

TENTH AVENUE PLAT

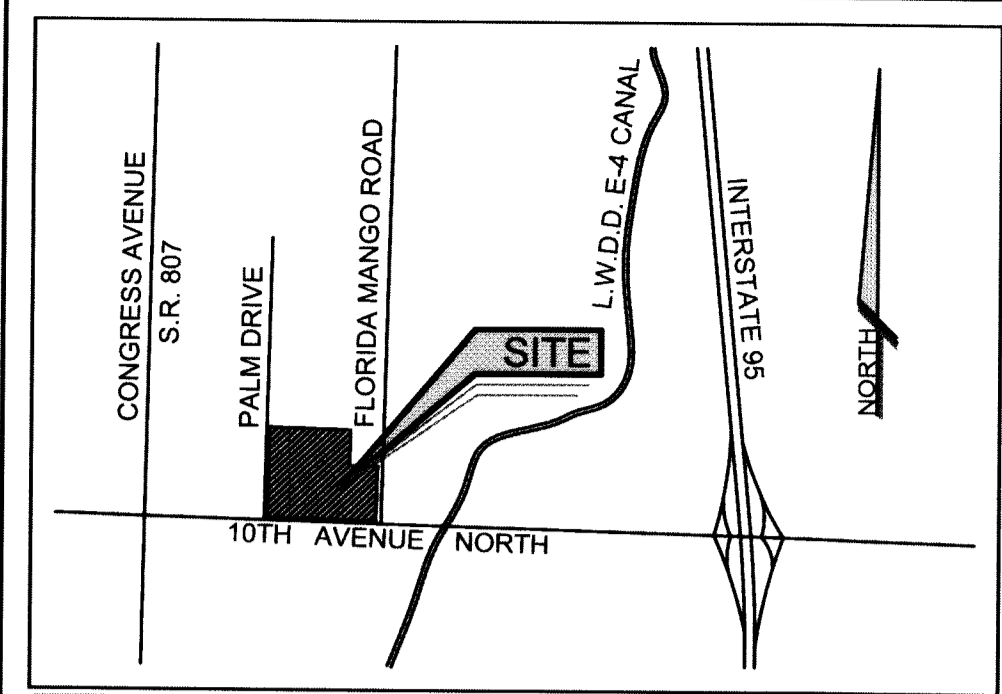
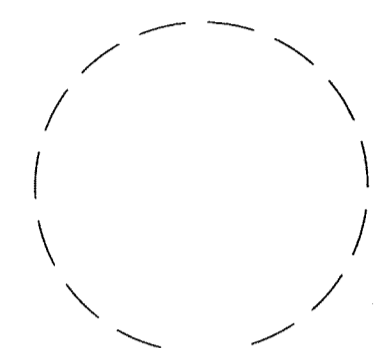
A REPLAT OF A PORTION OF TRACTS 8, 9, 22 AND 23, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:53 AM THIS 13 DAY OF July 2018 AND DULY RECORDED IN PLAT BOOK NO. 726 ON PAGE 82-83
SHARON R. BROCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*
DEPUTY CLERK



COUNTY CLERK SEAL



LOCATION MAP (NOT TO SCALE)

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS:
THAT 10TH AVENUE PARTNERSHIP LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "TENTH AVENUE PLAT", BEING A REPLAT OF A PORTION OF TRACTS 8, 9, 22 AND 23, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 8, 9, 22 AND 23, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 23; THENCE N.88°07'50"W. ALONG THE SOUTH LINE OF TRACT 23, A DISTANCE OF 40.00 FEET; THENCE N.01°29'51"E. PARALLEL WITH AND 40 FEET WEST OF THE EAST LINE OF TRACT 23, A DISTANCE OF 39.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 10TH AVENUE NORTH AS PER DEED IN OFFICIAL RECORD BOOK 2558, PAGE 838, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N.01°29'51"E. ALONG THE WEST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD PER SAID DEED, BEING A LINE PARALLEL WITH AND 40 FEET WEST OF THE EAST LINE OF TRACT 23, FOR A DISTANCE OF 430.03 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 27421, PAGE 527, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°06'46"W. ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 125.19 FEET TO THE EAST LINE OF THE WEST HALF OF TRACT 8; THENCE N.01°29'19"E. ALONG THE EAST LINE OF THE WEST HALF OF TRACT 23 AND THE EAST LINE OF THE WEST HALF OF TRACT 8, A DISTANCE OF 219.50 FEET; THENCE N.88°08'29"W. ALONG THE NORTH LINE OF THE SOUTH 32.00 FEET OF TRACTS 8 AND 9, A DISTANCE OF 495.49 FEET TO THE WEST LINE OF TRACT 9; THENCE S.01°30'41"W. ALONG THE WEST LINE OF TRACTS 9 AND 22, A DISTANCE OF 649.47 FEET TO THE NORTH RIGHT OF WAY LINE OF 10TH AVE. NORTH AS DESCRIBED IN OFFICIAL RECORD BOOK 2558, PAGE 838, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°07'50"E. ALONG THE LAST DESCRIBED LINE, BEING A LINE PARALLEL WITH AND 39 FEET NORTH OF THE SOUTH LINE OF TRACTS 22 AND 23, A DISTANCE OF 621.00 FEET TO THE POINT OF BEGINNING, CONTAINING 375,756 SQUARE FEET OR 8.626 ACRES.

