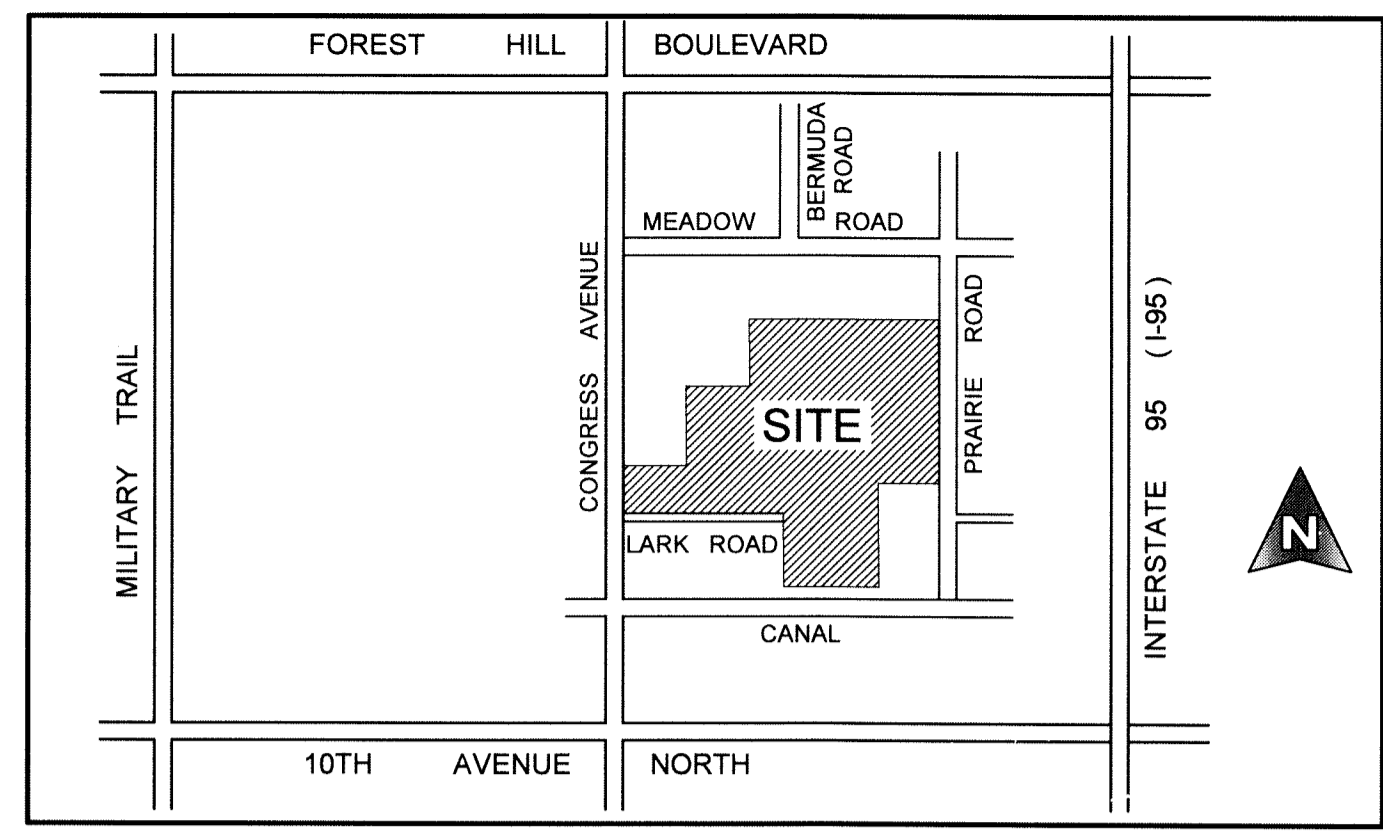


20170173538

152

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
8:46 A.M. THIS 16<sup>th</sup> DAY OF  
MAY 2017, AND DULY  
RECORDED IN PLAT BOOK NO. 183  
ON PAGE 152 THRU 157  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Maura F. Hudson* D.C.



