

# ICON MARINA PLAT

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 2 OF NORTH PALM BEACH PLAT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 30 TOGETHER WITH ADDITIONAL LANDS IN IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

129

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 12:41 PM, this 2 day of May, 2024 and duly recorded in Plat Book No. 137, on Pages 129 to 131.

Joseph Abruzzo, Clerk & Comptroller  
By: Russ Linder



### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT **RD IMV OWNER, LLC**, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AS:

#### ICON MARINA PLAT

CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATION:

1. **TRACT 1**, AS SHOWN HEREON, IS HEREBY RESERVED BY **RD IMV OWNER, LLC**, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID **RD IMV OWNER, LLC**, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

RD IMV OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature] President  
(SIGNATURE) (PRINT TITLE)

Steven Patterson  
(PRINT NAME)

WITNESS: [Signature] (SIGNATURE)  
SALVADOR ARCE (PRINT NAME)

WITNESS: [Signature] (SIGNATURE)  
Natalie Perez (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS DAY OF April, 2024 BY Steven Patterson AS President FOR RD IMV OWNER, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Jul 25, 2026 (SEAL)

[Signature] (SIGNATURE) Sherena Mustafa (PRINT NAME)  
NOTARY PUBLIC NOTARY PUBLIC

### MORTGAGEE'S JOINDER AND CONSENT

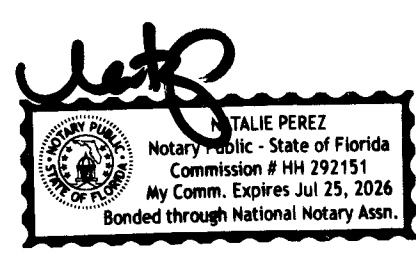
STATE OF Florida  
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AS TRACT 1, 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 RECORD BOOK 32283 AT PAGES 51-78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF April, 2024.

BY: [Signature] SVP  
(SIGNATURE) (PRINT TITLE)

Ben Flanders SANTANDER BANK, N.A.  
(PRINT NAME) (CORPORATION NAME)



### TITLE CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF Miami-Dade

I, KIMBERLY S. LECOMPTE, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF THE 16 DAY OF March, 2024:

- RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THE PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION;
- ALL HOLDERS OF MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW HAVE SIGNED THE PLAT; AND THAT REAL PROPERTY TAXES HAVE BEEN PAID, AND
- THERE ARE NO OUTSTANDING TAXES AND ASSESSMENTS.

DATED: 3/26/24

BY: [Signature]  
KIMBERLY S. LECOMPTE, ESQ.  
ATTORNEY AT LAW  
FLORIDA BAR # 456299  
FOR THE FIRM OF GREENBERG TRAURIG, P.A.

### SURVEYOR'S CERTIFICATE:

I HEREBY 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 AND MONUMENTS ACCORDING TO SECTION 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: 4/25/2024

BY: [Signature]  
PETER ANDERSEN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5199

### CITY OF WEST PALM BEACH APPROVAL:

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THIS DAY OF April, 2024.

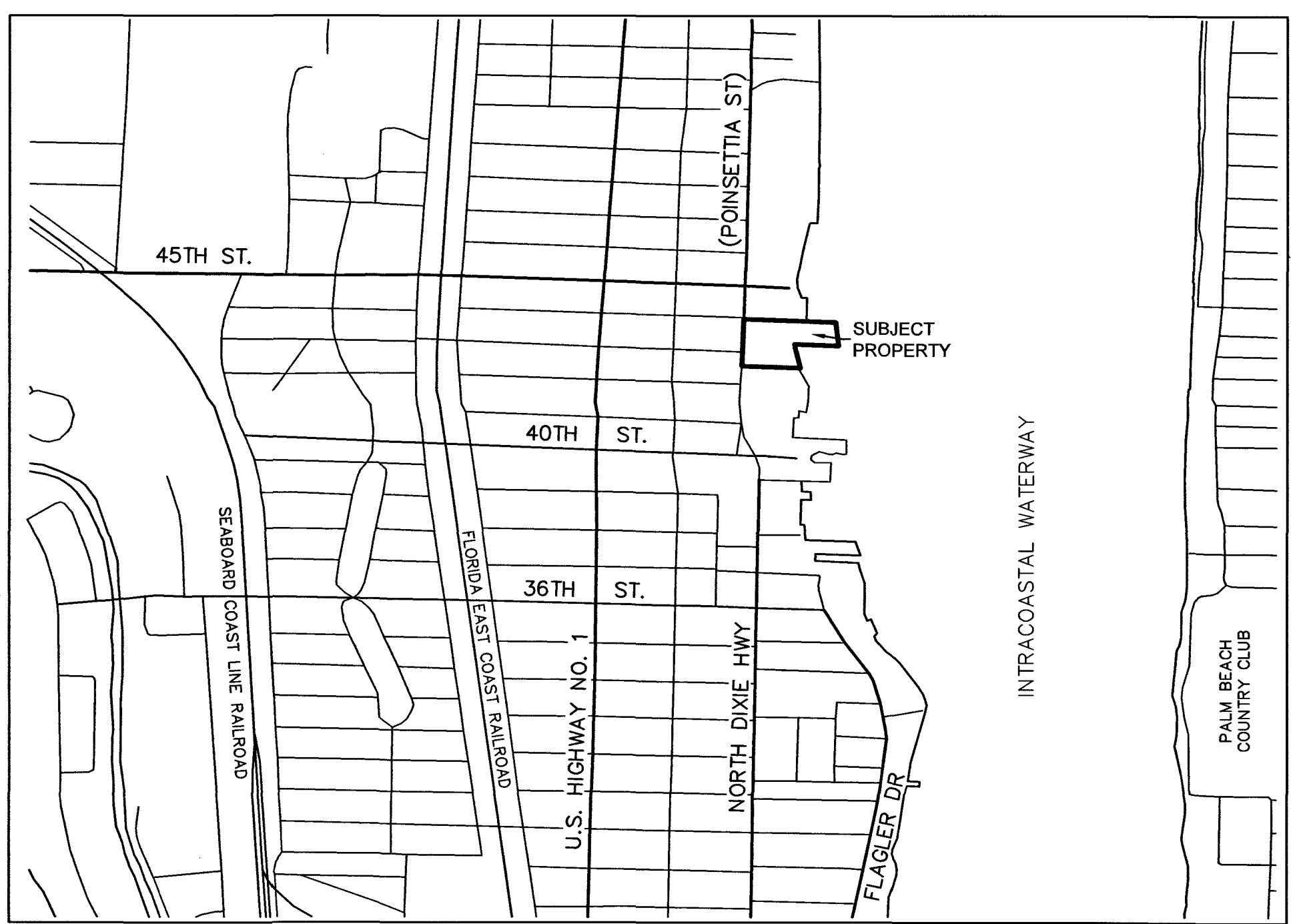
BY: [Signature]  
KEITH A. JAMES, MAYOR

### 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. 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: 4/27/24

BY: [Signature]  
VINCENT L. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169



LOCATION MAP  
NOT TO SCALE

RD IMV OWNER, LLC SEAL (IF AVAILABLE) (BANK) SEAL (IF AVAILABLE) CITY OF WEST PALM BEACH SEAL CITY SURVEYOR'S SEAL SURVEYOR'S SEAL

GCY JOB NO. 22-1041-01

INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108  
CORPORATE OFFICE  
PO BOX 1469 • 1505 SW MARTIN HWY.  
PALM CITY, FL 34991  
(772) 286-8083

CFN 20240150315 PL BK 137 PG 129