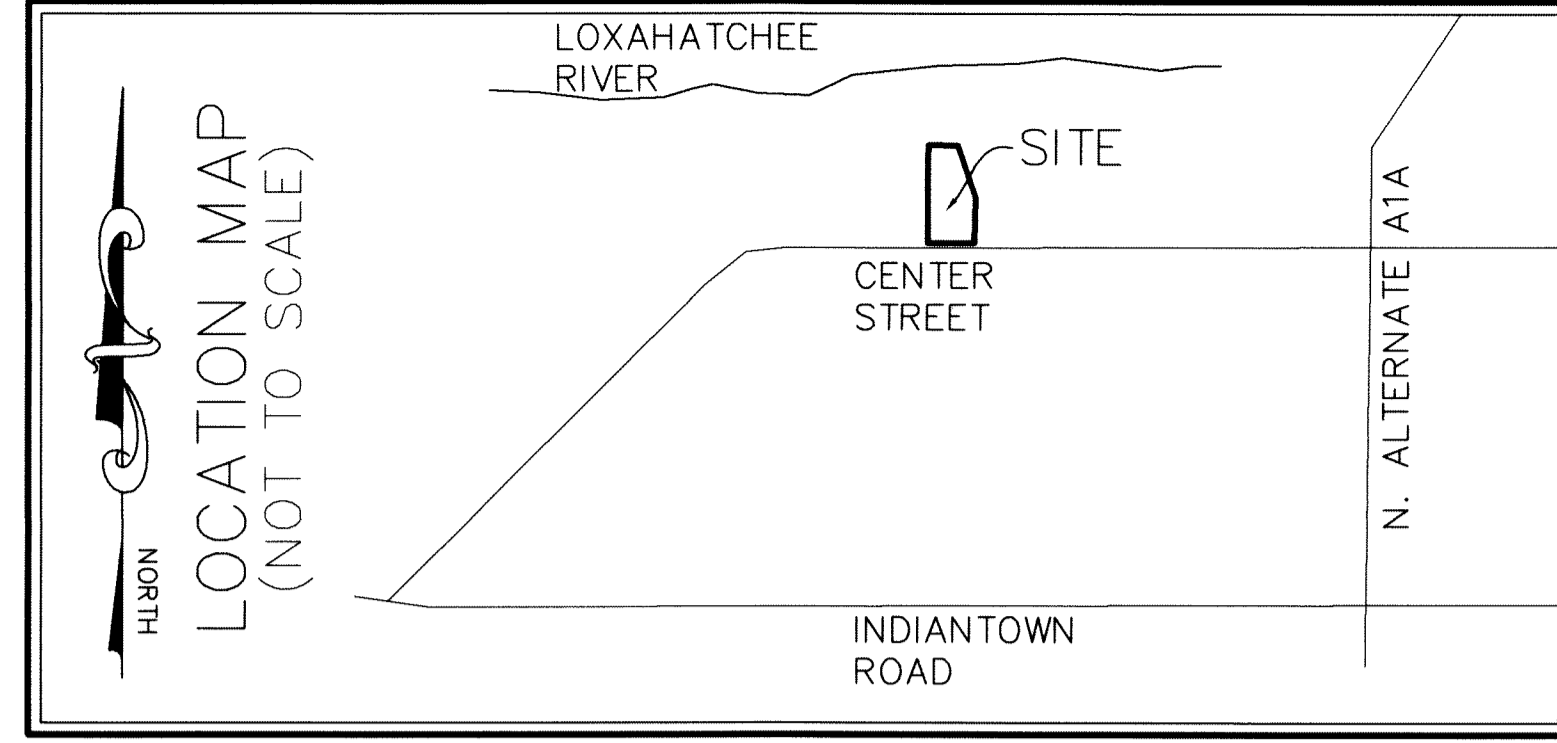
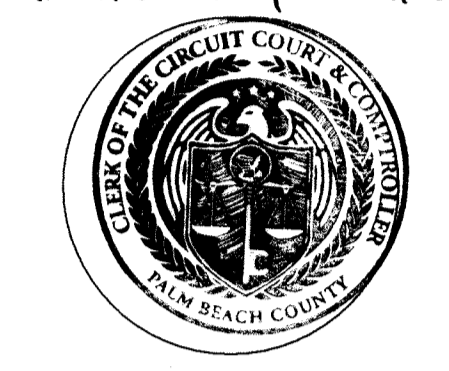


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:15 A.M.
THIS 23 DAY OF March
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 181 AND 182
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT
COURT AND COMPTROLLER

By: Devin McCune
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT & COMPTROLLER



GETZ SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DAVID LEE GETZ AND SANDRA JEAN GETZ, OWNERS OF THE LANDS SHOWN HEREON AS GETZ SUBDIVISION, A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RUN THENCE NORTH 89°57'20" WEST ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1508.51 FEET; THENCE NORTH 01°04'40" EAST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°04'40" EAST, A DISTANCE OF 170.61 FEET; THENCE NORTH 18°27'30" WEST, A DISTANCE OF 207.45 FEET; THENCE NORTH 89°15'20" WEST, A DISTANCE OF 112.19 FEET; THENCE SOUTH 00°02'40" WEST, A DISTANCE OF 368.68 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE SOUTH 89°57'20" EAST, ALONG SAID NORTH LINE OF CENTER STREET, A DISTANCE OF 174.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,726 SQUARE FEET, OR 1.348 ACRES, MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCELS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE DAVID LEE GETZ AND SANDRA JEAN GETZ, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DAVID LEE GETZ AND SANDRA JEAN GETZ, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. GENERAL UTILITY EASEMENT:

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.

IN WITNESS WHEREOF, WE, DAVID LEE GETZ AND SANDRA JEAN GETZ, DO HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF January, 2021.

DAVID LEE GETZ AND SANDRA JEAN GETZ

BY: David Lee Getz
DAVID LEE GETZ
BY: Sandra Jean Getz
SANDRA JEAN GETZ
WITNESS: Sandra Beuerton
Sandra Beuerton
PRINT NAME
WITNESS: Rachel Plummer
Rachel Plummer
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach
I, David C. Tassell 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 DAVID LEE GETZ AND SANDRA JEAN GETZ; 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-9-2021 David C. Tassell
David C. Tassell
ATTORNEY AT LAW
LICENSED IN FLORIDA
FL. Bar No: 406015

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 17 DAY OF MARCH, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF N89°57'20"W RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. 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.

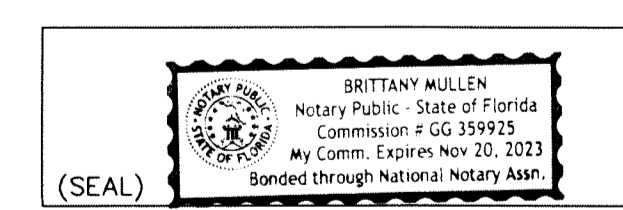
SURVEYOR & MAPPER'S CERTIFICATE:

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."), 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.

DATED: 1-18-2021
David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF January, 2021, BY DAVID LEE GETZ AND SANDRA JEAN GETZ, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED MA AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 2021



Brittany Mullen
NOTARY PUBLIC
Brittany Mullen
PRINT NAME
MY COMMISSION EXPIRES: November 20, 2023
COMMISSION NUMBER: 6635923

