

ST. PAUL ESTATES

THE WEST 308.00 FEET OF THE EAST 646.63 FEET OF THE NORTH 431.00 FEET OF THE SOUTH 746.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

00070-024

SHEET 1 OF 1

THIS INSTRUMENT PREPARED BY
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER #3302
STATE OF FLORIDA
IN THE OFFICES OF BOB BUGGEE, INC.
233 E. GATEWAY BLVD.
BOYNTON BEACH, FLORIDA 33435
L.B. #7890

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 SUPPLEMENTED 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, FLORIDA.

STATE PLANE DATA:
COORDINATES SHOWN ARE GRID DATUM.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = EAST, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE
SCALE FACTOR = 1.000054
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:30 P.M., THIS 25 DAY OF FEBRUARY, 2014, AND DULY RECORDED IN PLAT BOOK NO. 117 ON PAGE 166
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: A. Akten D.C.

SURVEYOR'S NOTES:
THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 18-44-43 AS BEARING N01°41'11"E (GRID NAD 83/90) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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.

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26574, AT PAGE 1936 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 30 DAY OF January, 2014.
WITNESS: [Signature]
BY: [Signature] REIJO LAHTENMAKI

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED REIJO LAHTENMAKI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF January, 2014.
MY COMMISSION EXPIRES: July 22, 2015
BY: [Signature] LAURA M. BUZZETTA
Notary Public - State of Florida
My Comm. Expires Jul 22, 2015
Commission # EE 106011

ASSOCIATION JOINDER AND CONSENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOMEOWNERS ASSOCIATION 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 DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

ST. PAUL ESTATES HOMEOWNERS ASSOCIATION, INC.
WITNESS: [Signature]
BY: [Signature] JOHN PAUL REICHARD III, PRESIDENT
WITNESS: [Signature]

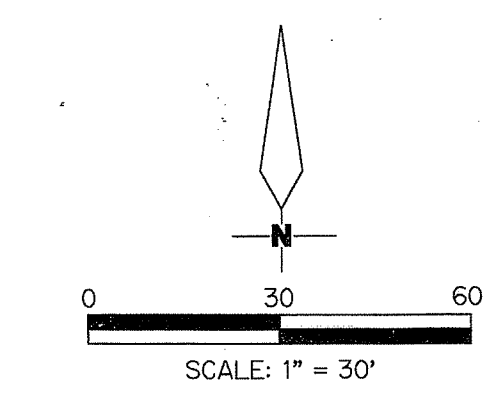
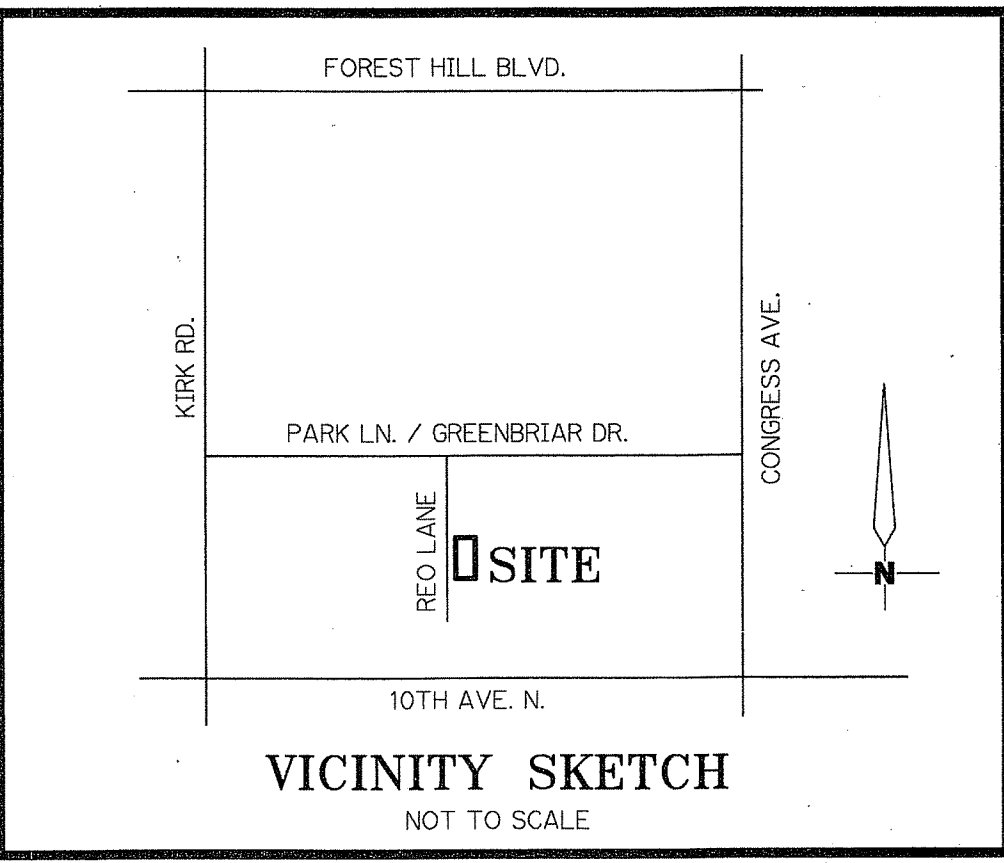
ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN P. REICHARD III WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ST. PAUL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND HAS ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF January, 2014.
MY COMMISSION EXPIRES: July 22, 2015
BY: [Signature] LAURA M. BUZZETTA
Notary Public - State of Florida
My Comm. Expires Jul 22, 2015
Commission # EE 106011

