 2024.



NOTARY PUBLIC  
Madeline Nozvin  
PRINT NAME  
MY COMMISSION EXPIRES: 9/15/2026  
COMMISSION NUMBER: HH 312640

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF New York  
COUNTY OF New York

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 33519, AT PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Director THIS 16th DAY OF September, 2024.

WELLS FARGO BANK, N.A.,  
A NATIONAL ASSOCIATION

WITNESS: [Signature]  
PRINT NAME: JENNIFER BLUM

[Signature]  
SAMUEL ROY  
EXECUTIVE DIRECTOR

### ACKNOWLEDGEMENT:

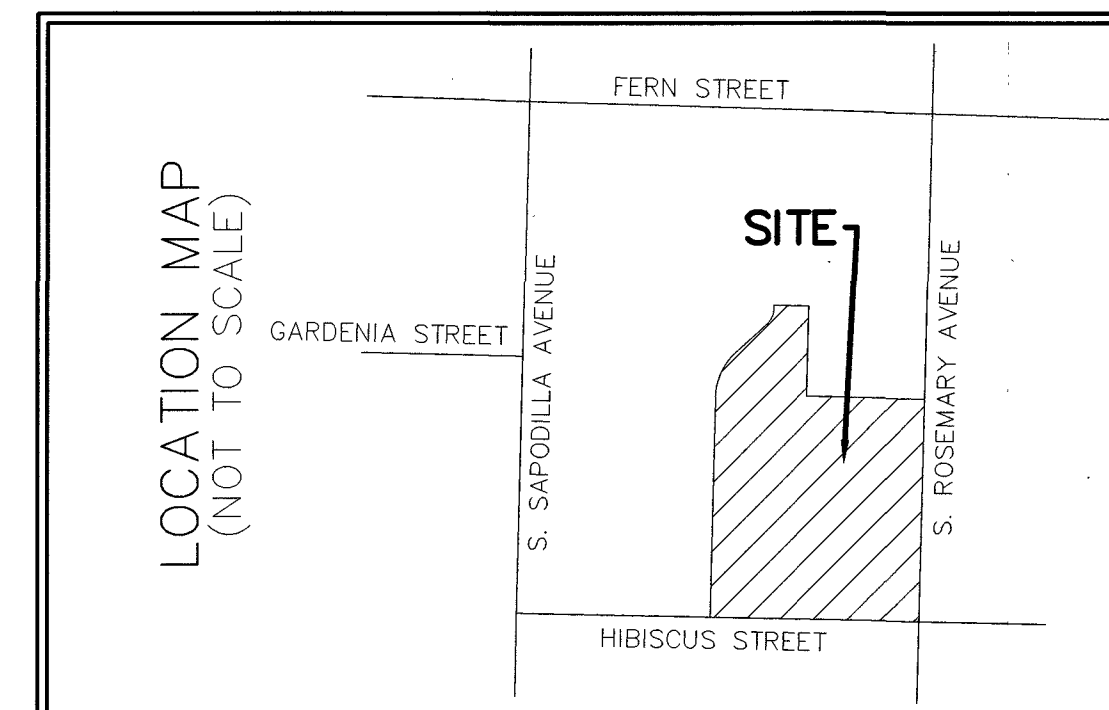
STATE OF New York  
COUNTY OF New York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16th DAY OF September, 2024, BY SAMUEL ROY, AS EXECUTIVE DIRECTOR FOR WELLS FARGO BANK, N.A., A NATIONAL ASSOCIATION, ON BEHALF OF THE NATIONAL ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF September, 2024.

PILAR BROWN  
NOTARY PUBLIC, STATE OF NEW YORK  
BRONX COUNTY  
(SEAL) LIC. #01BR6322681  
MY COMMISSION EXPIRES Apr. 16, 2027

[Signature]  
NOTARY PUBLIC  
Pilar Brown  
PRINT NAME  
MY COMMISSION EXPIRES: April 6, 2027  
COMMISSION NUMBER: 01BR6322681



### LEGEND AND ABBREVIATIONS:

- D.B. - DEED BOOK
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- UE - CITY OF WEST PALM BEACH UTILITY EASEMENT
- R - RADIUS
- L - ARC LENGTH OR DISTANCE
- Δ - CENTRAL ANGLE (DELTA)
- ⊖ - CENTERLINE

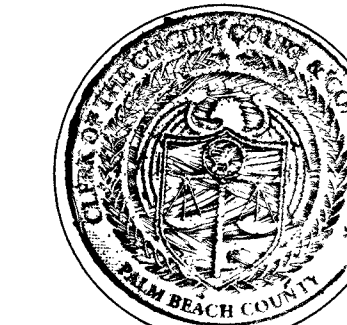
66

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:47 A.M.  
THIS 2 DAY OF October  
A.D. 2024 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGES 66 THROUGH 67

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: [Signature]  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2

### SURVEYOR'S 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 DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N89°11'06"W ALONG THE SOUTH LINE OF TRACT D, CITYPLACE PLAT NO. 1.
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- THERE IS A PUBLIC OPEN SPACE EASEMENT AND PUBLIC ACCESS EASEMENT NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN OFFICIAL RECORD BOOK 35190 PAGE 788 AND OFFICIAL RECORD BOOK 35190 PAGE 791 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.
  - PRM - INDICATES SET PERMANENT REFERENCE MONUMENT; 5/8" IRON ROD WITH CAP STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.
  - PRM - INDICATES SET PERMANENT REFERENCE MONUMENT, NAIL WITH DISC STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.

