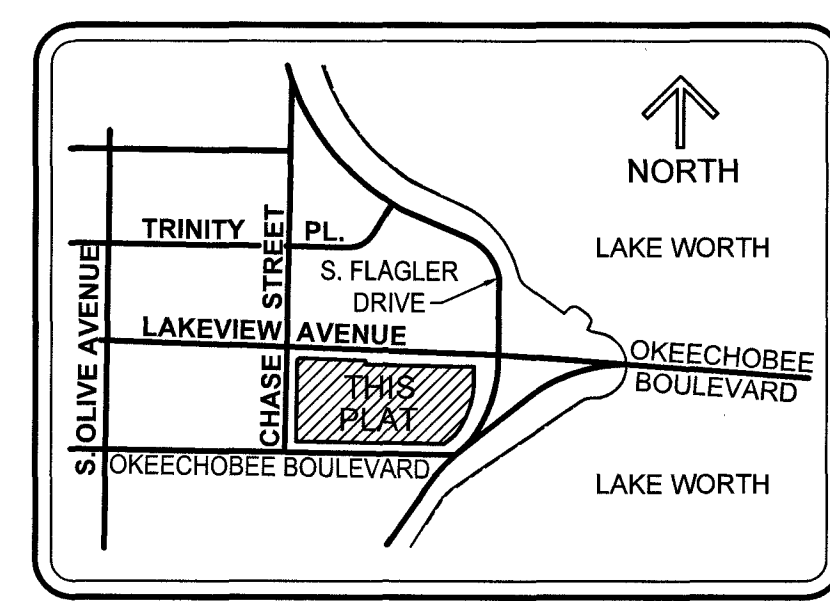


20250036188

187

ONE FLAGLER

A REPLAT OF A PORTION OF BLOCK B, REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT, RECORDED IN PLAT BOOK 11, PAGE 55, PALM BEACH COUNTY PUBLIC RECORDS LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:47 P.M. THIS 31 DAY OF January A.D. 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 187 THROUGH 189

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH } S.S. KNOW ALL MEN BY THESE PRESENTS THAT RUD 1 FLAGLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND FIRST CHURCH OF CHRIST, SCIENTIST, WEST PALM BEACH, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS ONE FLAGLER, BEING A REPLAT OF A PORTION OF BLOCK B, REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT, RECORDED IN PLAT BOOK 11, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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:

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

MORTGAGEE'S JOINDER AND CONSENT:

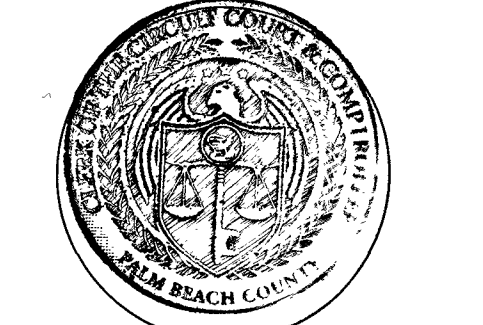
STATE OF NEW YORK COUNTY OF NEW YORK THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33867, PAGE 797 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 5 DAY OF December 2024.

MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT FOR MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER, AND MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER

TABULAR DATA table with columns: NAME, SQUARE FEET, ACRES. Rows: PARCEL A (72,928 sq ft, 1.6742 ac), PARCEL B (30,830 sq ft, 0.7078 ac), TOTAL (103,758 sq ft, 2.3820 ac).