LOCATION MAP (NOT TO SCALE)  
DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC. A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PRESTON SQUARE, BEING A RE-PLAT OF A PORTION OF BERMUDA PARK ADDITION NO. 1, AS RECORDED IN PLAT BOOK 21, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL A)

LOTS 13 TO 18, INCLUSIVE, BLOCK 3; LOTS 4 TO 13, INCLUSIVE, LOTS 15 TO 20, INCLUSIVE, AND THE SOUTH 69 FEET OF LOT 3, BLOCK 4; AND LOT 5, LESS THE SOUTH 140 FEET THEREOF, BLOCK 5; ALL IN BERMUDA PARK ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE LAND DESIGNATED AS LANE B ON SAID PLAT, WHICH WAS ABANDONED BY RESOLUTION NO. R-83-90 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 1892.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA FOR THE RIGHT OF WAY OF STATE ROAD 807 BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 876, PAGE 328, AND THAT PORTION TAKEN FOR SAID RIGHT OF WAY AS SHOWN IN ROAD PLAT BOOK 3, PAGE 32, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF LARK ROAD AS ABANDONED BY THE VILLAGE OF PALM SPRINGS, FLORIDA AS RECORDED IN OFFICIAL RECORD BOOK 28176, PAGE 579, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(PARCEL B)

THE SOUTH 140 FEET OF LOT 5, AND ALL OF LOTS 6 AND 7 IN BLOCK 5 OF BERMUDA PARK ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOTS 13 THROUGH 18, INCLUSIVE OF BLOCK 3, TOGETHER WITH LOTS 4 THROUGH 13, LOTS 15 THROUGH 20 AND THE SOUTH 69.00 FEET OF LOT 3, INCLUSIVE OF BLOCK 4 AND LOTS 5 THROUGH 7, INCLUSIVE OF BLOCK 5, TOGETHER WITH LANE B AS ABANDONED BY RESOLUTION R-83-90, RECORDED IN OFFICIAL RECORD BOOK 3875, PAGE 1892, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN BERMUDA PARK ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF LARK ROAD AS ABANDONED IN OFFICIAL RECORD BOOK 28176, PAGE 579, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A FOUND NAIL AND SQUARE WASHER STAMPED 17-18-PBC 4515 MARKING THE WEST QUARTER (W 1/4) CORNER OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°01'01" EAST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING ALSO THE CENTER LINE OF THE 80.00 FOOT LAKE NORTH DRAINAGE DISTRICT CANAL, L-9 RIGHT-OF-WAY, A DISTANCE OF 681.02 FEET; THENCE NORTH 01°58'59" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL, L-9 AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 5 OF SAID BERMUDA PARK ADDITION NO. 1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 88°01'01" EAST COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL L-9, A DISTANCE OF 378.51 FEET TO THE INTERSECTION WITH THE WEST LINE OF LOT 8, BLOCK 5 OF SAID PLAT; THENCE NORTH 1°31'13" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, THE WEST LINE OF THE ABANDONED PORTION OF LARK ROAD RECORDED IN OFFICIAL RECORD BOOK 4748, PAGE 1330, OF SAID PALM BEACH COUNTY PUBLIC RECORDS AND THE WEST LINE OF LOT 14, BLOCK 4 OF SAID PLAT, A DISTANCE OF 407.41 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 14, BLOCK 4; THENCE SOUTH 87°58'41" EAST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 242.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PRAIRIE ROAD AS RECORDED IN PLAT BOOK 21, PAGE 50, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE NORTH 1°31'11" EAST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 645.00 FEET TO THE INTERSECTION WITH SOUTH LINE OF LOT 12, BLOCK 3 OF SAID PLAT; THENCE NORTH 87°58'41" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 12 AND LOTS 7 THROUGH 10, INCLUSIVE OF BLOCK 3, A DISTANCE OF 746.88 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 19, BLOCK 3 OF SAID PLAT; THENCE SOUTH 1°31'11" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 283.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 19; THENCE NORTH 87°58'41" WEST, COINCIDENT WITH THE SOUTH LINE OF LOTS 19 AND 20, BLOCK 3 OF SAID PLAT, A DISTANCE OF 252.34 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 1, BLOCK 4 OF SAID PLAT; THENCE SOUTH 1°31'11" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, BLOCK 4, LOT 2, BLOCK 4 AND THE EAST LINE OF THE SOUTH 69.00 FEET OF LOT 3, BLOCK 4 OF SAID PLAT, A DISTANCE OF 313.02 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 69.00 FEET OF SAID LOT 3, BLOCK 4; THENCE NORTH 87°58'41" WEST COINCIDENT WITH THE NORTH LINE OF THE SOUTH 69.00 FEET OF SAID LOT 3, A DISTANCE OF 252.66 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN ROAD PLAT BOOK 3, PAGE 32, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 1°32'25" WEST COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 173.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°29'06" AND A DISTANCE OF 23.43 FEET TO A POINT OF TANGENCY, THENCE SOUTH 87°56'41" EAST, COINCIDENT WITH NORTH RIGHT-OF-WAY LINE OF LARK ROAD PER SAID PLAT, A DISTANCE OF 616.38 TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4, BLOCK 5 OF SAID PLAT, THENCE SOUTH 1°31'18" WEST, COINCIDENT WITH SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID LOT 4, BLOCK 5, A DISTANCE OF 288.88 FEET TO SOUTHEAST CORNER OF SAID LOT 4, BLOCK 5 AND THE POINT OF BEGINNING.