VILLAGE OF PALM SPRINGS APPROVAL:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF FEBRUARY, 2014.
BY: [Signature] BEV SMITH, MAYOR
BY: [Signature] VIRGINIA WALTON, VILLAGE CLERK

REVIEWING SURVEYOR'S APPROVAL
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
DATE: 2/3/2014
BY: [Signature] GLENN W. MARK
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5304
STATE OF FLORIDA

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) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH APPLICABLE CHAPTERS 5J-17.050, ET AL., FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.
DATE: 2/29/14
BY: [Signature] ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3302, STATE OF FLORIDA



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT ST. PAUL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ST. PAUL ESTATES, BEING THE WEST 308.00 FEET OF THE EAST 646.63 FEET OF THE NORTH 431.00 FEET OF THE SOUTH 746.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE S88°05'01"E ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 681.04 FEET; THENCE N01°41'11"E ALONG THE EAST RIGHT OF WAY LINE OF RED LANE, AS RECORDED IN OFFICIAL RECORD BOOK 1141, PAGE 89, AND SHOWN ON THE PLAT OF SOUTHWIND SPRINGS, AS RECORDED IN PLAT BOOK 116, PAGE 13, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N01°41'11"E FOR A DISTANCE OF 431.00 FEET; THENCE S88°05'01"E ALONG THE NORTH LINE OF THE SAID SOUTH 746.00 FEET AND ALONG THE SOUTH LINE OF TARQUINO ESTATES, AS RECORDED IN PLAT BOOK 109, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 308.00 FEET; THENCE S01°41'11"W ALONG THE EAST LINE OF THE SAID WEST 308.00 FEET FOR A DISTANCE OF 431.00 FEET; THENCE N88°05'01"W ALONG THE SOUTH LINE OF THE SAID NORTH 431.00 FEET FOR A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.05 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
TRACT 'A', AS SHOWN HEREON, AND ALL UTILITIES LYING THEREIN, ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
TRACT 'B', AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ST. PAUL ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PARKING AND RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
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.
THE MAINTENANCE AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ST. PAUL ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, ST. PAUL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS SOLE MEMBER, THIS 30 DAY OF January, 2014.
WITNESS: [Signature]
BY: [Signature] ST. PAUL ESTATES, LLC
JOHN PAUL REICHARD III, MANAGER

