

2017004301

# ASCENSION ROYAL PALM

BEING A REPLAT OF A PORTION OF TRACTS 18 AND 19, BLOCK 8,  
PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

NOVEMBER, 2016

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT ASCENSION, INC, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS ASCENSION ROYAL PALM, BEING A REPLAT OF A PORTION OF TRACTS 18 AND 19, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST 500 FEET OF TRACT 18, AND THE WEST 500 FEET OF TRACT 19, ALL LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, (SOUTHERN BOULEVARD) IN BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 500 FEET OF TRACTS 18 AND 19, AND THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD, STATE ROAD 80, (AS PER PARCEL NO. 113 OF THE D.O.T. ROAD MAP SECTION 93120-2543), THENCE WITH A BEARING OF NORTH 88°30'32" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD, A DISTANCE OF 273.95 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 01°26'14" EAST A DISTANCE OF 393.59 FEET TO A POINT; THENCE NORTH 89°01'49" EAST A DISTANCE OF 256.99 FEET TO A POINT, ON THE EAST LINE OF THE WEST 500 FEET OF TRACT 18 AND 19; THENCE WITH A BEARING OF SOUTH 00°59'41" EAST A DISTANCE OF 405.01 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 105,953 SQUARE FEET, OR 2.43234 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE P.B.C.W.U.D. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS 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 ATTESTED BY Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF December, 2016

ASCENSION, INC, A FLORIDA CORPORATION,

BY: [Signature]  
(PRINT NAME) Mohan Raj  
(TITLE) President

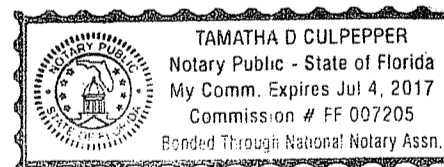
ATTEST: [Signature]  
(PRINT NAME) Ashok Paul  
(TITLE) Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Mohan Raj, WHO IS  PERSONALLY KNOWN TO ME, OR  HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF ASCENSION, INC, AND SEVERALLY 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 2nd DAY OF December, 2016  
MY COMMISSION EXPIRES: 7/4/17  
NOTARY PUBLIC: [Signature]  
PRINT NAME: Tamatha D Culpepper  
PRINT NUMBER: FF 007205



### 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.

### LEGEND

- A.D. = ANNO DOMINII
- C = CENTERLINE
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.S. = FLORIDA STATUTE
- INC. = INCORPORATED
- LB. = LICENSED BUSINESS
- (M) = MEASURED DISTANCE
- NO. = NUMBER
- NAD = NORTH AMERICAN DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- P.E. = PROFESSIONAL ENGINEER
- P.B.C.W.U.D. = PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R.W. = RIGHT OF WAY
- (TYP.) = TYPICAL
- = SET P.R.M. - 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BOWMAN C.G. LB 8030 P.R.M."
- = FOUND IRON ROD OR PIPE
- = CORPORATE LIMITS

### MORTGAGEE CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES THAT IT IS THE HOLDER OF THE FOLLOWING MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON: O.R.B. 28520, PAGE 441 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Bernardo Barnhart AS Vice President OF FIRST BANK THIS 5 DAY OF December, 2016

FIRST BANK

BY: Bernardo Barnhart (TITLE) Vice President  
(PRINT NAME) Bernardo Barnhart

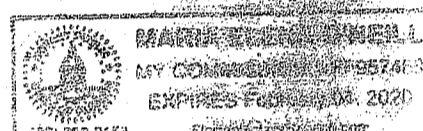
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Bernardo Barnhart, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF FIRST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF December, 2016.

MY COMMISSION EXPIRES: 2/4/20  
NOTARY PUBLIC: [Signature]  
PRINT NAME: Maria O'Neill  
PRINT NUMBER: FF 957489



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ELLIE HALPERIN, 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 ASCENSION, INC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD NOT SATISFIED OR RELEASED NOR TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES FOUND ON THIS PARCEL THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12-2-2016, 2016  
BY: [Signature]  
ELLIE HALPERIN  
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

### VILLAGE ENGINEER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 545, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 5th DAY OF December, 2016.