CONTAINING 624,767.26 SQUARE FEET OR 18.93 ACRES MORE OR LESS.

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

EASEMENTS:  
LIFT STATION EASEMENT - THE LIFT STATION AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACROSS RIGHTS.

# PRESTON SQUARE

BEING A RE-PLAT OF A PORTION OF BERMUDA PARK ADDITION NO. 1, AS RECORDED IN PLAT BOOK 21, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

UTILITY EASEMENTS - 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.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

THE LAKE MAINTENANCE EASEMENT (L.M.E) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY OWNER, TO THE VILLAGE OF PALM SPRINGS, FLORIDA, ITS SUCCESSORS AND ASSIGNS, (HEREAFTER "VILLAGE") FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING, THE PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN THE EASEMENT AREA.

THE SIDEWALK EASEMENT (S.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF SIDEWALKS FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

TRACTS:

TRACT "OS-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, AND FOR PROPER PURPOSES TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

TRACT "OS-2", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING, BUFFER AND DRAINAGE PURPOSES TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-1", ARE HEREBY DEDICATED TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, IF OTHERWISE APPROVED BY THE VILLAGE OF PALM SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

TRACT "S-2", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

WATER MANAGEMENT TRACTS D-1 THROUGH D-4, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

TRACTS "R-1", "R-2" AND "R-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR RECREATIONAL PURPOSES TO PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

THE 20 FOOT SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE ADJACENT LAND OWNER AND THEIR SUCCESSORS AND ASSIGNS FOR SANITARY SEWER CONNECTION PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH COMPANY AUTHORITY, THIS 5<sup>th</sup> DAY OF April, 2017.

PULTE HOME COMPANY, LLC. A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *Kathryn Lewis*  
BRENT BAKER, DIVISION PRESIDENT

PRINTED NAME: *Kathryn Lewis*

WITNESS: *Debra Flynn*  
PRINTED NAME: *Debra Flynn*

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRENT BAKER, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME COMPANY LLC. A MICHIGAN LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>th</sup> DAY OF April, 2017.

MY COMMISSION EXPIRES: 2/13/20  
*Debra Flynn*  
PRINT NAME: *Debra Flynn*  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FE945345

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5<sup>th</sup> DAY OF April, 2017.

PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: *Kathryn Lewis*  
DAVID KANAREK, PRESIDENT

PRINTED NAME: *Kathryn Lewis*

WITNESS: *Debra Flynn*  
PRINTED NAME: *Debra Flynn*

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PRESTON SQUARE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL 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 5<sup>th</sup> DAY OF April, 2017.

MY COMMISSION EXPIRES: 2/20/20  
*Debra Flynn*  
PRINT NAME: *Debra Flynn*  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. FE945345

### VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 11<sup>th</sup> DAY OF May, 2017.  
BY: *Susan M. Caljean* ATTEST: *Susan M. Caljean*  
BEVSMITH - VILLAGE MAYOR SUSAN M. CALJEAN - VILLAGE CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEVEN R. PARSON, 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 PULTE HOME COMPANY, LLC. A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT REAL PROPERTY TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: April 6, 2017  
BY: *Steven R. Parson*  
STEVEN R. PARSON, ATTORNEY-AT-LAW

