
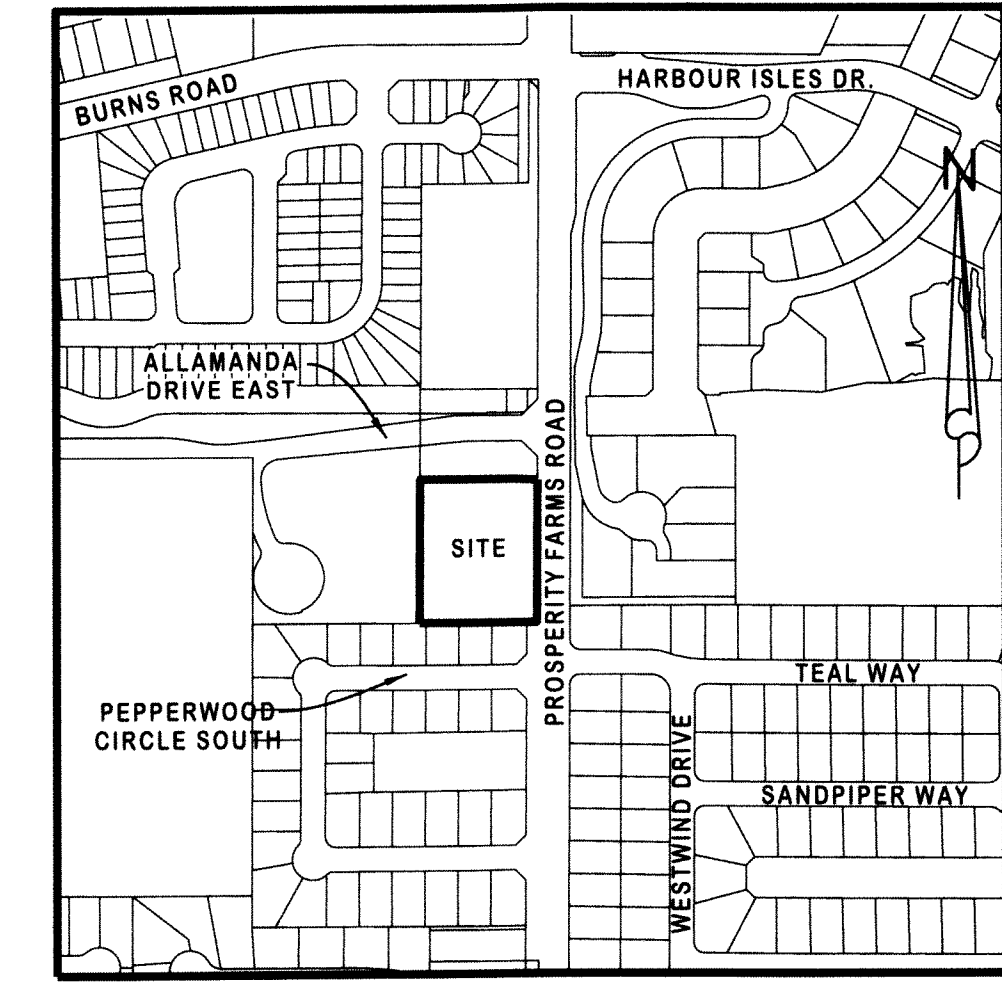
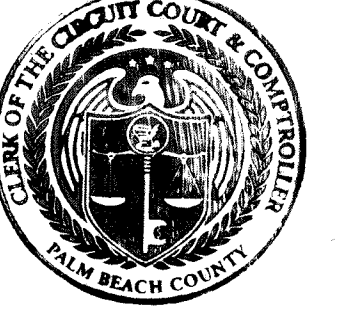


PROSPERITY VILLAGE

LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA
DECEMBER 2021 SHEET 1 OF 2

42

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed on 9/74
This 4th day of March 2022
and duly recorded in Book 133
of page(s) 42-43
JOSEPH ARBUZZO
Clerk of the Circuit Court & Comptroller
By 



VICINITY MAP

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PROSPERITY VILLAGE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PROSPERITY VILLAGE", LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF PARCELS 1, 2, 3 AND 4, AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 28339, PAGE 429, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, SOUTH 02°06'08" WEST, A DISTANCE OF 314.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 AND TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, SOUTH 85°42'52" EAST, A DISTANCE OF 25.02 FEET TO THE NORTHEAST CORNER PARCEL 4; THENCE ALONG THE EAST LINE OF SAID PARCEL 4, SOUTH 02°06'08" WEST, A DISTANCE OF 351.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE SOUTH LINES OF SAID PARCEL 4, 3 AND 2, NORTH 88°12'05" WEST, A DISTANCE OF 285.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST LINES OF SAID PARCELS 3 AND 1, NORTH 02°06'08" EAST, A DISTANCE OF 354.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 88°16'14" EAST, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, SOUTH 85°42'52" EAST, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.319 ACRES OR 101,025 SQUARE FEET MORE OR LESS.

1) TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

AN EASEMENT OVER TRACT 1, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE SEACOAST UTILITY AUTHORITY.

2) TRACTS 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

3) 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.

4) THE SEACOAST UTILITY AUTHORITY (S.U.A.) SEWER EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE SEACOAST UTILITY AUTHORITY.

5) THE SEACOAST UTILITY AUTHORITY (S.U.A.) LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF LIFT STATION AND SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE SEACOAST UTILITY AUTHORITY.

6) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

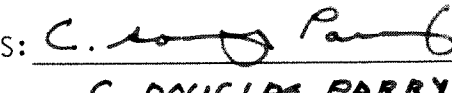
7) THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE BUFFER PURPOSES. THE MAINTENANCE OF ALL BUFFER RELATED ITEMS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

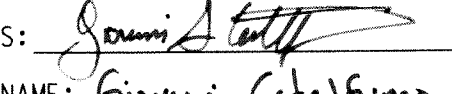
8) THE PARK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY AS A PUBLICLY ACCESSIBLE EASEMENT. THE MAINTENANCE OF PARK RELATED ITEMS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

9) THE OPEN SPACE PARK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC BETWEEN SUNRISE AND SUNSET. THE MAINTENANCE OF OPEN SPACE PARK RELATED ITEMS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROSPERITY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH.

IN WITNESS WHEREOF, PROSPERITY VILLAGE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DANIEL C. CATALFUMO, BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15 DAY OF DECEMBER, 2021.

PROSPERITY VILLAGE DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: 
PRINT NAME: C. DOUGLAS PARRY

WITNESS: 
PRINT NAME: Giovanni Catalfumo

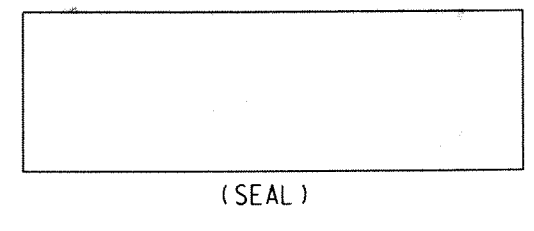
BY: 
DANIEL S. CATALFUMO
MANAGER

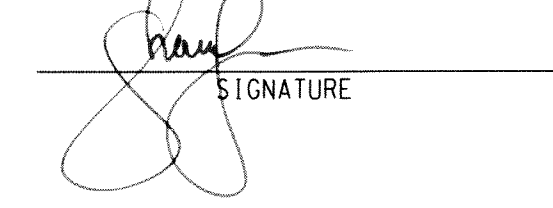
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF DECEMBER, 2021, BY DANIEL S. CATALFUMO AS MANAGER FOR PROSPERITY VILLAGE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: JUNE 12, 2022



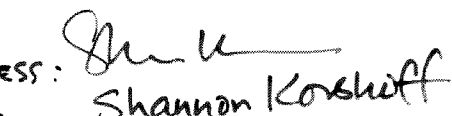

SHERIE FREEMAN
(PRINTED NAME) - NOTARY PUBLIC

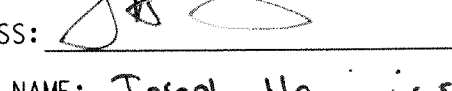
MORTGAGEE'S JOINDER AND CONSENT

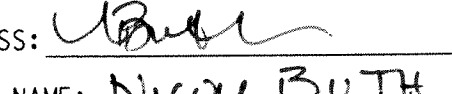
STATE OF FLORIDA
COUNTY OF BROWARD

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 RECORD BOOK 32781 AT PAGE 699 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.


IN WITNESS WHEREOF, CCHC FUND I, LP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER COMMUNITY CAPITAL HOLDINGS, CORP., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF DECEMBER, 2021.

WITNESS: 
PRINT NAME: Shannon Koshoff

WITNESS: 
PRINT NAME: Joseph Henanovic

WITNESS: 
PRINT NAME: Nicole Booth

CCHC FUND I, LP
A DELAWARE LIMITED PARTNERSHIP
BY: COMMUNITY CAPITAL HOLDINGS, CORP.,
A FLORIDA CORPORATION
ITS GENERAL PARTNER

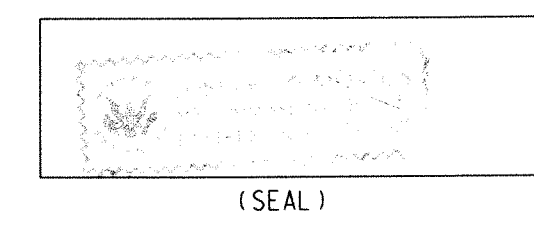
BY: 
J. JACOB, PRESIDENT


ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF DECEMBER, 2021, BY J. JACOB AS PRESIDENT FOR COMMUNITY CAPITAL HOLDINGS, CORP., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10-24-2025




