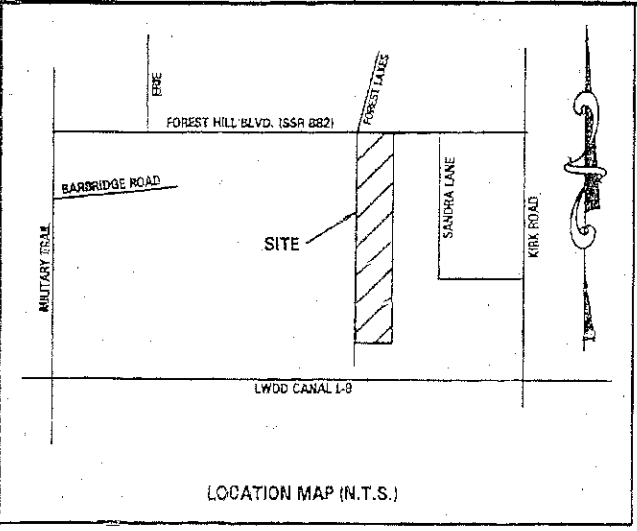


# PLAT OF PALM SPRINGS ADDITION

A REPLAT OF PART OF TRACT 7, BLOCK 4, PLAT NO. 1, PALM BEACH PLANTATIONS  
PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN  
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,  
VILLAGE OF PALM SPRINGS

SHEET 1 OF 2 MARCH 1998



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FOREST HILL BOULEVARD ASSOCIATES LIMITED, a Florida Limited Partnership, AND JERUO, INC., a Florida Corporation, owners of the land shown hereon, being A REPLAT OF PART OF TRACT 7, BLOCK 4, PLAT NO. 1, PALM BEACH PLANTATIONS PLAT BOOK 10, PAGE 20, Public Records of Palm Beach County, Florida, lying in Section 12, Township 44 South, Range 42 East, shown hereon as Plat of PALM SPRINGS ADDITION, being more particularly described as follows:

Lot (Tract 7, Block 4, Lot 2) the West One-Quarter thereof, Plat No. 1, PALM BEACH PLANTATIONS, according to the Plat thereof, as recorded in Plat Book 10, Page 20, Public Records of Palm Beach County, Florida, also described as follows:

Commanding at the Southeast corner of Section 12, Township 44 South, Range 42 East, Palm Beach County, Florida, thence N. 88° 43' 45" W., along the South line of said Section 12, also being the South line of Block 4, according to the Plat No. 1, PALM BEACH PLANTATIONS, as recorded in Plat Book 10, Page 20, Public Records of Palm Beach County, Florida, a distance of 667.29 feet to the Southeast corner of Tract 7, said Block 4; thence N. 01° 29' 27" W., along the East line of said Tract 7 a distance of 40.05 feet to the Point of Beginning lying on the North right-of-way line of the Lake Worth Drainage District Canal L-9 as in Deed Book 118, Page 518, Public Records of Palm Beach County, Florida; thence N. 88° 43' 45" W., along said North right-of-way line a distance of 500.46 feet to the East line of the West One-Quarter of said Tract 7; thence N. 01° 29' 40" W., along said East line a distance of 1234.94 feet to the South right-of-way line of Forest Hill Boulevard as shown in Road Plat Book 5, Page 192, Public Records of Palm Beach County, Florida, also being a line parallel with and 60 feet South of, at right angles to, the North line of said Tract 7; thence S. 88° 46' 56" E., along said South right-of-way line a distance of 500.52 feet to the East line of said Tract 7; thence S. 01° 29' 27" E., along said East line a distance of 1235.40 feet to the Point of Beginning.

Containing in all 14.16 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract 1, as shown hereon is dedicated in perpetuity to the Village of Palm Springs for use as Recreation/Open Space land. All maintenance including, but not limited to trash removal, vegetation trimming and water conservation, shall be the continuing responsibility and obligation of JERUO, INC., a Florida Corporation, or its successors in this interest, without recourse to the Village of Palm Springs. Notwithstanding the above, the Village of Palm Springs shall have the right to use said lands for park land, and shall thereafter be responsible for the maintenance of any and all structures, accessory structures, or utilities it shall place in, under, above or upon the easement, unless otherwise agreed in writing by JERUO, INC., a Florida Corporation, or its successors in interest.

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 Lift Station easement as shown hereon is hereby dedicated in perpetuity to the Village of Palm Springs, its successors and assigns, for lift station and related purposes.

The Utility and Drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes and 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 L-9 Drainage and Berm easement as shown hereon is hereby dedicated to Lot B owner and shall be the maintenance responsibility of Lot B owner.

