

PLANET KIDS IX

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:30 P.M.
THIS 11th DAY OF September
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 126 ON
PAGES 122 AND 123
JOSEPH ABBRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
PALM BEACH COUNTY
BY: *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PLANET KIDS IX, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS PLANET KIDS IX, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING A PORTION OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 13, RUN THENCE SOUTH 01°25'21" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, A DISTANCE OF 1089.56 FEET; THENCE SOUTH 89°53'32" WEST (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 120.04 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD ROAD, AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 18086, PAGE 1825, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 01°25'21" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.01 FEET; THENCE SOUTH 89°53'32" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.68 FEET; THENCE SOUTH 44°20'33" EAST, A DISTANCE OF 35.83 FEET; THENCE SOUTH 01°25'21" WEST, A DISTANCE OF 165.23 FEET; THENCE SOUTH 45°39'27" WEST, A DISTANCE OF 34.88 FEET; THENCE NORTH 89°53'32" EAST, A DISTANCE OF 24.34 FEET; THENCE SOUTH 01°25'21" WEST, A DISTANCE OF 40.01 FEET; THENCE SOUTH 89°53'32" WEST (DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE), A DISTANCE OF 395.99 FEET; THENCE NORTH 00°39'26" EAST, A DISTANCE OF 285.20 FEET; THENCE NORTH 89°53'32" EAST, A DISTANCE OF 399.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.591 ACRES, MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION:

1. PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR PLANET KIDS IX, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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. 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, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April, 2023

PLANET KIDS IX, INC.
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINTED NAME: Yesenia Delgado
WITNESS: *[Signature]*
PRINTED NAME: Juan S. Navarrete

BY: *[Signature]*
MANUEL SARRIA, I RESIDENT

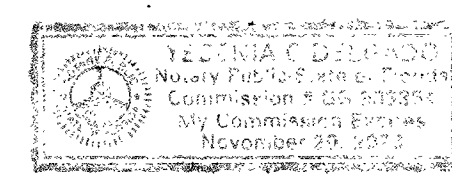
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF April, 2023 BY MANUEL SARRIA, AS PRESIDENT FOR PLANET KIDS IX, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