JOSEPH HENANOVIC
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

I, PETER HOLTON, 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 PROSPERITY VILLAGE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

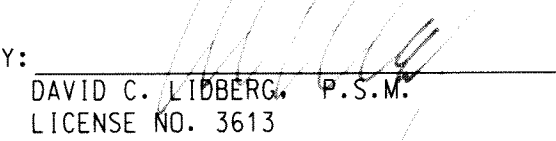
DATE: DECEMBER 29, 2021

BY: 
PETER HOLTON, ATTORNEY
FLORIDA BAR NO. 309818

SURVEYOR'S CERTIFICATION

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 THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.09(3), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE VILLAGE OF NORTH PALM BEACH FOR THE REQUIRED IMPROVEMENTS; 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 NORTH PALM BEACH.



DATE: DECEMBER 13, 2021

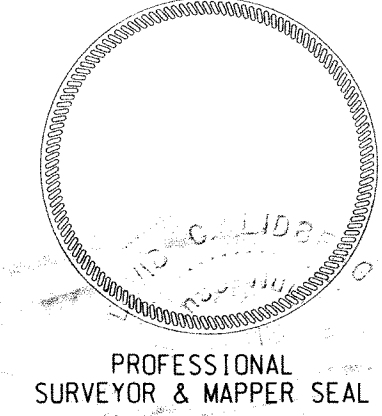
BY: 
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT ARE RELATIVE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 2.) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF NORTH PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3.) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON THE PARK EASEMENT AND THE OPEN SPACE PARK EASEMENT WITHOUT THE CONSENT OF THE VILLAGE OF NORTH PALM BEACH.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 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 THIS COUNTY.
- 6.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

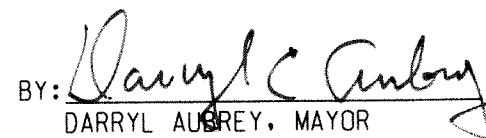
LEGEND / ABBREVIATIONS

- C = CENTERLINE
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- FPL = FLORIDA POWER & LIGHT
- FND. = FOUND
- I.R. = IRON ROD
- M.E. = MAINTENANCE EASEMENT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- PGS. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- S.U.A. = SEACOAST UTILITY AUTHORITY
- U.E. = UTILITY EASEMENT
- ⊙ = SET MAG NAIL & DISK "PCP LB 4431"
- CB = CHORD BEARING
- D = DELTA
- L = LENGTH
- R = RADIUS
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST
-  = LIMIT OF PARK EASEMENT
-  = LIMIT OF OPEN SPACE PARK EASEMENT

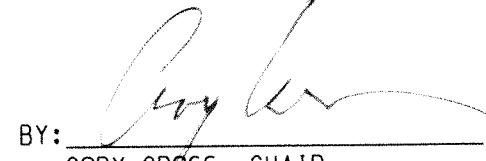


VILLAGE OF NORTH PALM BEACH APPROVAL

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, IN AND BY RESOLUTION NO. 2022-01, THIS 13 DAY OF JANUARY, 2022.

BY: 
DARRYL AUBREY, MAYOR


THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF NORTH PALM BEACH HAS RECOMMENDED APPROVAL OF THIS PLAT THIS 7 DAY OF DECEMBER, 2021.

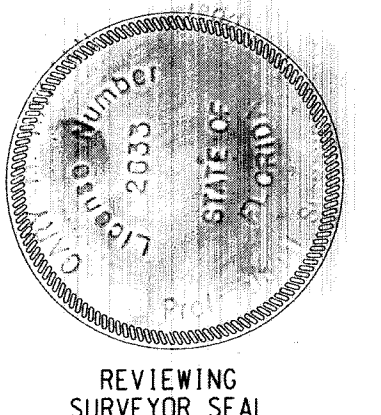
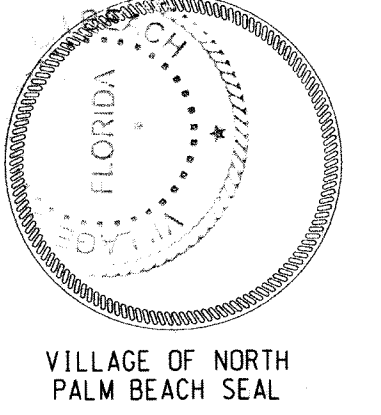
BY: 
CORY CROSS, CHAIR

REVIEWING SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND SECTION 36-15 OF THE VILLAGE OF NORTH PALM BEACH CODE. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 6th DAY OF JANUARY, 2022


GARY M. FAYMAN, P.S.M.
LICENSE NO. LS 2633
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
L 34431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\NUST \ 084243 \ 21-025 \ 21-025-306 \ 21-025-306.DGN		
REF.			
FLD.		FB. PG.	JOB 21-025-306
OFF.	R.J.W.		DATE 06/24/2021
CKD.	D.C.L.	SHEET 1 OF 2	DWG. D2-02SP