

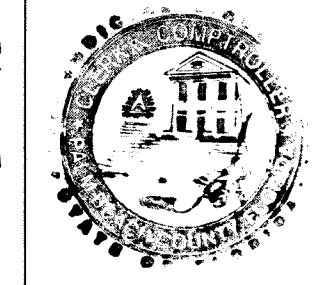
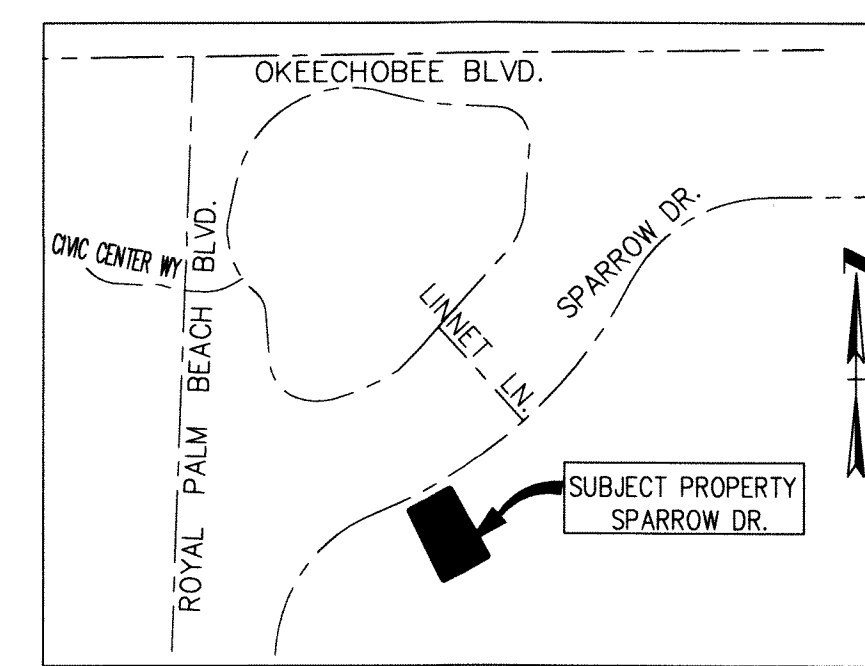
20180249348

43

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:19 P.M.  
THIS 26 DAY OF June  
A.D. 2018 AND DULY RECORDED IN  
PLAT BOOK 43 ON  
PAGE(S) 43  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Dennis McCarlin*  
DEPUTY CLERK

# SPARROW PLACE

BEING A RE-PLAT OF  
LOT 25 AND A PORTION OF LOT 24, BLOCK H, THE WILLOWS  
PLAT BOOK 29, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
BEING A PORTION OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
VILLAGE OF ROYAL PALM BEACH  
PALM BEACH COUNTY, FLORIDA  
JUNE 2018



### DESCRIPTION

LOT 25 AND THE WEST 36.91 FEET OF LOT 24, BLOCK H, OF THE WILLOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 26°42'05" EAST, ALONG THE WESTERLY LINE OF SAID LOT 25 FOR A DISTANCE OF 200.00 FEET TO A POINT ON A CURVE AND THE SOUTHWEST CORNER OF SAID LOT 25. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1510.00 FEET, A CENTRAL ANGLE OF 4°53'58", A CHORD BEARING OF NORTH 60°50'56" EAST, FOR AN ARC LENGTH OF 129.13 FEET TO THE INTERSECTION WITH A LINE 36.91 FEET NORTHWESTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 24. THENCE NORTH 30°12'01" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 200.07 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT OF WAY LINE FOR SPARROW DRIVE AS RECORDED IN PLAT BOOK 29, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1310.00 FEET, A CENTRAL ANGLE OF 5°06'48", A CHORD BEARING OF SOUTH 60°44'31" WEST FOR AN ARC LENGTH OF 116.91 FEET TO THE POINT OF BEGINNING.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, OWNER OF THE LAND SHOWN HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE NON-EXCLUSIVE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE NON-EXCLUSIVE SEWER LINE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF SEWER LINES.