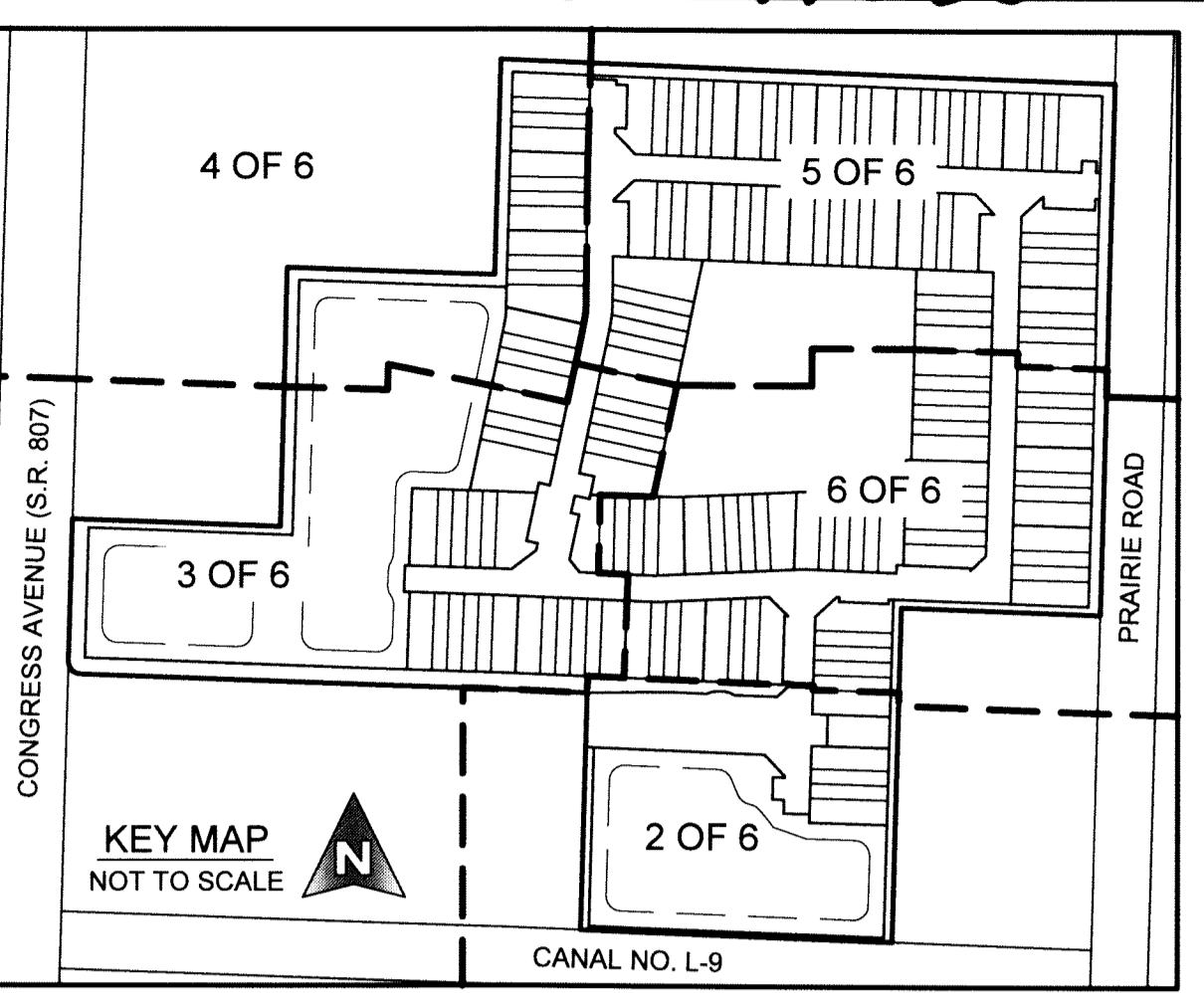
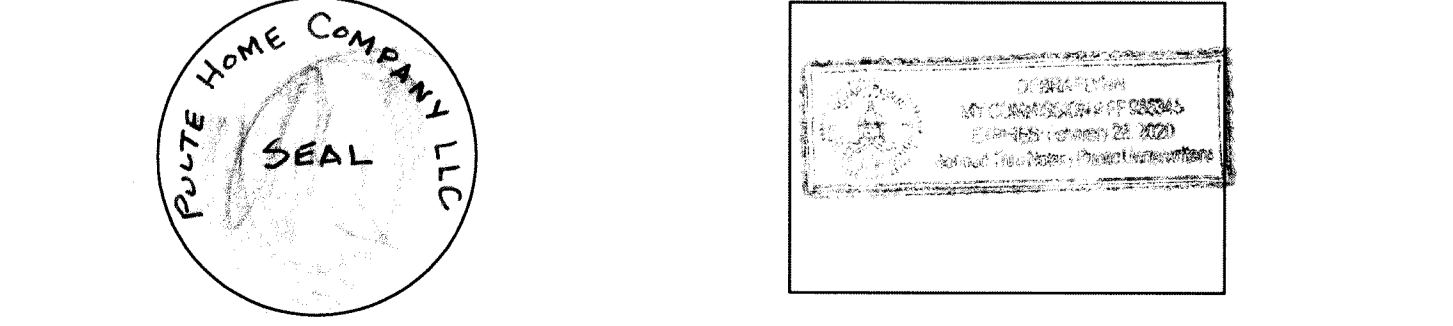
### REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: April 10, 2017  
*Kevin M. Beck*  
KEVIN M. BECK, P.S.M.  
LICENSE NO. 6188  
STATE OF FLORIDA

