

ATLANTIS RETAIL

A PORTION OF THE SE 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF ATLANTIS, PALM BEACH COUNTY, FLORIDA

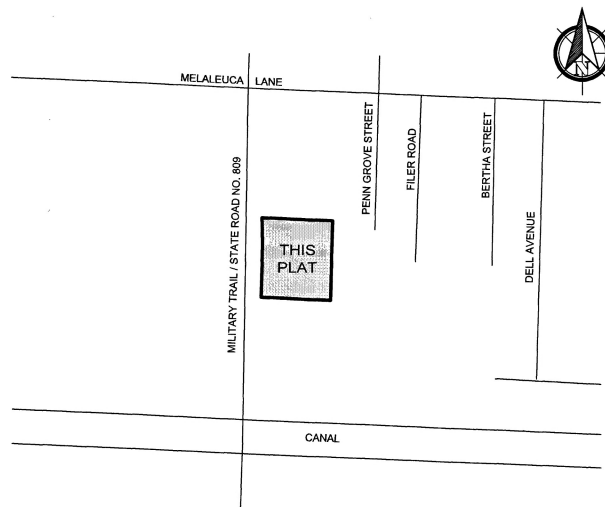
THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
11:01 A.M. THIS 24 DAY OF
January, 2024 AND DULY
RECORDED IN PLAT BOOK 133 ON
PAGES 44 THROUGH 46
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



CLERK OF THE CIRCUIT
COURT & COMPTROLLER



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT JOYCE A. KJELLGREN, A MARRIED PERSON, OWNER OF THE LAND SHOWN HEREON AS "ATLANTIS RETAIL", BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 01°27'02" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 25 FOR 499.34 FEET; THENCE SOUTH 86°59'58" EAST ALONG A LINE PARALLEL TO THE CENTERLINE OF THE COUNTY ROAD KNOWN AS MELALEUCA LANE 53.02 FEET TO A POINT ON A LINE 53 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809) THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 01°27'02" EAST ALONG SAID PARALLEL LINE 163.32 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; 2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2337.83 FEET, A CENTRAL ANGLE OF 03°51'12", FOR AN ARC DISTANCE OF 157.23 FEET; THENCE SOUTH 86°59'58" EAST ALONG A LINE 524.29 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE OF MELALEUCA LANE 285.22 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 25; THENCE SOUTH 01°27'18" WEST ALONG SAID EAST LINE 320.29 FEET; THENCE NORTH 86°59'58" WEST 279.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ATLANTIS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 2.064 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL IN THE PRESENCE OF THESE TWO WITNESSES, THIS 24 DAY OF JANUARY, 2024.

WITNESS: *[Signature]*
PRINT NAME: Aisha Lee
BY: *[Signature]*
JOYCE A. KJELLGREN
A MARRIED PERSON
WITNESS: *[Signature]*
PRINT NAME: Jamie Steinberg

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24 DAY OF January, 2024, BY JOYCE A. KJELLGREN, A MARRIED PERSON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLDL AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 8, 2026
Commission # 44263206

[Signature]
SIGNATURE - NOTARY PUBLIC
STATE OF FLORIDA
PRINT NAME: JAMIE STEINBERG

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

CARL G. SANTANGELO 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 JOYCE A. KJELLGREN, A MARRIED PERSON; 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.

BY: *[Signature]* 1/16/24
NAME: CARL G. SANTANGELO DATE
ATTORNEY AT LAW
LICENSED IN FLORIDA, FBN 2A0191

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 CITY OF ATLANTIS ZONING REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA.
- 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.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 809 BEING N01°27'02"E.

CITY OF ATLANTIS APPROVAL:

THIS PLAT OF "ATLANTIS RETAIL" IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF ATLANTIS, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 2, LAND DEVELOPMENT REGULATIONS, THIS 23rd DAY OF January, 2024.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF January, 2024.

BY: *[Signature]*
NAME: PATRICIA BARTHOLOMEW
CITY ENGINEER

BY: *[Signature]*
NAME: ALLAN KAULBACH
ALLAN KAULBACH, MAYOR

ATTEST (AS TO BOTH): *[Signature]*
KRISTEN PUHALAINEN, CITY CLERK

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF ATLANTIS, FLORIDA, HAS REVIEWED THIS PLAT OF "ATLANTIS RETAIL", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

BY: *[Signature]* 1-23-24
NAME: DANIELA GABRIEL DATE
FLORIDA REGISTRATION NO. 236709
FIRM: D&S SURVEYING & MAPPING CONSULTANTS, FL 33470
ADDRESS: 4609 W. 84th Street, Deltona, FL 32720
CERTIFICATE OF AUTHORIZATION NO. 7682

SURVEYOR AND 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) 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 ORDINANCES OF THE CITY OF ATLANTIS, FLORIDA.

BY: *[Signature]* 1-15-24
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