### 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 HEREBY ACCEPTS THE DEDICATION HEREON

THIS 1st DAY OF October, 2024.

BY: [Signature]  
NORTH K. JAMES, MAYOR

### REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) 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: 9/26/24

[Signature]  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

WE, SHUTTS & BOWEN LLP, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 575 ROSEMARY APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 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: 8/27/24

SHUTTS & BOWEN, LLP  
AS AGENT FOR CHICAGO  
TITLE INSURANCE COMPANY  
BY: [Signature]  
Adam Bregman, ESQUIRE

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(7) F.S., AND THAT MONUMENTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 9-16-2024

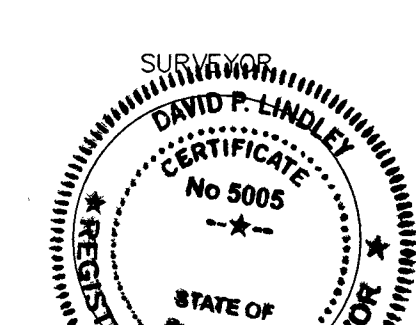
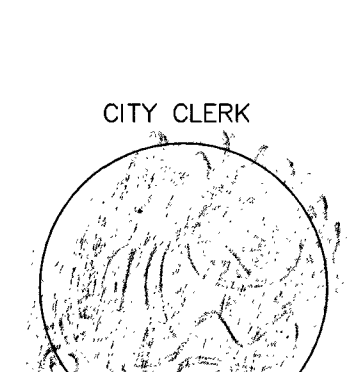
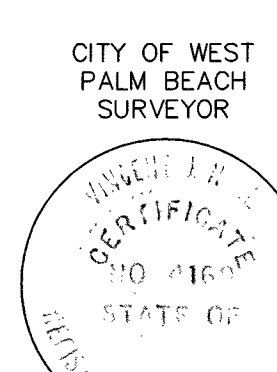
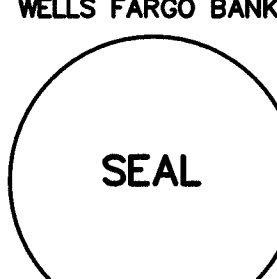
[Signature]

DAVID P. LINDLEY, PLS  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 5005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434  
CERTIFICATE OF AUTHORIZATION LB3591

