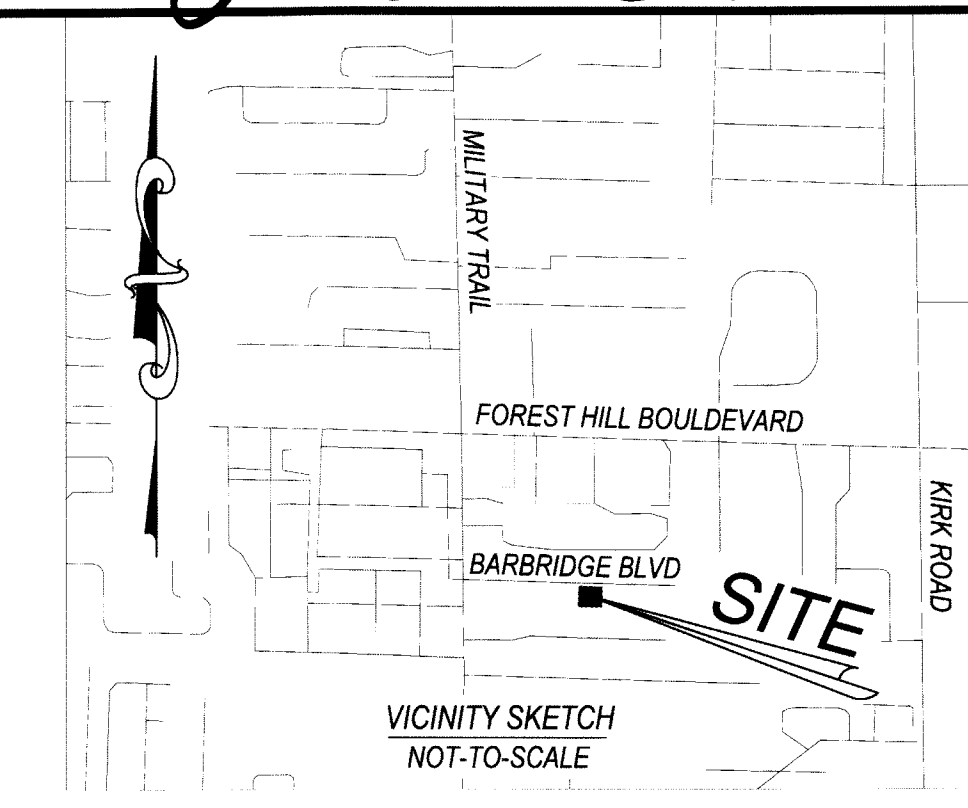


20200180032

BARBRIDGE

BEING A PORTION OF THE SOUTHWEST ONE QUARTER OF THE
SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 12:15 PM
THIS 26th DAY OF
May, 2020
AND DULY RECORDED IN PLAT
BOOK 130
ON PAGE 108-109
SHARON R. BOCK,
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*

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DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT OWUER GONZALEZ, OWNER OF THE LANDS SHOWN HEREON AS "BARBRIDGE", BEING A PORTION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA; THENCE PROCEED N01°30'19"E ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 12, A DISTANCE OF 500.14 FEET; THENCE PROCEED S88°44'57"E ALONG A LINE 167.06 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 6, BLOCK 4, AS SHOWN IN PLAT OF PALM BEACH PLANTATION, RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF BARBRIDGE ROAD), A DISTANCE OF 333.45 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED HEREON, AND THE POINT OF BEGINNING; THENCE CONTINUE S88°44'57"E A DISTANCE OF 150.17 FEET; THENCE S01°29'45"E A DISTANCE OF 166.77 FEET; THENCE N88°44'33"W A DISTANCE OF 150.17 FEET; THENCE N01°29'45"W A DISTANCE OF 166.75 FEET TO THE POINT OF BEGINNING. CONTAINING 25013.69 SQ. FT. OR 0.574 ACRES

LOT A AND LOT B, AS SHOWN HEREON ARE HEREBY RESERVED BY OWUER GONZALEZ, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF OWUER GONZALEZ, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

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

IN WITNESS WHEREOF, I, OWUER GONZALEZ, DO HERETO SET MY HAND AND SEAL THIS 4th DAY OF March, 2020.

WITNESS: *[Signature]*
PRINT NAME: K. Randazzo
WITNESS: *[Signature]*
PRINT NAME: Lesley Lunt

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED OWUER GONZALEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Driver's License 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 4 DAY OF March, 2020.

GG 354697
MY COMMISSION NO.:
03/02/2021
MY COMMISSION EXPIRES:
[Signature]
SIGNATURE OF NOTARY PUBLIC
Lesley Lunt
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, First International Title, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN OWUER GONZALEZ; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 THIS 4th DAY OF March, 2020. BY: *[Signature]*
K. Randazzo, Mgr.
(NAME AND TITLE)

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 6th DAY OF MARCH, 2020. *[Signature]*
JOHN J. RICE, P.S.M.
FLORIDA CERTIFICATE NO. LS 4506

SURVEYOR AND MAPPER 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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 THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATED THIS 4th DAY OF MARCH, 2020. *[Signature]*
DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. LS7211

APPROVAL- VILLAGE OF PALM SPRINGS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS 11th DAY OF MAY, 2020.

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

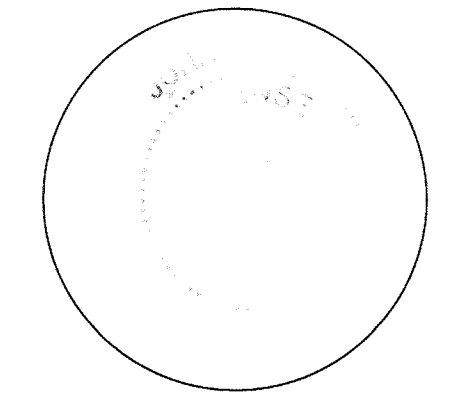
SURVEYOR'S NOTES:

* 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.

* TABULAR AREA:
TOTAL = 25013.69 SQ. FT. OR 0.574 ACRES
* THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEARS S01°30'19" E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.
* DISTANCES ARE IN U.S. SURVEY FOOT
* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION LB #6788

* ABBREVIATIONS:
PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
PRM = PERMANENT REFERENCE MONUMENT
LS = LICENSED SURVEYOR
ID = IDENTIFICATION

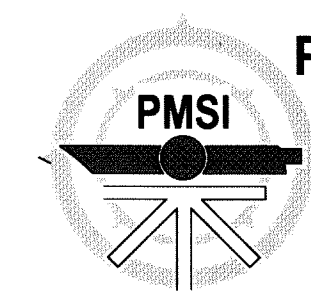
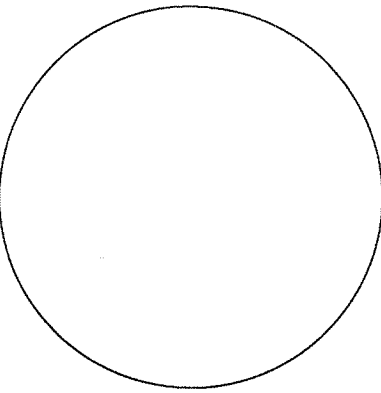
REVIEWING SURVEYORS SEAL



VILLAGE OF PALM SPRINGS SEAL



SURVEYOR'S SEAL



PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
JOB # 19030243