CLERK OF THE CIRCUIT COURT & COMPTROLLER



SHEET 1 OF 2

PARCEL A STARTING AT A POINT WHERE THE SOUTH LINE OF LAKE VIEW AVENUE INTERSECTS THE EAST LINE OF CHASE STREET, GOING THENCE EAST 350 FEET TO A POINT OF BEGINNING, GOING THENCE SOUTH A DISTANCE OF 82.95 FEET TO THE SOUTH LINE OF LOT 2, BLOCK B, ORIGINAL PLAT OF PHILLIPS POINT ADDITION TO WEST PALM BEACH, ACCORDING TO A PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 52, SAID SOUTH LINE OF LOT 2, BLOCK B AS EXTENDED EASTERLY, THENCE RUN EAST TO THE WEST LINE OF FLAGLER DRIVE, THENCE RUN NORTH FOLLOWING THE CURVED LINE OF FLAGLER DRIVE TO ITS INTERSECTION WITH THE SOUTH LINE OF LAKE VIEW AVENUE, THENCE RUN WESTERLY A DISTANCE OF 175.83 FEET TO THE POINT OF BEGINNING, SAID LAND HEREBY CONVEYED BEING ALSO DESCRIBED AS LOT 4 IN A PLAT OF SKETCH ENTITLED "A SKETCH OF PROPOSED CITY IMPROVEMENT ON PHILLIPS POINT, WEST PALM BEACH, FLORIDA" MADE BY CARL RIDDLE, CITY MANAGER, AND DATED JULY 1, 1921 EXCEPTING, HOWEVER, THAT PORTION OF THE ABOVE DESCRIBED PROPERTY HERETOFORE, TO-WIT, ON THE 9TH DAY OF MAY, 1921, CONDEMNED BY THE CITY OF WEST PALM BEACH, FLORIDA, A MUNICIPAL CORPORATION, FOR STREET PURPOSES, AS SET FORTH IN FINAL DECREE RECORDED IN CIRCUIT COURT MINUTE BOOK 10, PAGE 254, PALM BEACH COUNTY RECORDS ALSO LESS THAT PORTION THEREOF CONVEYED TO THE CITY OF WEST PALM BEACH BY THE AGREEMENT RECORDED IN DEED BOOK 923, PAGE 616 AND DEED BOOK 927, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PROPERTY NOW BEING WITHIN THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B THE WEST 150 FEET OF LOTS ONE (1) AND TWO (2) IN BLOCK B OF PHILLIPS POINT ADDITION TO THE CITY OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 1, AT PAGE 52, LESS THE NORTH 25 FEET OF SAID LOT ONE (1) WHICH HAS BEEN CONDEMNED FOR STREET PURPOSES BY THE CITY OF WEST PALM BEACH, FLORIDA.

SAID PROPERTY NOW BEING WITHIN THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C LOTS THREE (3), FOUR (4), FIVE (5) AND TEN (10) OF BLOCK B OF PHILLIPS POINT ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 52 LESS THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF WEST PALM BEACH BY THE QUIT CLAIM DEED RECORDED IN DEED BOOK 562, PAGE 285 AND THE AGREEMENT RECORDED IN DEED BOOK 923, PAGE 616 AND DEED BOOK 927, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PROPERTY NOW BEING WITHIN THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL D LOT SIX (6) OF BLOCK B OF PHILLIPS POINT ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO A PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 52.

SAID PROPERTY NOW BEING WITHIN THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL E LOT 7, BLOCK B, IN REVISED SUBDIVISION OF BLOCKS "A" AND "B", PHILLIPS POINT, IN THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 11, PAGE 55.

PARCEL F LOTS 8 AND 9, BLOCK B OF THE REVISED SUBDIVISION OF BLOCKS "A" AND "B", PHILLIPS POINT, AN ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 55, LESS THAT PART OF LOT 9 HERETOFORE CONVEYED TO THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 347, AND LESS THAT PART OF LOT 9 CONVEYED TO THE CITY OF WEST PALM BEACH BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5578, PAGE 1292, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL G LOT 11, BLOCK B, PHILLIPS POINT, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 52 LESS TEN FOOT RIGHT OF WAY HERETOFORE CONVEYED TO THE CITY OF WEST PALM BEACH BY THE DEED RECORDED IN DEED BOOK 397, PAGE 323, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PROPERTY NOW BEING WITHIN THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL H LOTS 12 AND 13, BLOCK B OF THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT, AN ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, ACCORDING TO PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 55, LESS THOSE PORTIONS OF LOTS 12 AND 13 CONVEYED TO THE CITY OF WEST PALM BEACH BY THE DEED RECORDED IN DEED BOOK 363, PAGE 69, AND LESS THAT PART OF LOT 13 CONVEYED TO THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 347, AND LESS THAT PART OF LOT 13 CONVEYED TO THE CITY OF WEST PALM BEACH BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5578, PAGE 1292, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTE: PARCELS A THROUGH H ARE ALSO DESCRIBED AS LOTS 3, 4, 4A, 5, 5A, 6, 7, 8, 9, 10, 11, 12, AND 13, BLOCK B, OF THE REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT, RECORDED IN PLAT BOOK 11, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT EXISTING RIGHTS-OF-WAY FOR FLAGLER DRIVE, OKEECHOBEE ROAD AND CHASE STREET.

