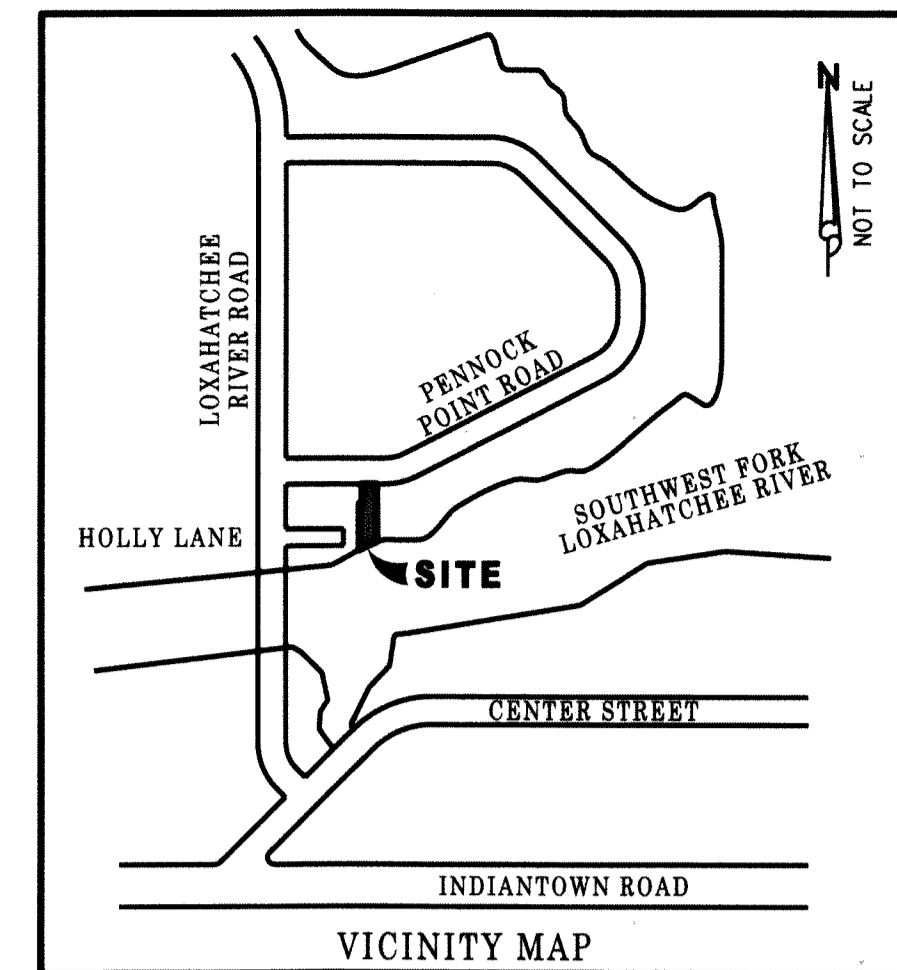


BILLS PLAT

BEING A PORTION OF LOT 1 ACCORDING TO THE AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORDS BOOK 10972, PAGE 1778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



24
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:58 PM THIS 12th DAY OF August 2019 AND DULY RECORDED IN PLAT BOOK 129 ON PAGES 24 THRU 25.
SHARON R. BOCK
CLERK AND COMPTROLLER
By: *[Signature]* D.C.