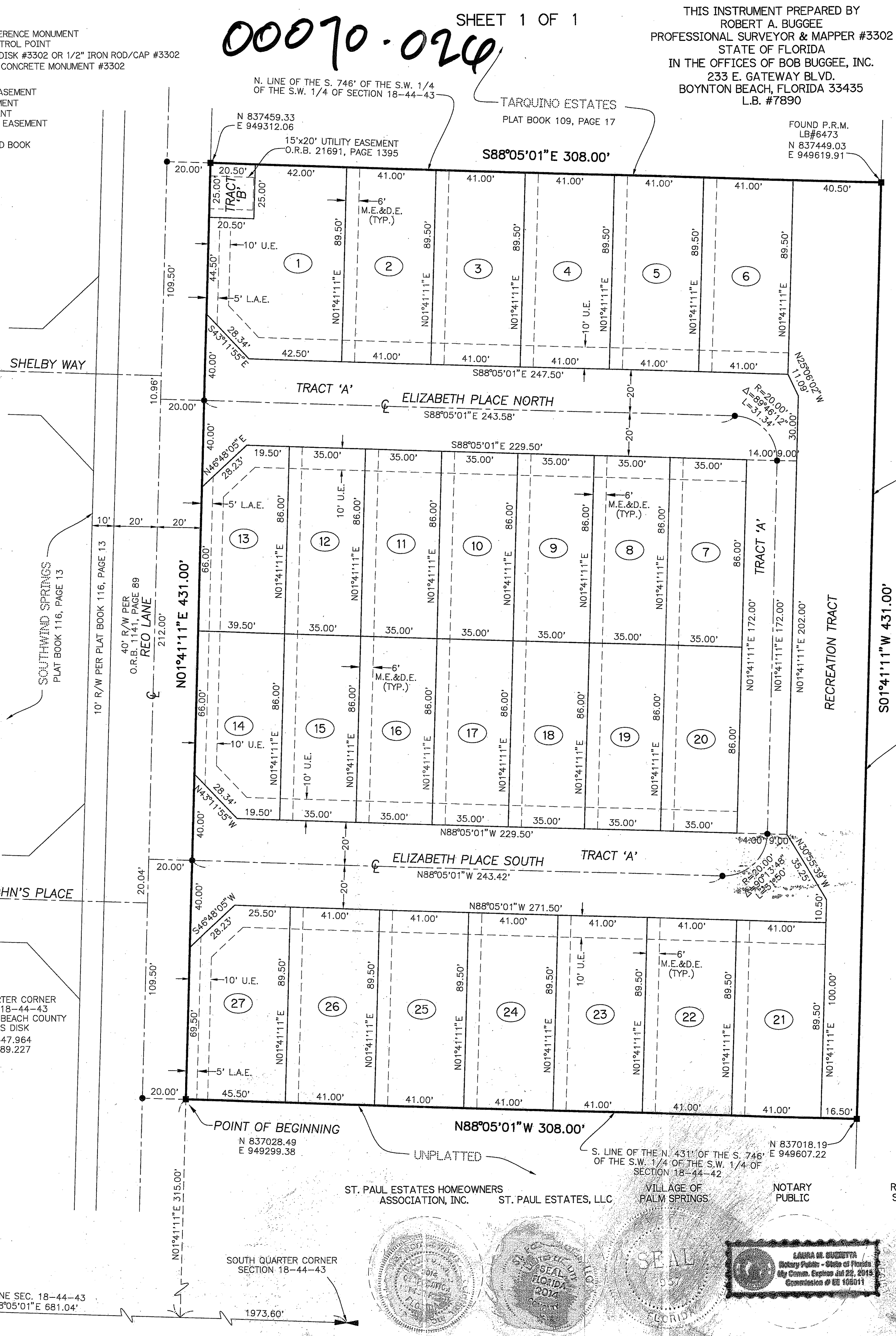
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN PAUL REICHARD III WHO IS KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ST. PAUL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF January, 2014.

MY COMMISSION EXPIRES: July 22, 2015
BY: [Signature] LAURA M. BUZZETTA
Notary Public - State of Florida
My Comm. Expires Jul 22, 2015
Commission # EE 106011

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MICHAEL J POSNER, ESQUIRE, 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 AS VESTED IN ST. PAUL ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER 31, 2013; THAT THE PROPERTY IS SUBJECT TO A MORTGAGE IN FAVOR OF REIJO LAHTENMAKI; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THAT SUCH ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF A SUBDIVISION DEPICTED BY THIS PLAT.
DATE: January 29, 2014
BY: [Signature] MICHAEL J POSNER
ATTORNEY AT LAW
STATE OF FLORIDA
FLORIDA BAR NO. 525685
POINT OF COMMENCEMENT:
S.W. CORNER OF SECTION 18-44-43
FOUND PALM BEACH COUNTY
BRASS DISK
N 836736.382
E 948609.403



ST. PAUL ESTATES HOMEOWNERS ASSOCIATION, INC.
ST. PAUL ESTATES, LLC
VILLAGE OF PALM SPRINGS
NOTARY PUBLIC
REVIEWING SURVEYOR
SURVEYOR