IN WITNESS WHEREOF, ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND GENERAL MANAGER, THIS 30<sup>th</sup> DAY OF May, 2018.  
ROYALL WALL SYSTEMS, LLC,  
A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF May, 2018.  
BY: *Wallace Sanger*  
WALLACE SANGER  
PRESIDENT AND GENERAL MANAGER

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED WALLACE SANGER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A VALID IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND GENERAL MANAGER OF ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF May, 2018.  
MY COMMISSION EXPIRES: 01-09-19  
BY: *Kathleen M Brandon*  
NOTARY PUBLIC  
PRINT NAME: KATHLEEN M BRANDON  
COMMISSION NO.: FF184743

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, J. RICHARD HARRIS, 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 TO ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, 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.

DATED THIS 30<sup>th</sup> DAY OF May, 2018.  
BY: *J. Richard Harris*  
J. RICHARD HARRIS, ATTORNEY AT LAW  
FLORIDA BAR NO.: 142330

### VILLAGE OF ROYAL PALM BEACH

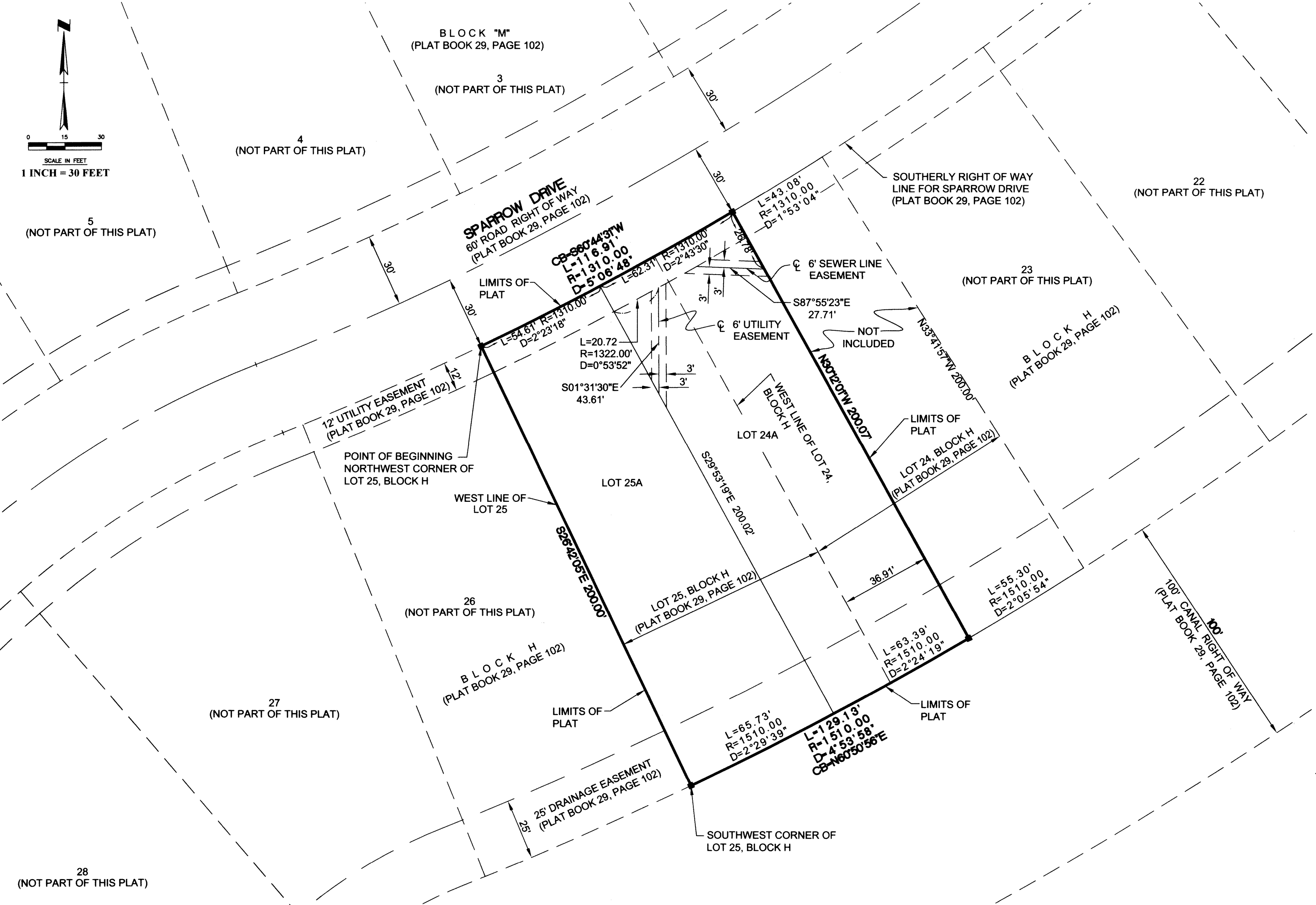
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE REPLAT OF LOT 25 AND A PORTION OF LOT 24, BLOCK H, THE WILLOWS, AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF ROYAL PALM BEACH AS STATED AND SHOWN HEREON, DATED THIS 22 DAY OF June, 2018.

