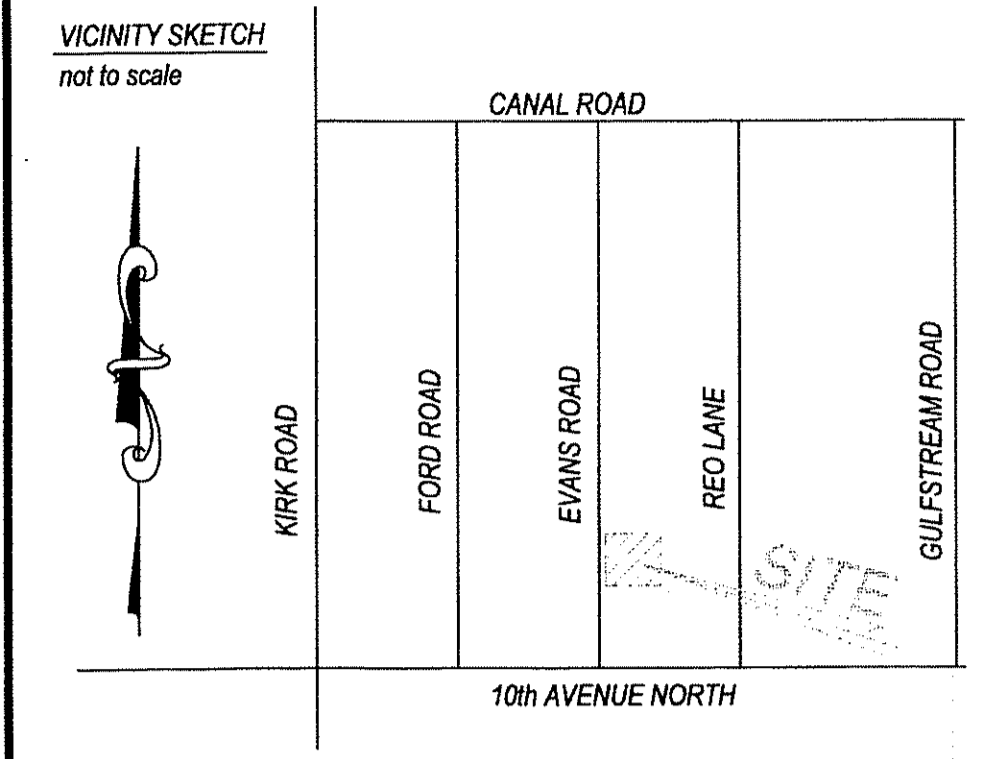


# EVANS PLACE

BEING A REPLAT OF A PORTION OF TRACT 15, MODEL LAND COMPANY SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA (ZONING PROJECT NUMBER: 6001.01.04) SHEET 1 OF 2



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT HAS BEEN FILED FOR RECORD AT 12:32 PM THIS 18 DAY OF July, 2016 AND DULY RECORDED IN PLAT BOOK 122 ON PAGE 3-4  
 SHARON R. BOCK, CLERK & COMPTROLLER, PALM BEACH COUNTY  
 BY: *[Signature]*



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN J. HERNANDEZ, OWNER OF THE LANDS SHOWN HEREON AS "EVANS PLACE", BEING A REPLAT OF A PORTION OF TRACT 15, MODEL LAND COMPANY SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF TRACT 15, SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 66, MORE PARTICULARLY DESCRIBED AS:

STARTING AT THE SOUTHEAST CORNER OF TRACT 15, THENCE RUN NORTH 239 FEET TO THE POINT OF BEGINNING;  
 THENCE N90°00'00"W A DISTANCE OF 125 FEET;  
 THENCE N89°51'08"W A DISTANCE OF 145 FEET;  
 THENCE S00°00'00"E A DISTANCE OF 125 FEET;  
 THENCE S89°51'08"E A DISTANCE OF 145 FEET TO THE POINT OF BEGINNING;

HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

IN WITNESS WHEREOF, I, NORMAN J. HERNANDEZ, DO HEREBY SET MY HAND AND SEAL THIS 21<sup>ST</sup> DAY OF June, 2016.

