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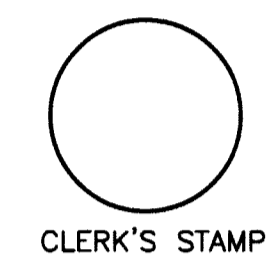
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:39 A.M.
THIS 1 DAY OF October
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 124 ON
PAGES 175 AND 176



SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Debra McGee*
DEPUTY CLERK

SHEET 1 OF 2

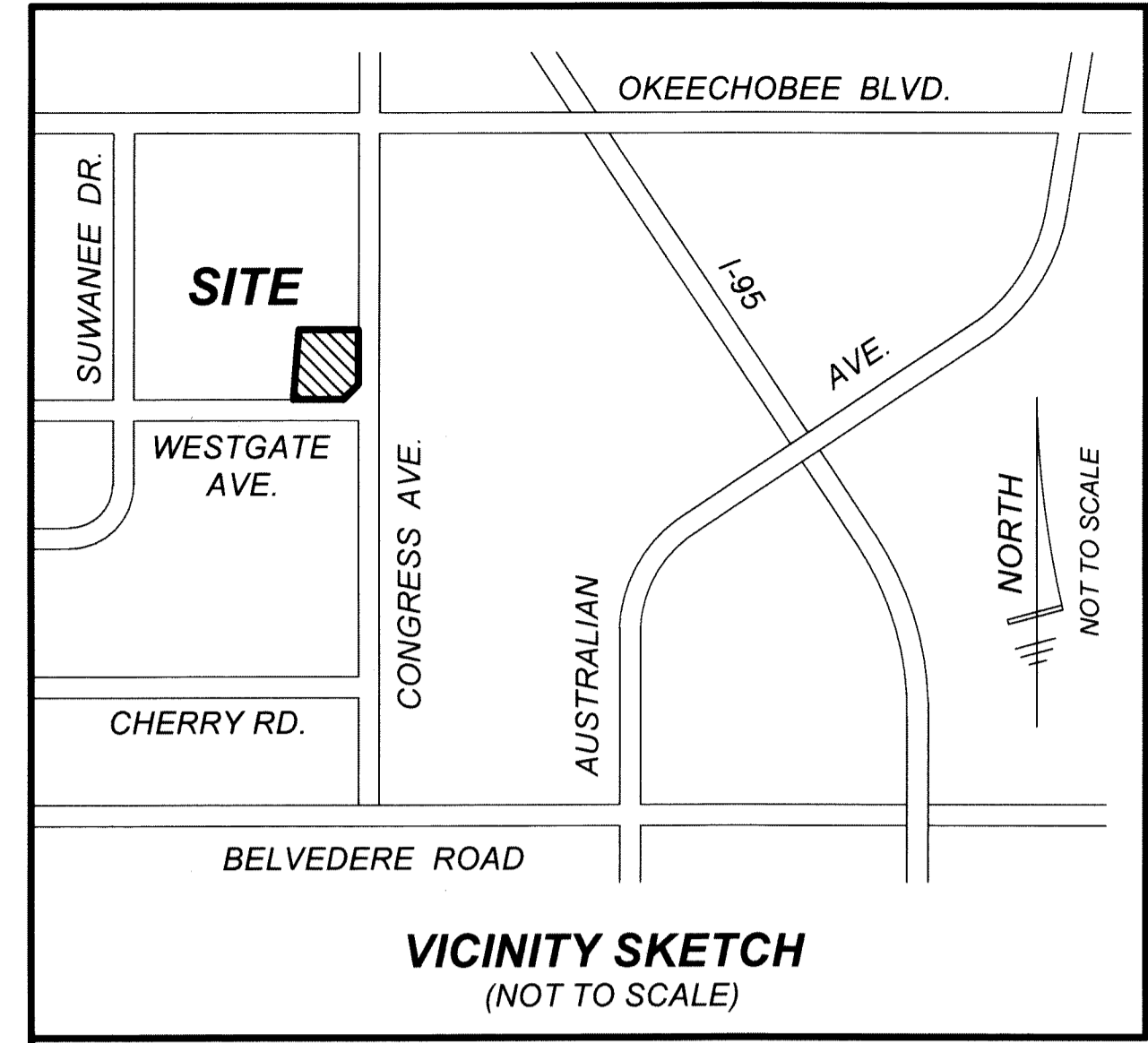


MEERDINK'S LITTLE RANCHES REPLAT No. 1

Being a replat of a portion of Lots 11 and 12, MEERDINK'S LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 4, Page 50, of the Public Records of Palm Beach County, Florida, lying in Section 30, Township 43 South, Range 43 East, Palm Beach County, Florida.

