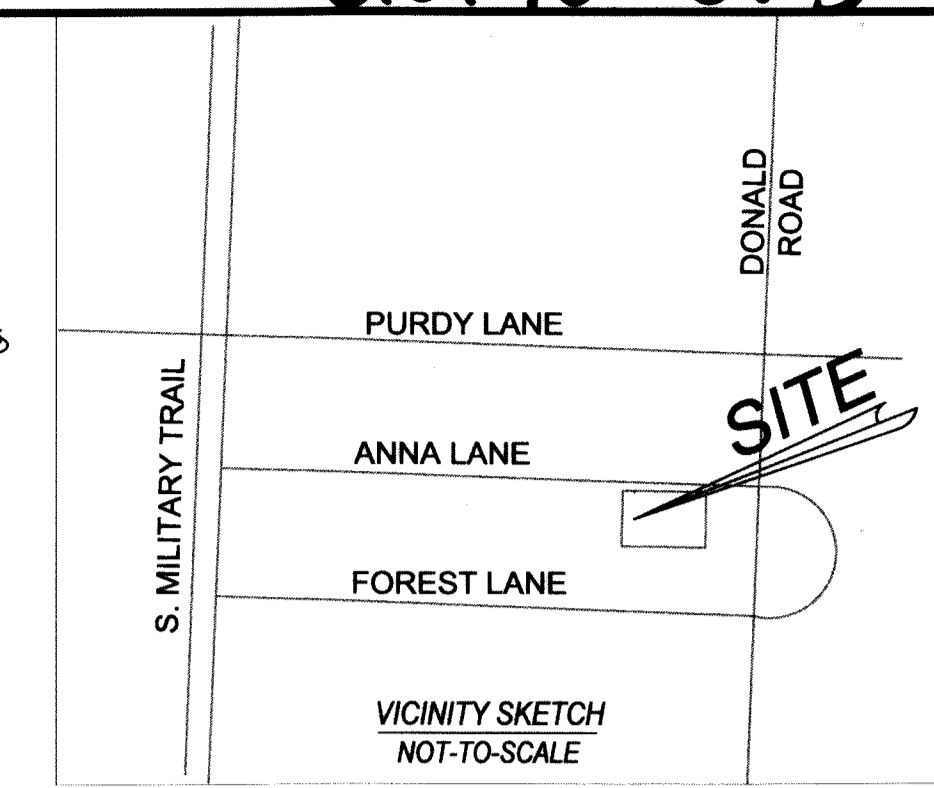


20190361367

# ANNA LANE

BEING A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 2, ANNA-JOHNS ESTATES,  
PLAT BOOK 23, PAGE 219, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



# 72

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 11:03 AM, THIS 2nd  
DAY OF October, 2019,  
AND DULY RECORDED IN PLAT  
BOOK 23 ON PAGE 72-73  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY

BY:



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HEROIC HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS ANNA LANE, BEING A REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK 2, ANNA-JOHNS ESTATES, PLAT BOOK 23, PAGE 219, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5 AND 6, BLOCK 2, OF ANNA-JOHNS ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 219, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 26999.82 SQ. FT. OR 0.619 ACRES

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

PARCEL A, AND PARCEL B, AS SHOWN HEREON ARE HEREBY RESERVED BY HEROIC HOMES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF HEROIC HOMES, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL (IF AVAILABLE) TO BE AFFIXED HERETO THIS 23 DAY OF September, 2019.

WITNESS: BY:   
PRINT NAME: John B. Wood Jr. HEROIC HOMES, LLC  
MICHAEAL BROWN, MANAGER  
WITNESS:   
PRINT NAME: Dave Rizer

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL BROWN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 26999.82 SQ. FT. OR 0.619 ACRES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HEROIC HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY (IF AVAILABLE) 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 23 DAY OF September 2019.

FF961319  
COMMISSION NO.: John B. Wood, Jr.  
Expiration: February 16, 2020  
MY COMMISSION EXPIRES:   
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Landscape Law Group, Inc. d/b/a LGL  
WE, WESTGOR LAND-TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HEROIC HOMES, LLC; 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 23 DAY OF September 2019. BY:   
(PRINTED NAME AND TITLE)  
  
(SIGNATURE)

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 23 DAY OF September 2019.   
JOHN L. RICE, P.S.M.  
FLORIDA CERTIFICATE NO. LS4506

### SURVEYOR AND MAPPER 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), FLORIDA STATUTES, 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 THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATED THIS 23 DAY OF September 2019.   
DOUG WALKER, P.S.M.  
FLORIDA CERTIFICATE NO. LS7211

### APPROVAL- VILLAGE OF PALM SPRINGS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS 23 DAY OF September 2019.

BY:   
BEV SMITH, MAYOR ATTEST:   
KIMBERLY WYNN, VILLAGE CLERK

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30275 AT PAGE 850 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, WE CHARLES E. GOODFIELD AND EVELYN E. GOODFIELD, AS TRUSTEES OF THE CHARLES E. GOODFIELD REVOCABLE LIVING TRUST w/d/d 11-21-95, DO HERETO SET OUR HANDS AND SEALS THIS 23 DAY OF September, 2019.

WITNESS: BY:   
PRINT NAME: John B. Wood Jr. CHARLES E. GOODFIELD

WITNESS:   
PRINT NAME: Siromik Jackson

WITNESS: BY:   
PRINT NAME: John B. Wood Jr. EVELYN E. GOODFIELD

WITNESS:   
PRINT NAME: Siromik Jackson

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES E. GOODFIELD AND EVELYN E. GOODFIELD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF September 2019.

FF961319  
COMMISSION NO.: John B. Wood, Jr.  
Expiration: February 16, 2020  
My Commission Expires: 2-16-2020  
  
SIGNATURE OF NOTARY PUBLIC  
John B. Wood Jr.  
NOTARY PUBLIC

### SURVEYOR'S NOTES:

\* 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.\*

\* TABULAR AREA:  
TOTAL = 26999.82 SQ. FT. OR 0.619 ACRES  
\* THE SOUTH RIGHT-OF-WAY LINE OF ANNA LANE AS SHOWN HEREON BEARS N89°47'30"E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.  
\* DISTANCES ARE IN U.S. SURVEY FOOT

\* PREPARING SURVEYOR & MAPPER STATEMENT:  
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION LB #6788

\* ABBREVIATIONS:  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
PB = PLAT BOOK  
ORB = OFFICIAL RECORD BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET  
PRM = PERMANENT REFERENCE MONUMENT  
LS = LICENSED SURVEYOR  
ID = IDENTIFICATION

PRINCIPAL MERIDIAN SURVEYING, INC.  
LB # 8261  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL. 33415  
(561) 478-7764 FAX 478-1094  
VISIT US AT PMSURVEYING.NET  
JOB # 19030243