WITNESS: *[Signature]*  
 PRINT NAME: Jeffrey Pohlig  
 WITNESS: *[Signature]*  
 PRINT NAME: Stella Suarez Rita

BY: *[Signature]*  
 NORMAN J. HERNANDEZ

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NORMAN J. HERNANDEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~FLORIDA LICENSE~~ 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 21<sup>ST</sup> DAY OF June, 2016.

FF085157  
 MY COMMISSION NO. *[Signature]*  
 SIGNATURE OF NOTARY PUBLIC  
 2/9/2018  
 MY COMMISSION EXPIRES: CARLA FURNO  
 PRINTED NAME OF NOTARY PUBLIC

### TITLE CERTIFICATION

WE, LAW OFFICE OF STELLA SUAREZ RITA, PA., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 NORMAN J. HERNANDEZ, 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 21<sup>ST</sup> DAY OF June, 2016 BY: *[Signature]*  
 STELLA SUAREZ-RITA, PA.

### 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 SECTION 177.081 (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 20 DAY OF JUNE, 2016 BY: *[Signature]*  
 GINO FURLANO, PSM  
 FLORIDA CERTIFICATE NO. 5044

### 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 DAY OF June, 2016.

BY: *[Signature]* BEV SMITH, MAYOR ATTEST BY: *[Signature]* VILLAGE CLERK

### 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 22 DAY OF June, 2016 BY: *[Signature]*  
 KEVIN M BECK, PSM  
 ENGENUITY GROUP, INC.  
 FLORIDA CERTIFICATE NO. LS6168

### 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.

\* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS 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 ENCROACHMENT.

\* 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.

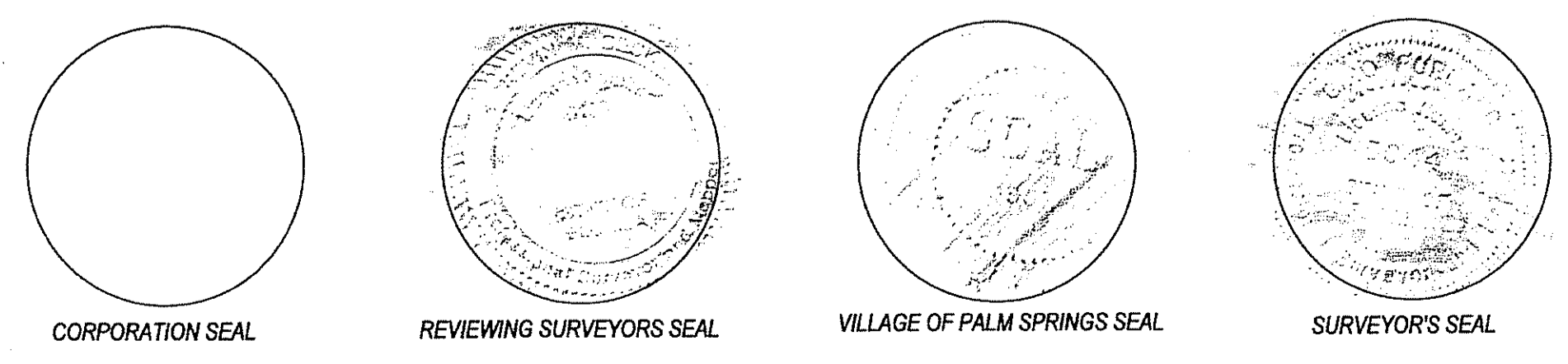
\* TABULAR AREA: TOTAL = 44999.79 SQ. FT. OR 1.03 ACRES  
 \* THE EAST LINE OF TRACT 15 IS ASSUMED TO BEAR N00°00'00"E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.  
 \* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

\* PREPARING SURVEYOR & MAPPER STATEMENT: THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6788

\* ABBREVIATIONS:  
 PSM = FLORIDA LICENSED 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

### LEGEND

- SET 4"x 4" CONCRETE MONUMENT AND BRASS DISK "LB 6788"
- SET 1/2" IRON ROD AND CAP "LB 6788"
- FOUND 4"x 4" CONCRETE MONUMENT (PERMANANT REFERENCE MONUMENT)
- FOUND NAIL AND DISK



PM SURVEYING  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL. 33415  
 (561) 478-7764 FAX 478-1094  
 VISIT US AT PMSURVEYING.NET  
 JOB # 15080890