BY: [Signature]  
CHRISTOPHER A. MARSH, P.E. 62560  
VILLAGE ENGINEER

### VILLAGE COUNCIL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Feb., 2017

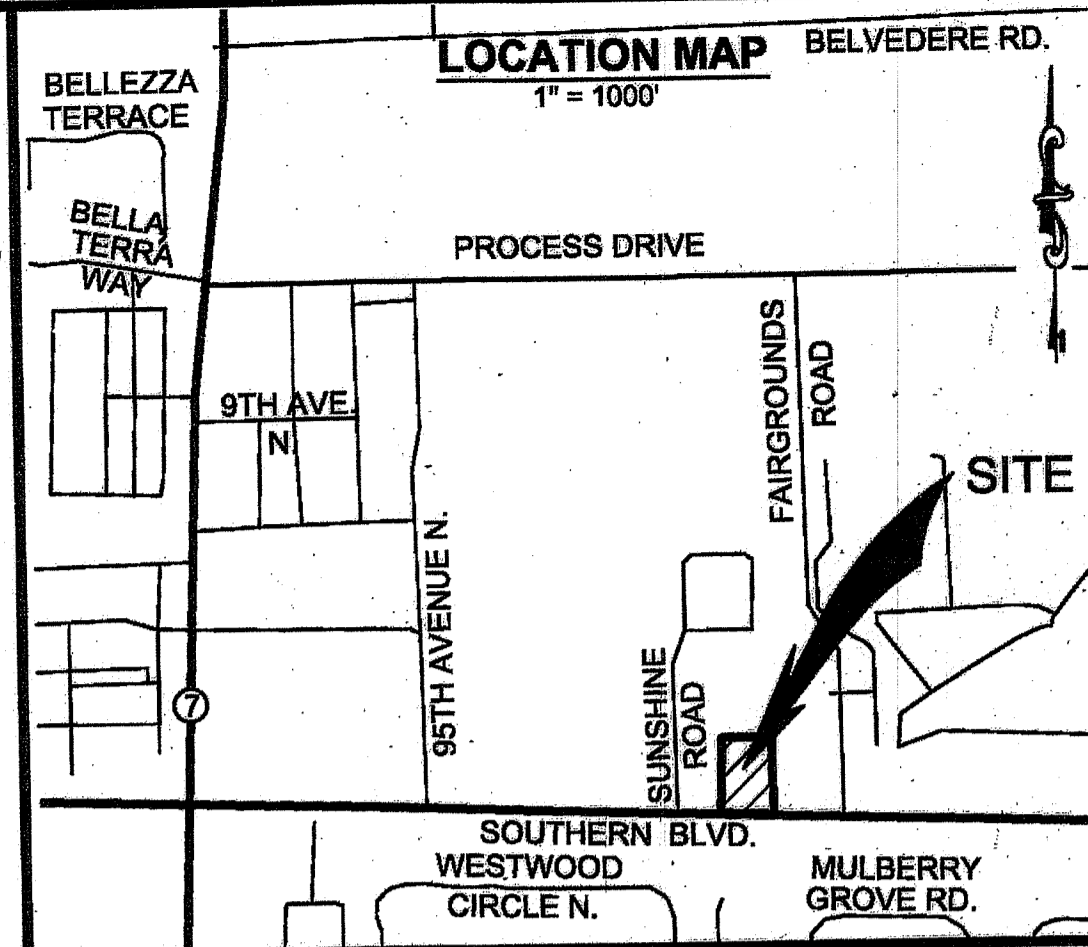
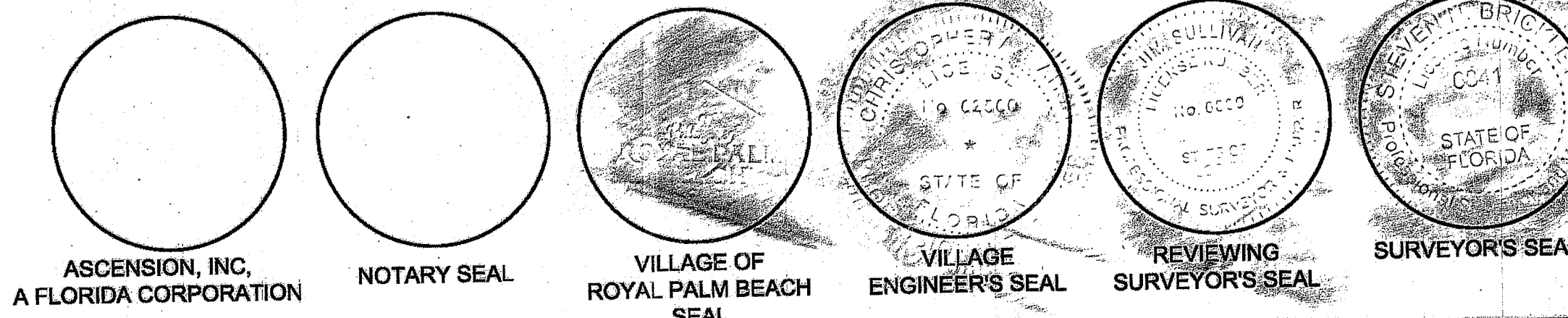
BY: [Signature]  
FRED PINTO  
MAYOR  
ATTEST: [Signature]  
DIANE DISANTO  
VILLAGE CLERK

