

NORTH BATES SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 49, OF THE PLAT OF SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY 2025

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:16 P. M. THIS 21 DAY OF February 2025 AND DULY RECORDED IN PLAT BOOK 139 ON PAGES 17 THROUGH 18.

JOSEPH ABRUZZO
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: [Signature]
 DEPUTY CLERK

SHEET 1 OF 2



PALM BEACH COUNTY CLERK & COMPTROLLER

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT LIN ZHENG, A MARRIED MAN, OWNER OF THE LAND SHOWN HEREON AS NORTH BATES SUBDIVISION, BEING A REPLAT OF A PORTION OF LOT 49, OF THE PLAT OF SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 49, OF THE PLAT OF SQUARE LAKE, AS RECORDED IN PLAT BOOK 23, PAGE 141 OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE WESTERLY 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

SAID PARCEL CONTAINS 4.773 ACRES, OR 207,900 SQ. FT., MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2, 3, AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIN ZHENG, A MARRIED MAN, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LIN ZHENG, A MARRIED MAN, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS 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 THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, I LIN ZHENG, DO HEREUNTO SET MY HAND AND SEAL THIS 15 DAY OF January, 2025.

WITNESS: [Signature] BY: Lin
 PRINT NAME: Matthew Barnes PRINT NAME: LIN ZHENG

WITNESS: [Signature]
 PRINT NAME: ALEX LANDRY

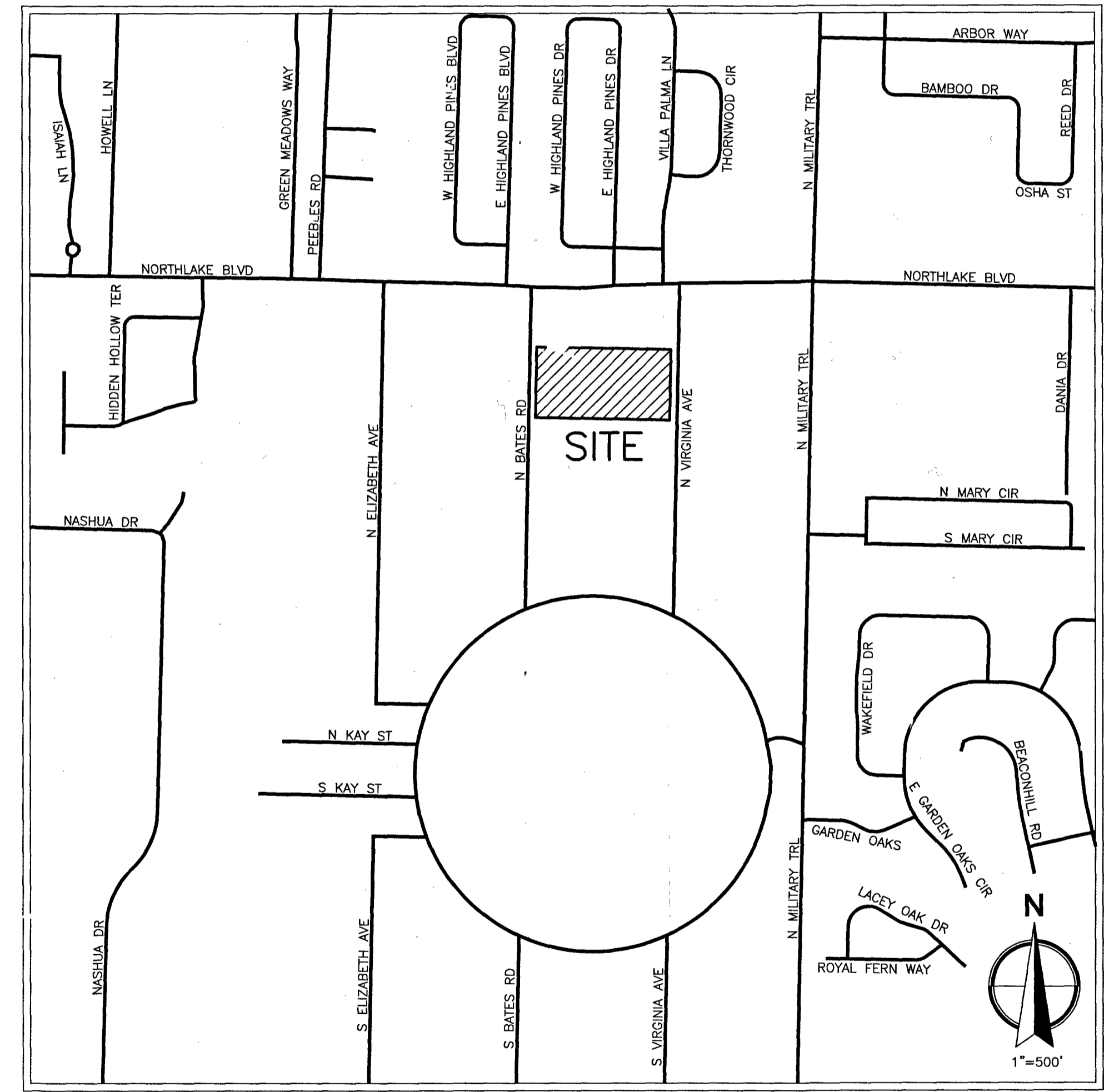
ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF January, 2025, BY Lin Zheng, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] (TYPE OF IDENTIFICATION) IDENTIFICATION.

