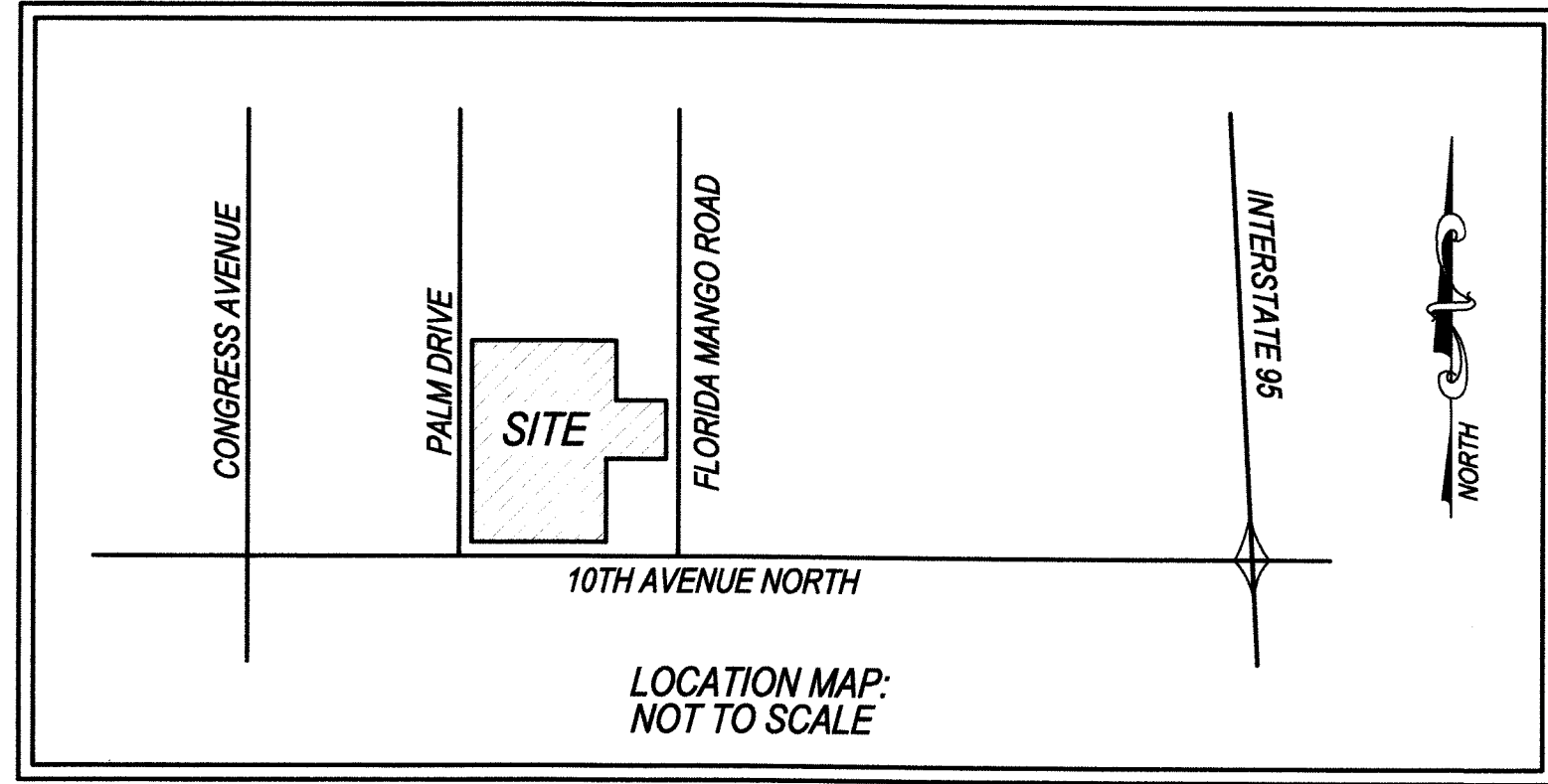


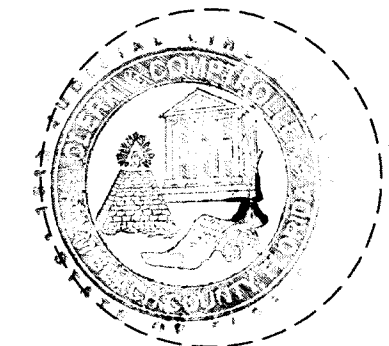
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136



# TENTH AVENUE REPLAT

A REPLAT OF LOT 1, TENTH AVENUE PLAT  
 PLAT BOOK 126, PAGES 82 AND 83,  
 PALM BEACH COUNTY, FLORIDA.  
 LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST.  
 SITUATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA



COUNTY CLERK  
 SEAL

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT  
 2:04 PM, THIS 23 DAY OF  
 June, 2020 AND DULY  
 RECORDED IN PLAT BOOK NO. 130  
 ON PAGE 136-137

SHARON R. BROOK  
 CLERK & COMPTROLLER  
 PALM BEACH COUNTY  
 BY: *[Signature]*  
 DEPUTY CLERK

### 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 A REPLAT OF LOT 1, TENTH AVENUE PLAT, PLAT BOOK 126, PAGES 82 AND 83, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, SITUATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, TENTH AVENUE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. TRACTS 1, 2 AND 3, AS SHOWN HEREON ARE HEREBY RESERVED BY 10TH AVENUE PARTNERSHIP LLC, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 10TH AVENUE PARTNERSHIP LTD, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

2. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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. 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.