575 ROSEMARY APARTMENTS, LLC



WELLS FARGO BANK



CFN 20240341790 PL BK 138 PG 66

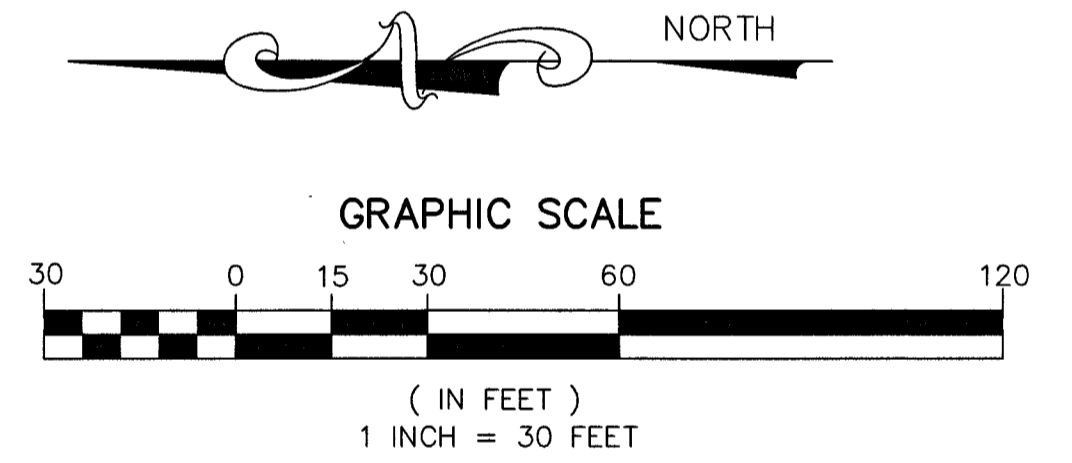
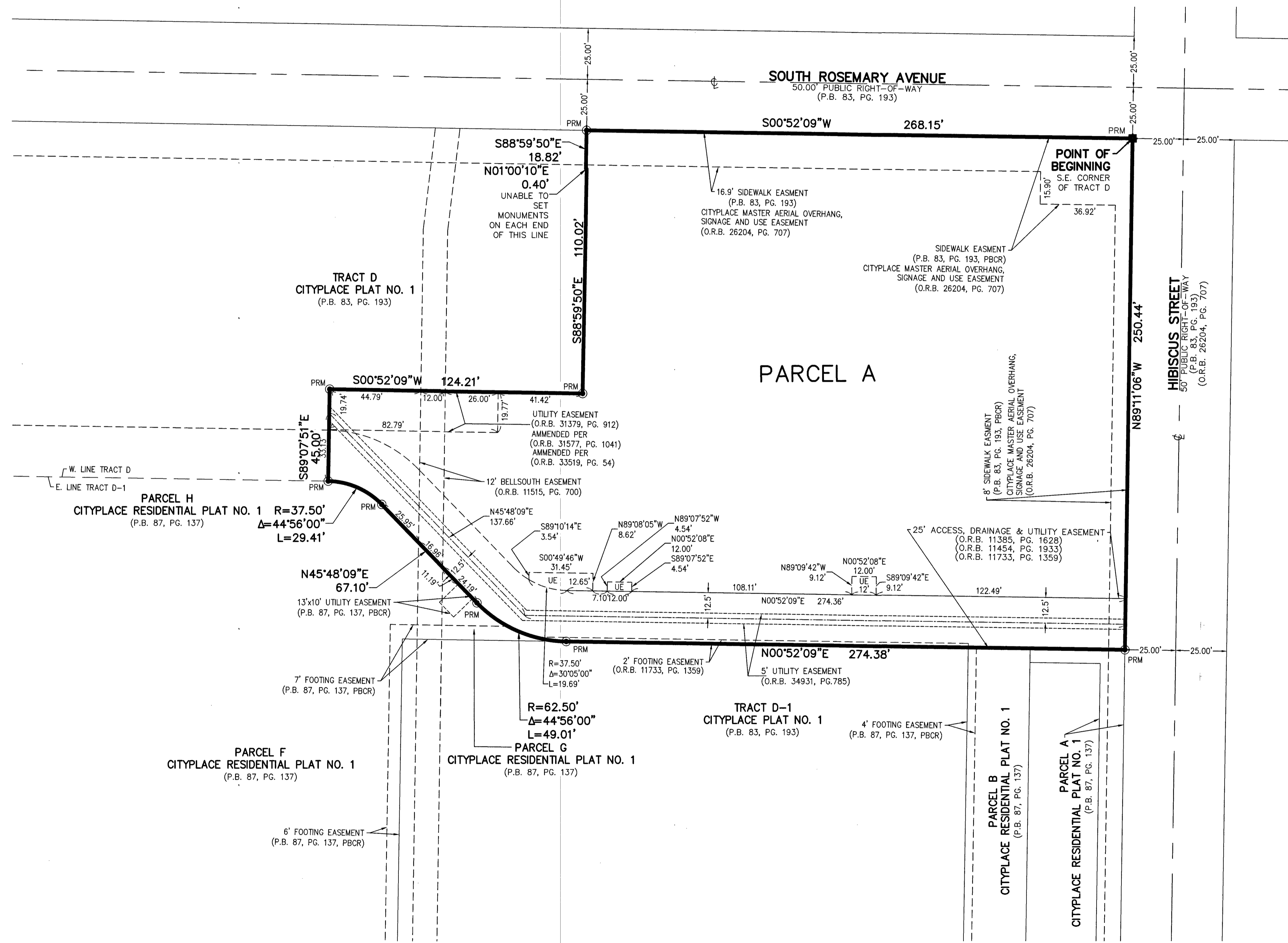
# 575 SOUTH ROSEMARY APARTMENTS

A REPLAT OF A PORTION OF TRACTS D AND D-1, CITYPLACE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 193 THROUGH 198 LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

67

SHEET 2 OF 2



- LEGEND AND ABBREVIATIONS:**
- D.B. - DEED BOOK
  - LB - LICENSED BUSINESS
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.B. - PLAT BOOK
  - PG. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.L.S. - PROFESSIONAL LAND SURVEYOR
  - R/W - RIGHT-OF-WAY
  - UE - CITY OF WEST PALM BEACH UTILITY EASEMENT
  - R - RADIUS
  - L - ARC LENGTH OR DISTANCE
  - Δ - CENTRAL ANGLE (DELTA)
  - CL - CENTERLINE
  - PRM - INDICATES SET PERMANENT REFERENCE MONUMENT; 5/8" IRON ROD AND CAP STAMPED "PRM C&W LB 3591".
  - ⊙ - PRM - INDICATES SET PERMANENT REFERENCE MONUMENT, NAIL WITH DISC STAMPED "PRM C&W LB 3591", UNLESS NOTED OTHERWISE.