MY COMMISSION EXPIRES: 3-31-26

NOTARY PUBLIC: [Signature]
 PRINT NAME: Candy Little
 COMMISSION NO: 444724313



LOCATION MAP

TITLE CERTIFICATION

STATE OF Florida
 COUNTY OF Broward

I, CHARLES S. DALE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LIN ZHENG, A MARRIED MAN; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 1-8-2025 BY: [Signature]
 CHARLES S. DALE
 FLORIDA BAR NO. 153740

COUNTY APPROVAL

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20 DAY OF February 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: [Signature]
 DAVID L. RICKS, P.E.
 COUNTY ENGINEER
 LICENSE NO. 83954

SITE DATA

PALM BEACH COUNTY CONTROL NUMBER: 2017-00178

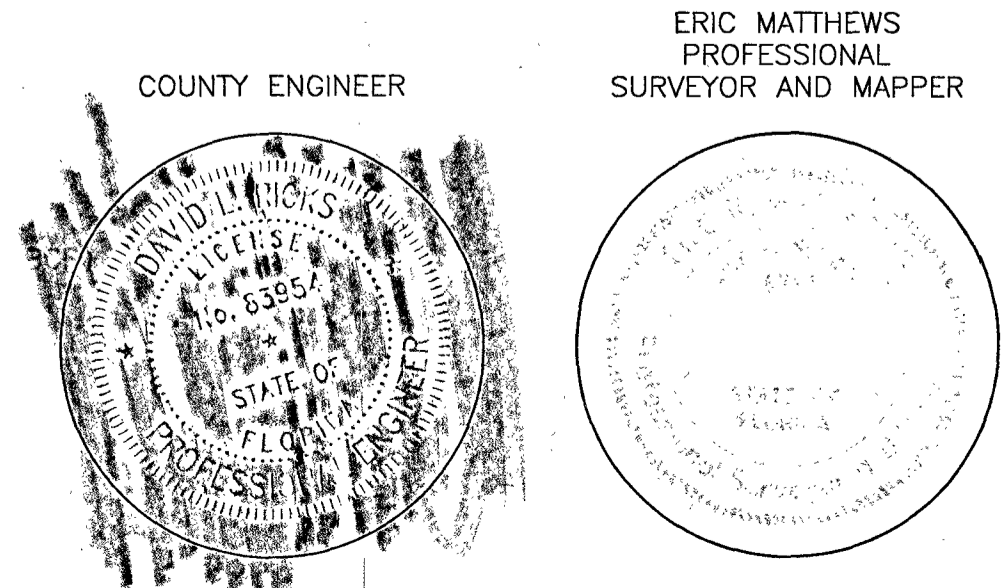
SURVEYOR AND MAPPER'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBLIMITED 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 THIS COUNTY.
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 88°33'47" EAST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SURVEYOR AND 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 ("PRMs") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCPs") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1/20/2025 BY: [Signature]
 ERIC R. MATTHEWS, P.S.M.
 FOR THE FIRM: WGI, INC.
 FLORIDA LICENSE NO. 6717



WGI

2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
 PHONE NO. 866.909.2220 www.wginc.com
 CERT NO. 6091 - LB NO. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WGI, INC.

CFN 202500062140 PL BK 139 PG 17