The 30' x 120' Drainage easement as shown hereon is hereby dedicated to Lot B owner and shall be the maintenance responsibility of Lot B owner.

IN WITNESS WHEREOF, FOREST HILL BOULEVARD ASSOCIATES, LIMITED, a Florida Limited Partnership, has caused these presents to be signed by its general partner FOREST HILL BOULEVARD SELF STORAGE, INC., a Florida corporation, licensed to do business in Florida, this 30 day of March, 1998.

WITNESS: *Patrick M. Gordon*  
*Randy Jones*  
FOREST HILL SELF STORAGE, INC., a Florida Corporation, as general Partner  
BY: *[Signature]*

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared GEORGE KELLY, who is personally known to me, and who executed the foregoing instrument as President of FOREST HILL BOULEVARD SELF STORAGE, INC., a Florida Corporation, 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 true act and deed of said corporation.

WITNESS my hand and official seal this 30 day of March, 1998.

My Commission expires: *[Signature]*  
Notary Public

IN WITNESS WHEREOF, JERUO, INC., a Florida Corporation, has caused these presents to be signed by its President and its corporate seal to be affixed hereto by with and authority of its Board of Directors, this 29 day of March, 1998.

WITNESS: *[Signature]*  
*[Signature]*  
JERUO, INC., a Florida Corporation, licensed to do business in the State of Florida.  
BY: *[Signature]*  
JEROME L. RICH, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared JEROME L. RICH, who is personally known to me, and who executed the foregoing instrument as President of JERUO, INC., a Florida Corporation, 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 true act and deed of said corporation.

WITNESS my hand and official seal this 19 day of March, 1998.

My Commission expires: *[Signature]*  
Notary Public

### SURVEYOR'S NOTES

1. Bearings shown hereon are based on Palm Beach County 1972 Free Adjusted State Plane Coordinate system and are relative to a bearing of N. 88° 43' 45" W., along the South line of the S.E. 1/4 of Section 12, as shown.
2. All dimensions and bearings shown hereon are prorated from those shown on the Record Plat of PLAT NO. 1, PALM BEACH PLANTATIONS.
3. Permanent Reference Monument (P.R.M.) indicated as that and is set with disk marked "PRM 2508".
4. No structures, shrubs or trees shall be placed in drainage or utility easements except as otherwise permitted by the Village of Palm Springs.
5. There may additional restrictions that are not recorded on this plat that may be found in the public Records of this county.
6. Building setback lines shall be as required by the current Village of Palm Springs zoning regulations and/or any restrictive covenants pertaining to that reflected by this plat.
7. Lot Acreage: Lot A contains 9.36 acres.  
Lot B contains 4.81 acres.

### MORTGAGEE'S 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 9815, Page(s) 141-177 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 31 day of April, 1998.

WITNESS: *[Signature]*  
*[Signature]*  
BankAtlantic, a Florida Federal Savings BANK Corporation  
BY: *[Signature]*  
Karen Hutton, Senior Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Karen Hutton, who is personally known to me, who produced *[Signature]* and who executed the foregoing instrument as Senior Vice President of BankAtlantic, a Florida Corporation, 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 true act and deed of said corporation.

WITNESS my hand and official seal this 30 day of April, 1998.

My Commission expires: *[Signature]*  
Notary Public

### VILLAGE OF PALM SPRINGS APPROVALS

VILLAGE COUNCIL: This plat is hereby approved for record this 20 day of April, 1998.

BY: *[Signature]*  
John M. Davis, Mayor

ATTEST: *[Signature]*  
Village Clerk

VILLAGE ENGINEER: This plat is hereby approved for record this 23 day of April, 1998.

BY: *[Signature]*  
Donald Eckert, P.E.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, *Patrick M. Gordon*, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested to FOREST HILL BOULEVARD ASSOCIATES, LIMITED, a Florida Limited Partnership and JERUO, INC., a Florida Corporation; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon, and that there are no other encumbrances of record.

DATE: 3/25/98

*Patrick M. Gordon*  
Attorney at law licensed in Florida

### SURVEYOR'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) 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, Florida Statutes, as amended, and the ordinances of the Village of Palm Springs, Florida.

DATE: MARCH 17, 1998

This instrument was prepared by Donald D. Daniels, PSM in the office of Donald D. Daniels, Inc., 725 North A-1-A, Suite C-111, Jupiter, Florida 33477 Florida Certificate Licensed Business Number 4166. TEL: (561) 747-2694



PLAT OF  
PALM SPRINGS ADDITION

*Donald D. Daniels*  
DONALD D. DANIELS  
SURVEYOR & MAPPER  
FLA. CERTIFICATE NO. 2608

