

20200263408

BEATRICE PLACE

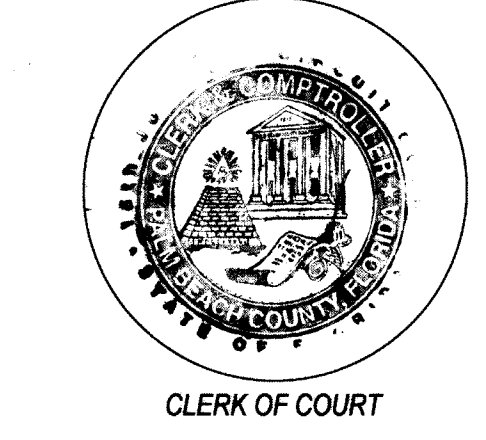
BEING A PORTION OF THE SOUTHEAST
ONE QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



176

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 1:45 THIS 24
DAY OF June 2020
AND DULY RECORDED IN PLAT
BOOK 130 ON PAGE 176-177
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY

BY: *[Signature]*



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT YORDAN SARDINAS, OWNER OF THE LANDS SHOWN HEREON AS BEATRICE PLACE, BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE "NOT INCLUDED" PORTION OF BLOCK 'B', MILITARY HILL, AS RECORDED IN PLAT BOOK 23, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 'B', OF SAID MILITARY HILL; THENCE RUNNING ON AN ASSUMED BEARING OF DUE NORTH (ALL OTHER BEARINGS BEING RELATIVE THERETO), A DISTANCE OF 127.51 FEET; THENCE RUNNING N89°58'00"W A DISTANCE OF 150.00 FEET; THENCE RUNNING DUE SOUTH A DISTANCE OF 127.12 FEET TO THE SOUTH LINE OF AFOREMENTIONED BLOCK 'B'; THENCE RUNNING N89°54'30"E ALONG SAID SOUTH LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. (AK/A LOTS 11, 12, AND 13, BLOCK B, MILITARY HILL, UNRECORDED).

AND
THE SOUTH 127.50 FEET OF THE NORTH 522.27 FEET OF THE EAST 75 FEET OF THE WEST 582.96 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. (AK/A THE EAST 1/2 OF LOT 45 AND ALL OF LOT 44, BLOCK 'B', MILITARY HILL UNRECORDED)

ALSO BEING HEREON DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE PROCEED S01°59'20"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 669.27 FEET; THENCE PROCEED S87°54'10"E A DISTANCE OF 432.96 FEET; THENCE PROCEED N02°00'20"E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DALE ROAD AND THE POINT OF BEGINNING; THENCE PROCEED S87°54'10"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK B OF SAID MILITARY HILL; THENCE N02°00'20"E ALONG THE WEST LINES OF LOTS 14 AND 43 OF SAID MILITARY HILL FOR A DISTANCE OF 253.53 FEET; THENCE N88°01'40"W ALONG THE SOUTH RIGHT OF WAY OF VICLIFF ROAD FOR A DISTANCE OF 75.00 FEET; THENCE S02°00'20"W A DISTANCE OF 126.00 FEET; THENCE PROCEED N88°01'40"W A DISTANCE OF 75.00 FEET; THENCE S02°00'20"W A DISTANCE OF 127.21 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 28555.35 SQUARE FEET OR 0.66 ACRES.

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

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

THE UTILITY EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, I, YORDAN SARDINAS DO HEREUNTO SET MY HAND AND SEAL THIS 4th DAY OF June, 2020.

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Ricardo Rodriguez YORDAN SARDINAS
WITNESS: *[Signature]*
PRINT NAME: Rubio Garcia

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD J. MONESCALCHI, ESQ., AN ATTORNEY AT LAW DULY ADMITTED TO PRACTICE LAW IN THE STATE OF FLORIDA, CERTIFIES THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN YORDAN SARDINAS; 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 1st DAY OF June, 2020. BY: *[Signature]*
SIGNATURE
Richard J. Monescalchi, Esq.
PRINTED 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 3rd DAY OF JUNE, 2020. *[Signature]*
JOHN J. RICE, PSM
ENGENUITY GROUP, INC.
FLORIDA CERTIFICATE NO. LS4506

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.