SHEET 1 OF 2



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN CLARK BILLS AND JESSICA BILLS, OWNERS OF THE LAND SHOWN HEREON AS BILLS PLAT, BEING A PORTION OF LOT 1 ACCORDING TO THE AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORDS BOOK 10972, PAGE 1778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF POINT ROAD AS SHOWN ON THE PLAT OF LOXAHATCHEE GARDENS, RECORDED IN PLAT BOOK 23, PAGE 237, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID GOVERNMENT LOT 4 AND THE EAST LINE OF THE WEST 605.00 FEET OF SAID GOVERNMENT LOTS 4 AND 5, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF BIONDO PLAT, AS RECORDED IN PLAT BOOK 127, PAGES 71 AND 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SAID NORTH LINE OF THE SOUTH 50.00 FEET OF GOVERNMENT LOT 4, SOUTH 89°58'03" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 620.00 FEET OF SAID GOVERNMENT LOT 4; THENCE ALONG SAID EAST LINE, NORTH 00°16'43" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF POINT ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°58'03" EAST, A DISTANCE OF 113.33 FEET TO A POINT ON THE EAST LINE OF THE WEST 103.33 FEET OF THE EAST 370.00 FEET OF THE WEST 940.00 FEET OF SAID GOVERNMENT LOTS 4 AND 5; THENCE ALONG SAID EAST LINE, SOUTH 00°16'43" EAST, A DISTANCE OF 419.79 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING FOUR COURSES, SOUTH 64°44'18" WEST, A DISTANCE OF 67.60 FEET; THENCE SOUTH 39°57'33" WEST, A DISTANCE OF 15.48 FEET; THENCE SOUTH 63°00'33" WEST, A DISTANCE OF 60.30 FEET; THENCE SOUTH 37°26'48" WEST, A DISTANCE OF 5.22 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST 605.00 FEET OF GOVERNMENT LOTS 4 AND 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID BIONDO PLAT; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF SAID BIONDO PLAT, NORTH 00°16'43" WEST, A DISTANCE OF 342.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.286 ACRES OR 56.012 SQUARE FEET MORE OR LESS.

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

1) LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR JOHN CLARK BILLS AND JESSICA BILLS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JOHN CLARK BILLS AND JESSICA BILLS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, JOHN CLARK BILLS AND JESSICA BILLS, DO HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF July, 2019.

WITNESS: *[Signature]*
PRINT NAME: Cheryl A. Farley

WITNESS: *[Signature]*
PRINT NAME: Barbara Leach

WITNESS: *[Signature]*
PRINT NAME: Cheryl A. Farley

WITNESS: *[Signature]*
PRINT NAME: Barbara Leach

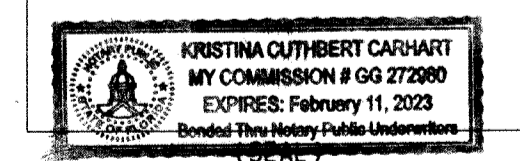
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN CLARK BILLS AND JESSICA BILLS WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF July, 2019.

MY COMMISSION EXPIRES: 2/17/23
PRINT NAME: Kristina Cuthbert Carnot
COMMISSION NUMBER: GG 27290



MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29882 AT PAGE 775 OF THE 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF July, 2019.

BY: SEACOAST NATIONAL BANK

WITNESS: *[Signature]*
PRINT NAME: Elisabeth Aleks

WITNESS: *[Signature]*
PRINT NAME: Lynne A. Smith

BY: *[Signature]*
PRINT NAME: PATTI LOOMIS
VICE PRESIDENT

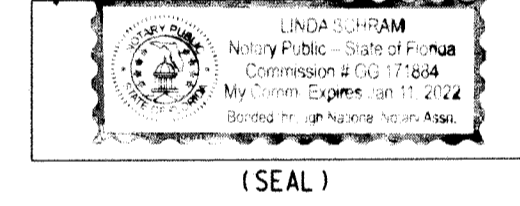
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME PERSONALLY APPEARED PATTI LOOMIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SEACOAST NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF July, 2019.

MY COMMISSION EXPIRES: Jan 11, 2022
PRINT NAME: Linda Schram
COMMISSION NUMBER: GG-171884



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALYS NAGLER DANIELS, 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 JOHN CLARK BILLS AND JESSICA BILLS; 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.