IN WITNESS WHEREOF 10TH AVENUE PARTNERSHIP LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN J. HOECKER, AS MANAGER OF ITS GENERAL PARTNER 10TH AVENUE GP, LLC, THIS 13 DAY OF March, 2020.

10TH AVENUE PARTNERSHIP LTD, A FLORIDA LIMITED PARTNERSHIP

BY: *John J. Hoecker*  
 JOHN J. HOECKER, MANAGER  
 10TH AVENUE PARTNERSHIP LTD, A FLORIDA LIMITED PARTNERSHIP

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

WITNESS: *[Signature]*

PRINT NAME: *[Name]*

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN J. HOECKER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 10TH AVENUE GP, LLC, GENERAL PARTNER OF 10TH AVENUE PARTNERSHIP LTD, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ENTITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL (IF AVAILABLE) OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF March, 2020.

NOTARY PUBLIC: *[Signature]*

PRINT NAME: *Andrea Snowden*

MY COMMISSION EXPIRES: 9-2-2023

COMMISSION NUMBER: 66330556

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 RECORDS BOOK 27925, PAGE 1158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS THEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING DIRECTOR AND ITS CORPORATE SEAL (IF AVAILABLE) TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF March, 2020.

FIRST REPUBLIC BANK

*[Signature]*  
 JAMES B. MEANEY, REGIONAL MANAGING DIRECTOR

WITNESS: *[Signature]*

PRINT NAME: *Christine Haenzel*

WITNESS: *[Signature]*

PRINT NAME: *Thomas Schaefer*

### VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS  
 COUNTY OF PALM BEACH

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS 14th DAY OF May, 2020.

BY: *[Signature]*

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 NOT 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: 3/13/2020

*[Signature]*

BY: PAUL A. KRASKER  
 FLORIDA BAR NO: 0893196

### 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°01'03" 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 PROPERTIES 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 CRAIG D. WATSON, P.S.M. 5647 IN THE OFFICE OF WATSON | KILLANE SURVEYING AND MAPPING, INC. 2240 NORTHEAST DIXIE HIGHWAY, JENSEN BEACH, FLORIDA. 34957

### 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 REFLECTS ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 3/19/2020

*[Signature]*  
 BY: JOHN J. RIBE, P.S.M.  
 FLORIDA LICENSE NO. LS 4506

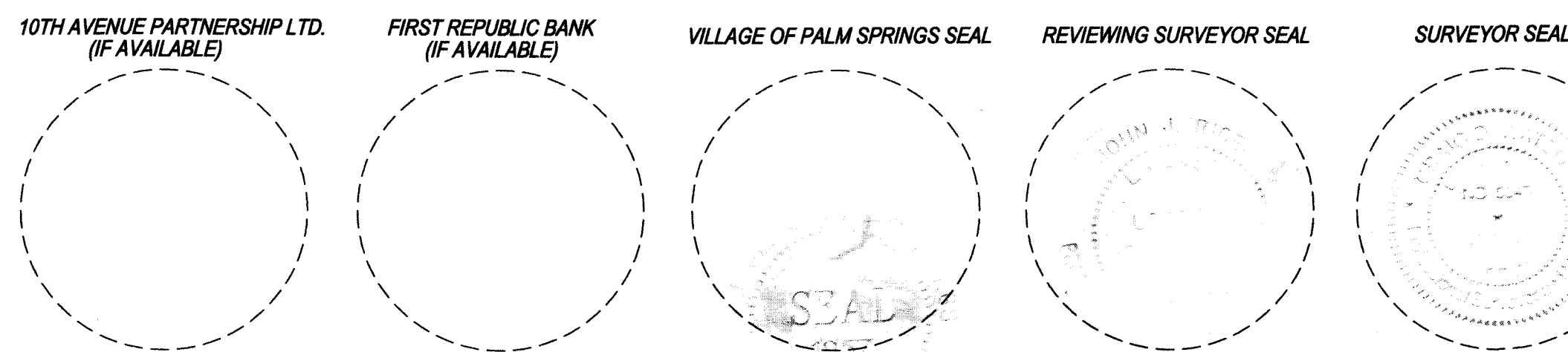
### SURVEYOR AND MAPPER CERTIFICATE

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") AND MONUMENTS ACCORDING TO SECTION 177.081(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 VILLAGE OF PALM SPRINGS.

DATE: 2/20/2020

*[Signature]*  
 BY: CRAIG D. WATSON, P.S.M.  
 FLORIDA LICENSE NO. 5647

SHEET 1 OF 2



**WATSON | KILLANE**  
 SURVEYING AND MAPPING, INC.  
 2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM  
 LICENSED BUSINESS NO. 8241