THE AFOREMENTIONED PARCELS A, B, C, D, E, F, G AND H ARE ALSO DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK B, REVISED SUBDIVISION OF BLOCKS "A" AND "B" PHILLIPS POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK B; THENCE ALONG THE SOUTH LINE OF SAID BLOCK B, SOUTH 89°06'23" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°50'31" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF CHASE STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 00°50'31" EAST A DISTANCE OF 224.54 FEET; THENCE NORTH 56°02'03" EAST A DISTANCE OF 8.52 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF LAKEVIEW AVENUE, SOUTH 88°02'02" EAST A DISTANCE OF 183.04 FEET; THENCE ALONG THE WEST AND SOUTH LINES OF THE LANDS OWNED BY THE CITY OF WEST PALM BEACH AS SHOWN IN SAID BLOCK B THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 00°50'31" WEST A DISTANCE OF 11.55 FEET; THENCE SOUTH 89°10'24" EAST A DISTANCE OF 300.13 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FLAGLER DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00°53'46" WEST A DISTANCE OF 43.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 36°06'20"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 154.39 FEET; THENCE ALONG A NON-TANGENT LINE, SOUTH 49°43'07" WEST A DISTANCE OF 31.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 08°56'08"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 10.89 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE AVENUE (STATE ROAD 704), NORTH 89°06'23" WEST A DISTANCE OF 410.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 103,758 SQUARE FEET (2.382 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS ONE FLAGLER, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

TRACT A AS SHOWN HEREON IS HEREBY RESERVED BY RUD 1 FLAGLER, 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.

TRACT B AS SHOWN HEREON IS HEREBY RESERVED BY FIRST CHURCH OF CHRIST, SCIENTIST, WEST PALM BEACH, FLORIDA, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF: THE BELOW NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 10 DAY OF December 2024.

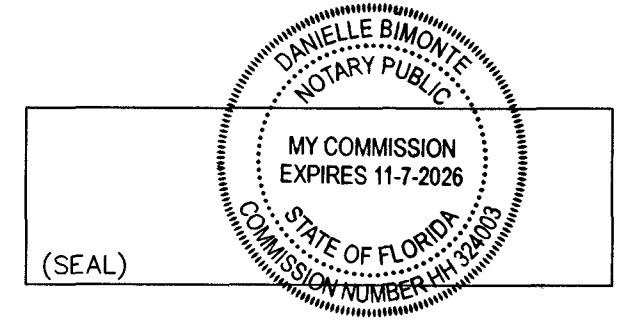
Witnesses for Rud 1 Flagler, LLC: Hale Orr (Hale Orr), Mark Johnson (Mark Johnson), Danielle Bimonte (Danielle Bimonte). Rud 1 Flagler, LLC is a Delaware Limited Liability Company with Jordan Rathlev as Vice President.

IN WITNESS WHEREOF: THE BELOW NAMED NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRPERSON, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF January 2024.

Witnesses for First Church of Christ, Scientist: Bianca Ko (Bianca Ko), Mary Bankman (Mary Bankman). Bianca Ko is the Chairperson.

ACKNOWLEDGEMENT:

STATE OF Florida COUNTY OF Palm Beach THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 5 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF December 2024, BY JORDAN RATHLEV, AS VICE PRESIDENT FOR RUD 1 FLAGLER, 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 10 DAY OF December 2024.