CONTROL No.: 1980-00008

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 this county.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JASMINE OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS MEERDINK'S LITTLE RANCHES REPLAT No. 1, BEING A REPLAT OF A PORTION OF LOTS 11 AND 12, MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOTS 11 AND 12, MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 11, SAID POINT LYING 35.00 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF OF SAID LOT 11 AND ALSO BEING THE NORTHWEST CORNER OF A STRIP OF LAND DEEDED FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR N. CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 3345, PAGE 281, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LIMITS OF SAID ADDITIONAL ROAD RIGHT-OF-WAY, SOUTH 01°32'12" WEST, A DISTANCE OF 160.00 FEET TO THE MOST NORTHERLY POINT OF A STRIP OF LAND DEEDED FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR N. CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 28319, PAGE 1995, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 46°32'12" WEST, ALONG THE WESTERLY LINE OF SAID ADDITIONAL ROAD RIGHT-OF-WAY, A DISTANCE OF 56.57 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12 (SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MONROE STREET AS SHOWN ON SAID PLAT OF MEERDINK'S LITTLE RANCHES); THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 88°27'48" WEST, A DISTANCE OF 95.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 03°53'15" EAST, ALONG THE WEST LINE OF SAID LOTS 11 AND 12, A DISTANCE OF 200.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 88°27'48" EAST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 0.584 ACRE, MORE OR LESS.

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

PARCEL 1

PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR JASMINE OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS PARCEL SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3280, PAGE 1563, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

UTILITY EASEMENT

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS WITHIN PARCEL 1, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LIMITED ACCESS EASEMENT (L.A.E.)

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE ABOVE-NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, JASMINE OF PALM BEACH, L.C., A FLORIDA LIMITED LIABILITY COMPANY, THIS 4 DAY OF October, 2017.

JASMINE OF PALM BEACH, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: JASMINE OF PALM BEACH, L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

WITNESS: *B. Ram*
BASED RAM
PRINTED NAME

WITNESS: *Beatrice Lopez*
Beatrice Lopez
PRINTED NAME

BY: *Basem Ali*
BASEM ALI,
MANAGING MEMBER

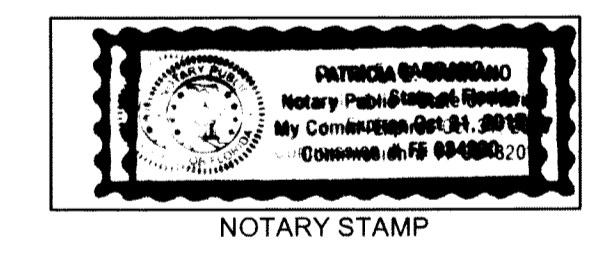
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME PERSONALLY APPEARED BASEM ALI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JASMINE OF PALM BEACH, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF JASMINE OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF October, 2017.

10/31/2017
MY COMMISSION EXPIRES:
FF 034320
MY COMMISSION NO.:



Patricia E. Cazzano
SIGNATURE OF NOTARY PUBLIC
Patricia E. Cazzano
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, *BRUCE SPERRY*, 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 JASMINE OF PALM BEACH, LTD., A FLORIDA LIMITED PARTNERSHIP; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 6 DAY OF October, 2017.

Bruce Sperry
BRUCE SPERRY
PRINTED NAME
FLORIDA BAR NO. 312355

SURVEYOR & 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 (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, 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.

DATED THIS 10th DAY OF October, 2017.

Robert J. Cajal
ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER LS 6266
WALLACE SURVEYING CORPORATION

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 30th DAY OF October, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

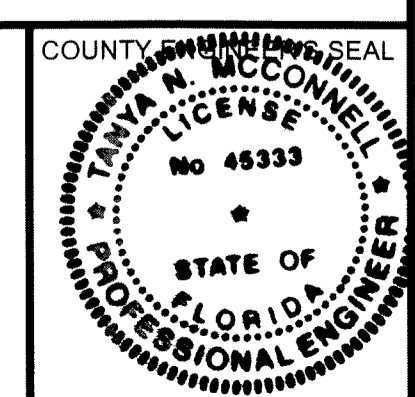
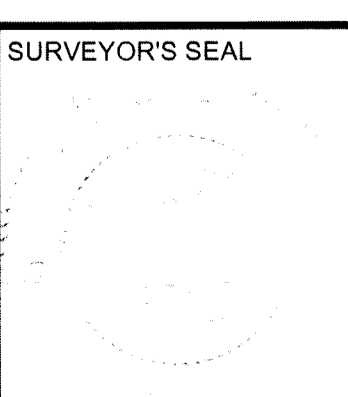
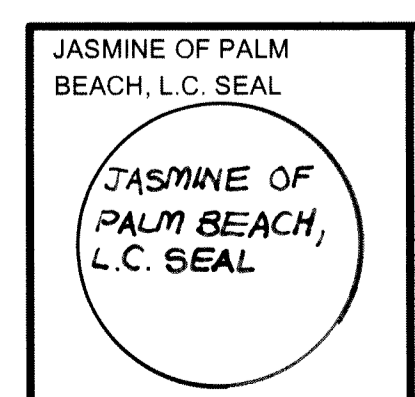
Stuart McConnell
STUART MCCONNELL
COUNTY ENGINEER

NOTES:

- COORDINATES SHOWN ARE GRID.
- DATUM = NAD 83, 1990 ADJUSTED.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND.
- SCALE FACTOR = 1.00004312. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH BEARS NORTH 01°32'12" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- 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 EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- IN ACCORDANCE WITH F.S. CHAPTER 177.091(28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL
WALLACE SURVEYING CORPORATION
LICENSED BUSINESS NUMBER 4569
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561/640-4551



**MEERDINK'S LITTLE RANCHES
REPLAT No. 1**

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 16-1158-1	F.B.	PG.
OFFICE: R.C.	DATE: APRIL, 2016	DWG. No.:	16-1158-1
C'K'D:	REF.: 16-1158-1.DWG	SHEET 1 OF 2	