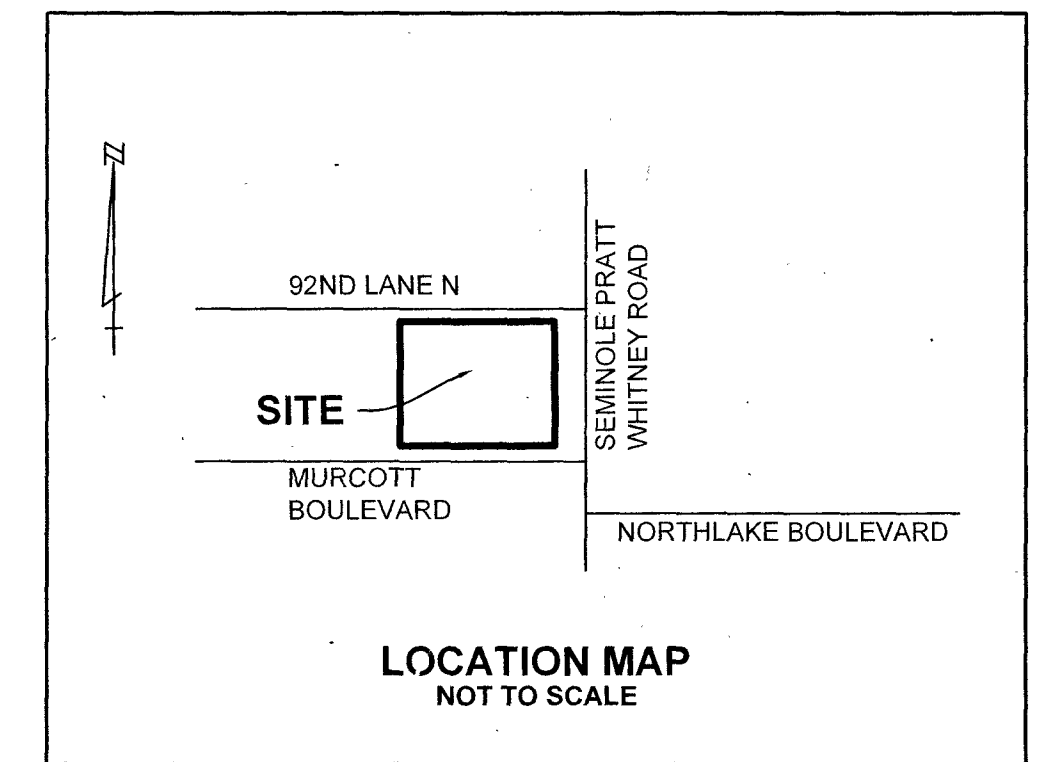
MY COMMISSION EXPIRES: 11/20/2023

[Signature]
SIGNATURE



Yesenia Delgado
PRINTED NAME
NOTARY PUBLIC - Florida
Commission # 66933354

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160



MORTGAGE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT 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 20458, AT PAGE 0901 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF April, 2023

SOUTHSTATE BANK, NA Successor by merger with CenterState Bank N.A.
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]*
PRINTED NAME: Yesenia Delgado
WITNESS: *[Signature]*
PRINTED NAME: Juan S. Navarrete

BY: *[Signature]*
NAME: DONALD B. PUTNAM
S.V. PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF April, 2023 BY DONALD B. PUTNAM, AS PRESIDENT FOR SOUTHSTATE BANK, NA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/20/2023

[Signature]
SIGNATURE

Yesenia Delgado
PRINTED NAME
NOTARY PUBLIC - Florida
Commission #: 66933354

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARTHA ESKUCHEN, 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 PLANET KIDS IX, INC., A FLORIDA CORPORATION; 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 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.

8/9/2023
DATED

[Signature]
MARTHA ESKUCHEN
FLORIDA BAR NO. 207101

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF SOUTH 89°53'32" WEST.
- 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.

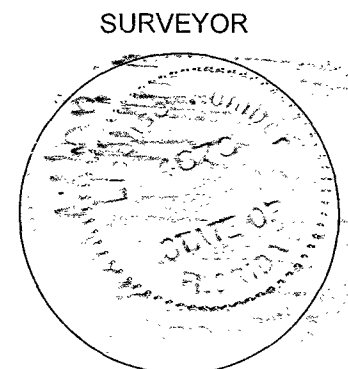
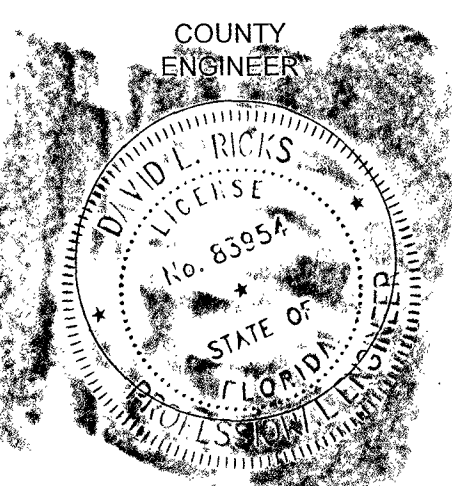
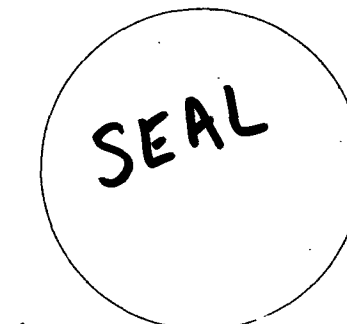
BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

DATE: 1-14-2023

BY: *[Signature]*
TIMOTHY M. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415

SOUTHSTATE BANK, NA

PLANET KIDS IX, INC.



SITE DATA
PLAT KIDS IX
CONTROL NUMBER 2001-00077

CFN 20230304111 PL BK 136 PG 122