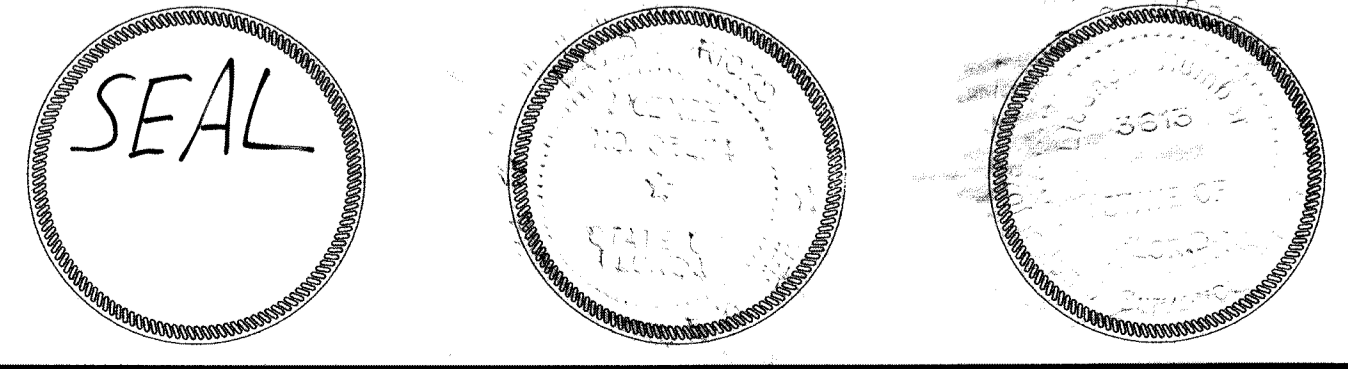
DATE: 7/22/2019 BY: *[Signature]*
ALYS NAGLER DANIELS
FLORIDA BAR NO. 354600

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") 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.

DATE: 7/16/2019 BY: *[Signature]*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

SEACOAST NATIONAL BANK COUNTY ENGINEER DAVID C. LIDBERG, P.S.M.



PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT

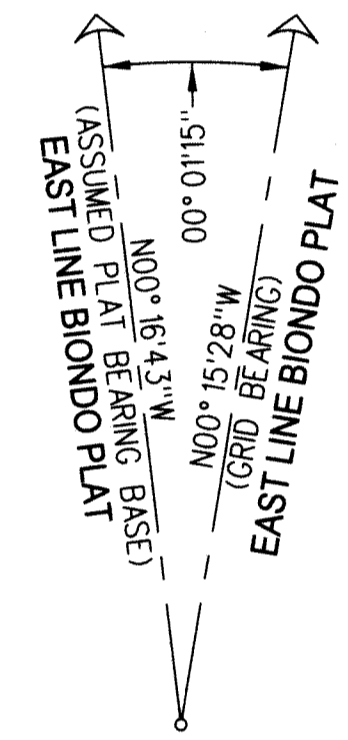
ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

SCALE FACTOR = 1.000034161

GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

ASSUMED TO GRID BEARING CONVERSION:



TO CONVERT ASSUMED PLAT BEARINGS TO STATE PLANE GRID BEARINGS ROTATE PLAT BEARINGS 00°01'15\"/>

SURVEYOR & MAPPER'S NOTES:

- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°16'43\"/>
- SEE THAT AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORD BOOK 10972, PAGE 1778 AND THOSE AFFIDAVITS IN SUPPORT OF APPLICATION FOR PLAT WAIVER AS RECORDED IN OFFICIAL RECORD BOOK 10972, PAGE 1786, OFFICIAL RECORD BOOK 10972, PAGE 1797, OFFICIAL RECORD BOOK 10972, PAGE 1803 AND OFFICIAL RECORD BOOK 10972, PAGE 1807, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR NON-PLOTTABLE SURVEY ITEMS WHICH AFFECT THE PROPERTY.

COUNTY APPROVAL

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 DAY OF 12 AUG, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

[Signature]
COUNTY ENGINEER - DAVID L. RICKS, P.E.

ABBREVIATIONS:

- CONC. = CONCRETE
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- F.N.D. = FOUND
- LB. = LICENSE BOARD
- MON. = MONUMENT
- N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- R/W = RIGHT OF WAY
- E. = EAST
- N. = NORTH
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- S. = SOUTH
- S.E. = SOUTHWEST
- S.W. = SOUTHWEST
- W. = WEST
- (C) = CALCULATE
- (M) = MEASURE
- C. = CENTERLINE

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD:	K:\UST \ 354042 \ 96-647-306 \ 96-647-306.DGN		
REF.			
FLD.	FB.	PG.	JOB 96-647-306
OFF.	R.J.W.		DATE 04/24/2019
CKD.	D.C.L.	SHEET 1 OF 2	DWG. 096-647P