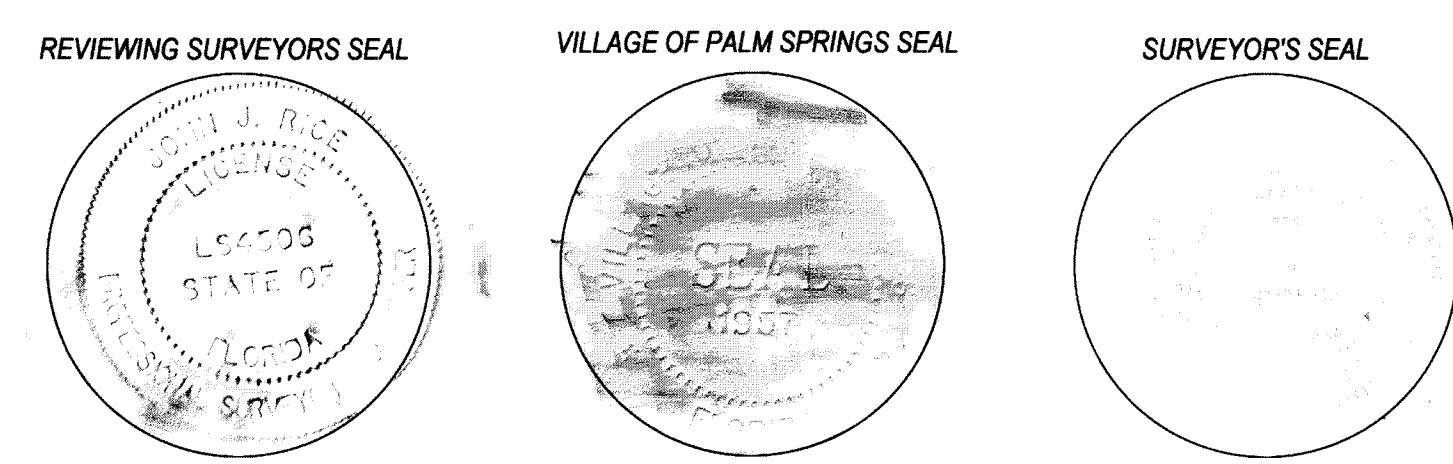
DATED THIS 29th DAY OF MAY, 2020. *[Signature]*
DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. LS 7211

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 9th DAY OF July, 2020.

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



SURVEYOR'S NOTES:

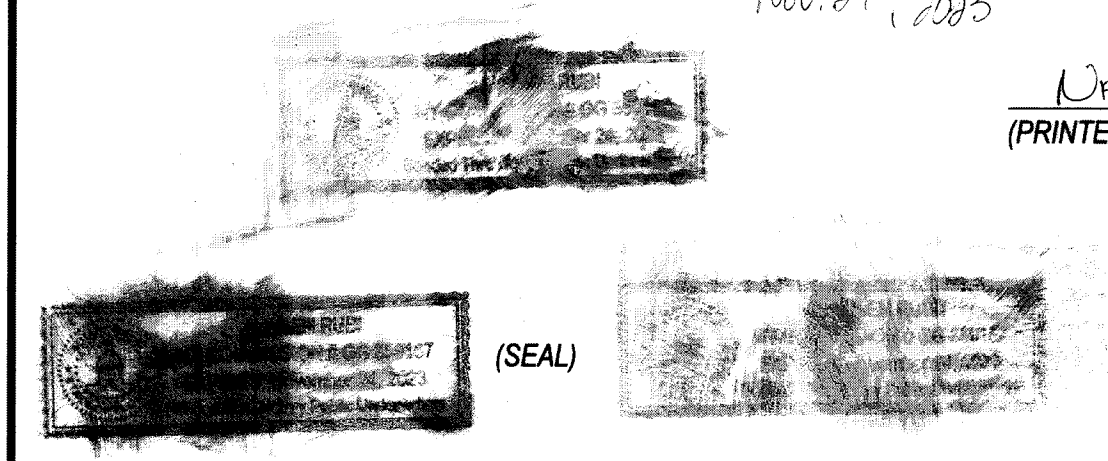
- * NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- * RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- * 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.
- * TABULAR AREA:
TOTAL = 28555.35 SQUARE FEET OR 0.66 ACRES
- * THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T44S, R42E BEARS S01°59'20"W, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.
- * DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER
- * PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER
P.S.M. # 7211, STATE OF FLORIDA,
IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, AT
4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.
CERTIFICATE OF AUTHORIZATION LB #8261
- * ABBREVIATIONS:
PSM = FLORIDA LICENSED 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

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 4th DAY OF June, 2020, BY YORDAN SARDINAS WHO IS () PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED power license (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Nov. 24th, 2023 *[Signature]*
SIGNATURE
Daylen Rubi
(PRINTED NAME) - NOTARY PUBLIC



PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
JOB # 19110867