Notary Public: Danielle Bimonte, My Commission Expires: 11/07/26, Commission Number: #11324003.

ACKNOWLEDGEMENT:

STATE OF Florida COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 1 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1st DAY OF January 2024, BY BIANCA KO, AS CHAIRPERSON FOR FIRST CHURCH OF CHRIST, SCIENTIST, WEST PALM BEACH, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE FLORIDA NOT-FOR-PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED driver's license AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF January 2024.

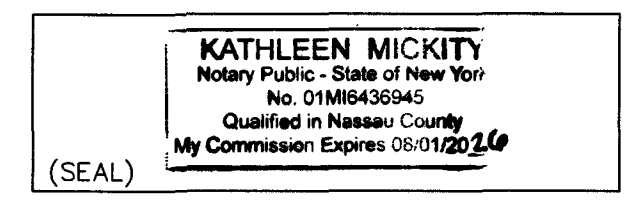


Notary Public: Mary Bankman, My Commission Expires: March 25, 2028, Commission Number: HH 507867.

Witnesses for Mortgagee: Cathie Kims (Cathie Kims), Jackie Mendia (Jackie Mendia). Cathie Kims is the Vice President.

ACKNOWLEDGEMENT:

STATE OF NEW YORK COUNTY OF NEW YORK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 1 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF December 2024, BY Ken Gerald, AS Vice President, OF MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT FOR MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER, AND MSD ROOF PARTNERS LIX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LENDER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Notary Public: Kathleen Mickity, My Commission Expires: 08-01-2026, Commission Number: 01M16436945.

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. THIS 29th DAY OF January 2024. BY: Keith A. 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: 1/9/25. Vincent J. Adel, P.S.M., Florida Certificate No. 4169.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH WE, SHUTTS & BOWEN, LLP, AS AGENT FOR FIRST AMERICAN 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PORTION OF THE PROPERTY DEDICATED AND SHOWN HEREON AS TRACT A IS VESTED IN RUD 1 FLAGLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND THE PORTION OF THE PROPERTY DEDICATED AND SHOWN HEREON AS TRACT B IS VESTED IN FIRST CHURCH OF CHRIST, SCIENTIST, WEST PALM BEACH, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THERE ARE NO DELINQUENT REAL ESTATE TAXES; 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.

Shutts & Bowen, LLP, Notary Public, My Commission Expires: 9/30/24, Commission Number: 123456789.

Witnesses for Title: Rud 1 Flagler, LLC, First Church of Christ, Scientist, West Palm Beach, Florida, Inc., MSD Roof Partners Lix, LLC, City Clerk.



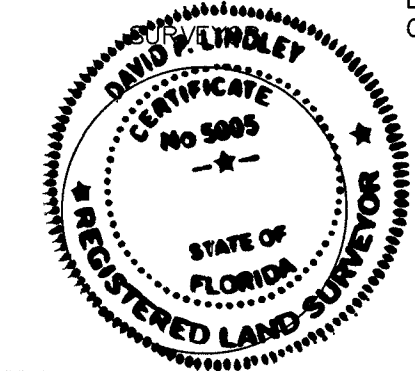
LEGEND AND ABBREVIATIONS:

- D.B. - DEED BOOK, P.L.S. - PROFESSIONAL LAND SURVEYOR, FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION, P.S.M. - PROFESSIONAL SURVEYOR & MAPPER, LB - LICENSED BUSINESS, R/W - RIGHT-OF-WAY, ORB. - OFFICIAL RECORDS BOOK, R - RADIUS, P.B. - PLAT BOOK, L - ARC LENGTH OR DISTANCE, PG - PAGE, P.B. - POINT OF BEGINNING, P.O.C. - POINT OF COMMENCEMENT, P.S.M. - PROFESSIONAL SURVEYOR & MAPPER, R/W - RIGHT-OF-WAY, R - RADIUS, L - ARC LENGTH OR DISTANCE, P.B. - PLAT BOOK, Δ - CENTRAL ANGLE (DELTA), Δ - CENTERLINE.

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: 12/3/2024. 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.



CFN 20250036188 PL BK 138 PG 187