### REVIEWING SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "ASCENSION ROYAL PALM", AS REQUIRED BY CHAPTER 177.081 (1), F.S., AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, F.S.

BY: [Signature] DATE: 12-8-2016  
PRINT NAME: JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6889



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:24 THIS 6 DAY OF February, 2017, A.D. AND DULY RECORDED IN PLAT BOOK NO. 123 ON PAGE 1-2.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

SHEET INDEX  
COVER SHEET  
MAP SHEET

### SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON REFER TO THE NATIONAL OCEAN SURVEY TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 90 ADJUSTMENT) AND ARE BASED UPON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2543, HAVING A BEARING OF NORTH 88°30'32" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD) COINCIDENT WITH THE SOUTH LINE OF LOT 1 SHOWN HEREON.
- 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

### CERTIFICATE OF SURVEYOR AND MAPPER

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 ACCORDING TO SEC. 177.091 (7), F.S.; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, F.S., AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATE: 12/5/2016  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6841  
STATE OF FLORIDA  
BOWMAN CONSULTING GROUP, LTD., INC.  
301 SE OCEAN BLVD., SUITE 301,  
STUART, FLORIDA 34994  
CERTIFICATE OF AUTHORIZATION NO. 8030

SUMMARY INFORMATION - ASCENSION ROYAL PALM	
OWNER: ASCENSION, INC 721 N. 15TH STREET IMMOKALEE, FL 34142	TOTAL ACRES: 2.43234 NUMBER OF LOTS: 1 LINEAL FEET IN STREETS: N/A LOT 1/COMMERCIAL/265'X400'±2.43234 ACRES
STREET NAME: SOUTHERN BOULEVARD/S.R. 80	
SURVEYOR: STEVEN N. BRICKLEY, P.S.M. BOWMAN CONSULTING GROUP, LTD., INC. 301 SE OCEAN BLVD., SUITE 301, STUART, FL. 34994	
ATTORNEY: ELLIE HALPERIN, ESQ. 1801 FORUM PLACE, SUITE 500 WEST PALM BEACH, FL. 33401	
ENGINEER: TODD N. McLEOD, P.E., LEED-AP 1655 PALM BEACH LAKES BOULEVARD, SUITE 712 WEST PALM BEACH, FL. 33401	
AGENT: DAMIAN BRINK, PLANNER JON E. SCHMIDT AND ASSOCIATES LANDSCAPE ARCHITECTURE AND LAND PLANNING 2247 PALM BEACH LAKES BLVD., SUITE 101 WEST PALM BEACH, FL. 33409	

**Bowman CONSULTING**  
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
BOWMAN CONSULTING GROUP, LTD., INC.  
301 SE OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

P:\010283 - Sunshine Road Plat\010283-01 (S&P) - Sunshine Road Plat (Survey)\Top Boundary\010283-01\010283 SUNSHINE ROAD PLAT.dwg COVER SHEET: secondary Dec 02,2016 - 8:43am