VILLAGE OF ROYAL PALM BEACH  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *Fred Pinto*  
FRED PINTO, MAYOR  
ATTEST: *Diane Disanto*  
DIANE DISANTO, VILLAGE CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRED PINTO AND DIANE DISANTO WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF June, 2018.  
MY COMMISSION EXPIRES: May 9, 2022  
BY: *Jacqueline M. Shrimmons-Dany*  
JACQUILINE M. SHRIMMONS-DANY  
Notary Public - State of Florida  
My Notary Public Seal  
PRINT NAME: Jacqueline M. Shrimmons-Dany  
COMMISSION NO.: 66175854



### LEGEND

- D = CENTRAL ANGLE
- L = LENGTH OF CURVE
- R = RADIUS
- = SET PRM "LB 7232"
- ⊕ = CENTERLINE
- CB = CHORD BEARING

AREA TABULATION		
LOT 24A	12,570 SQUARE FEET	0.29 ACRES
LOT 25A	12,034 SQUARE FEET	0.28 ACRES
TOTAL AREA OF PLAT	24,604 SQUARE FEET	0.57 ACRES

### NOTES

ALL BEARINGS ARE RELATIVE TO THE WEST LINE OF LOT 25, BLOCK H, THE WILLOWS AS RECORDED IN PLAT BOOK 29, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING SOUTH 26°42'05" EAST.

"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, FLORIDA.

THE VILLAGE OF ROYAL PALM BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

PERMANENT REFERENCE MONUMENTS ARE STAMPED "PRM LB 7232" AND SHOWN AS THUS: ■

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### VILLAGE ENGINEER

VILLAGE ENGINEER  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: *Christopher Marsh* 6/6/18  
CHRISTOPHER MARSH, P.E. NO. 62560  
VILLAGE ENGINEER

### REVIEWING SURVEYOR

REVIEWING SURVEYOR'S STATEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

BY: *Bryan Merritt*  
NAME: BRYAN MERRITT  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS NO. 6558

### 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 AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

DATED THIS 30<sup>th</sup> DAY OF MAY, 2018.

BY: *Thomas E. Whidden*  
THOMAS WHIDDEN  
PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NUMBER LS6225  
LICENSED BUSINESS NUMBER LB7232  
STATE OF FLORIDA

SHEET 1 OF 1



**W** Whidden Surveying & Mapping, Inc.  
9200 Belvedere Road, Ste 114  
Royal Palm Beach, FL 33411  
Phone: 561.790.5515  
Fax: 561.790.6557  
www.whiddensurveying.com  
Licensed Business No. 7232  
© 2018 Whidden Surveying & Mapping, Inc.