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

- LOTS 1 AND 2, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS.
- THE SIGN EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS FOR THE CONSTRUCTION AND MAINTENANCE OF A SIGN.
- 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. 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.
- TRACT RAW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

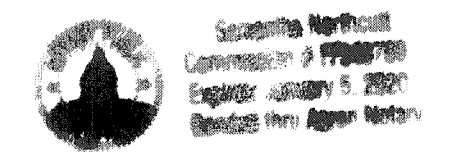
IN WITNESS WHEREOF, 10TH AVENUE PARTNERSHIP LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED ON BEHALF OF ITS GENERAL PARTNER 10TH AVENUE GP LLC BY JOHN J. HOECKER, MANAGER, THIS 11 DAY OF JUNE 2018.

10TH AVENUE PARTNERSHIP LTD., A FLORIDA LIMITED PARTNERSHIP
BY: *[Signature]*
JOHN J. HOECKER, MANAGER
10TH AVENUE GP LLC, GENERAL PARTNER
WITNESS: *[Signature]*
PRINT NAME: *Keat Willeming*
WITNESS: *[Signature]*
PRINT NAME: *Michele Paquette*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *John Hoecker* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF June 2018.
NOTARY PUBLIC: *[Signature]*
PRINT NAME: *Samantha Northcutt*
MY COMMISSION EXPIRES: 1.5.20
LICENSE NUMBER: _____
SEAL



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 RECORD BOOK 29652, PAGE 1815, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Reg. Mang Dir* AND ITS CORPORATE SEAL TO BE FIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF May 2018.

FIRST REF MORTGAGE BANK
BY: *[Signature]*
PRINT NAME: *JAMES B. MEANY* TITLE: *RMD*
WITNESS: *[Signature]*
PRINT NAME: *CHRISTINE HANCOCK*
WITNESS: *[Signature]*
PRINT NAME: *Thomas Scherer*

VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 12th DAY OF July 2018.

BY: *[Signature]*
BEV SMITH - VILLAGE CLERK
ATTEST: *[Signature]*
KIMBERLY M. WYNN - VILLAGE CLERK

TITLE CERTIFICATION

I, PAUL A. KRASKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 10TH AVENUE PARTNERSHIP 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 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: 5-24-18
[Signature]
PAUL A. KRASKER
FLORIDA BAR NO. 0893196

REVIEWING SURVEYOR AND MAPPERS CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF THE GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

[Signature]
BY: JOHN J. RICE, P.S.M.
FLORIDA LICENSE NO. LS4506
DATE: 6/6/2018

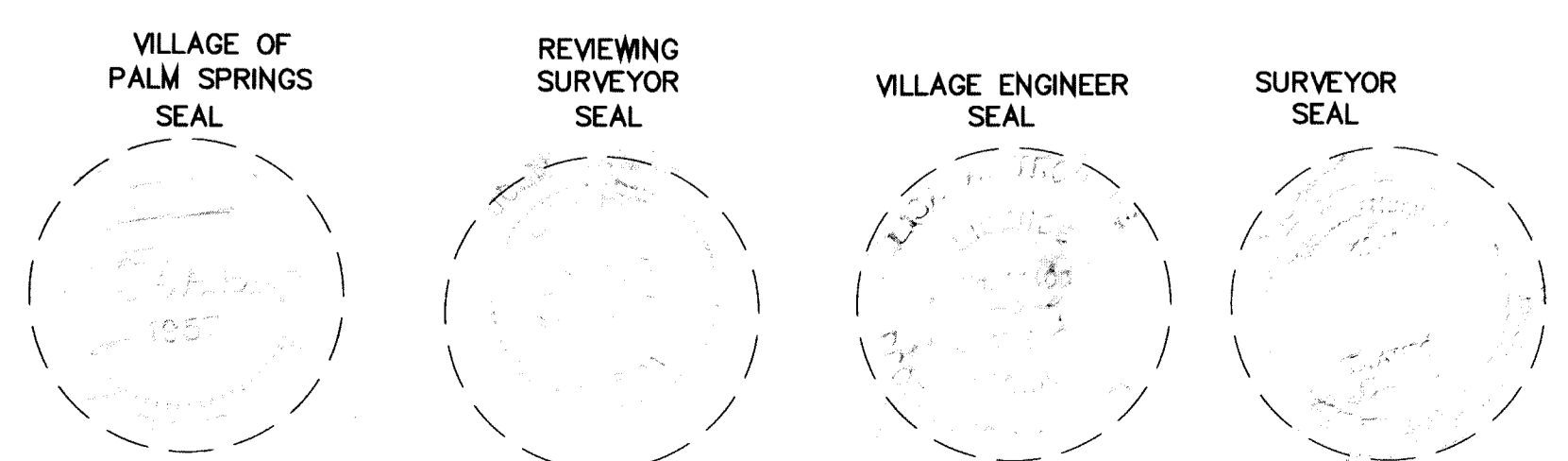
SURVEYOR AND MAPPERS CERTIFICATE

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."), PERMANENT CONTROL POINTS ("P.C.P.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.

[Signature]
MICHAEL J. MILLER, P.S.M.
LICENSE NO. 4034
STATE OF FLORIDA

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLORIDA MANGO ROAD, SAID LINE BEING MONUMENTED AND HAVING AN ASSUMED BEARING OF N.01°28'51"E. ROTATE PLAT BEARINGS 00°10'31" COUNTER CLOCKWISE TO GRID BEARINGS.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR.
SCALE FACTOR = 1.000044179219
- COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- 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.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460



SCALE: 1" = 40'	MILLER LAND SURVEYING LB NO. 6838 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: millersurveying@aol.com	REFERENCES: NA
DRAWN BY: PICARD		PREV. JOB NOS.
FIELD WK: M.M./B.M.		JOB NO. Y180134
DATE: 03/08/2018		L - 1663 - PLAT