AREA TABULATION	
TRACT "OS-1"	0.067 ACRES
TRACT "OS-2"	1.496 ACRES
TRACT "R-1"	0.521 ACRES
TRACT "R-2"	0.355 ACRES
TRACT "R-3"	0.662 ACRES
TRACT "S-1"	2.624 ACRES
TRACT "S-2"	0.006 ACRES
TRACT D1	1.026 ACRES
TRACT D2	1.447 ACRES
TRACT D3	1.812 ACRES
TRACT D4	0.488 ACRES
LOTS 1-164	8.429 ACRES
TOTAL AREA	18.933 ACRES

PULTE HOME COMPANY LLC. A MICHIGAN LIMITED LIABILITY COMPANY NOTARY



LEGEND				
P.O.C.	= POINT OF COMMENCEMENT	⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE		
P.O.B.	= POINT OF BEGINNING	⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438		
P.C.P.	= PERMANENT CONTROL POINT	⊙ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438		
P.R.M.	= PERMANENT REFERENCE MONUMENT	⊙ = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)		
O.R.B.	= OFFICIAL RECORD BOOK	■ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438		
P.B.	= PLAT BOOK	□ = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)		
PGS.	= PAGES	FD. = FOUND		
D.B.	= DEED BOOK	OA. = OVERALL		
P.B.C.	= PALM BEACH COUNTY	C.M. = CONCRETE MONUMENT		
R/W	= RIGHT OF WAY	F.P.L. = FLORIDA POWER AND LIGHT		
℄	= CENTERLINE	L.E. = LANDSCAPE EASEMENT		
U.E.	= UTILITY EASEMENT	P.E. = PATHWAY EASEMENT		
D.E.	= DRAINAGE EASEMENT	17/44/43 = SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST		
R	= RADIUS	P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT		
L	= ARC LENGTH	W.M.E. = WATER MANAGEMENT EASEMENT		
Δ	= CURVE CENTRAL ANGLE	W.M.A.E. = WATER MANAGEMENT ACCESS EASEMENT		
C.L.	= CHORD LENGTH	N	= NOTHING, WHEN USED	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
C.B.	= CHORD BEARING	E	= EASTING, WHEN USED WITH COORDINATES	NO. = NUMBER
L.M.A.E.	= LAKE MAINTENANCE ACCESS EASEMENT	L.A.E.	= LIMITED ACCESS EASEMENT	S.E. = SIDEWALK EASEMENT
R.L.	= RADIAL LINE	L.S.E.	= LIFT STATION EASEMENT	L.M.E. = LAKE MAINTENANCE EASEMENT

### SURVEYOR AND MAPPER'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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF PALM SPRINGS FOR THE REQUIRED IMPROVEMENTS; 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: 2/9/17  
*Craig S. Pusey*  
CRAIG S. PUSEY, P.S.M.  
LICENSE NO. 5019  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

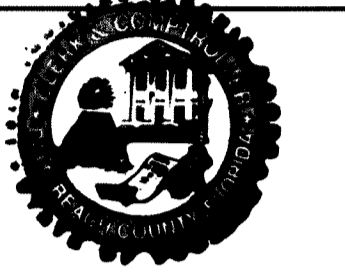
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENT AND UTILITY EASEMENT COINCIDE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING OF SOUTH 88°01'01" EAST, (NAD 83/1990 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

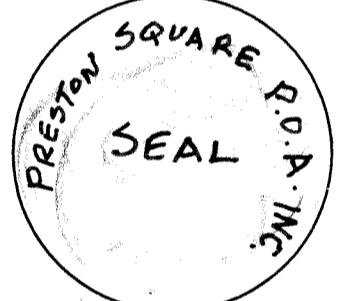
PRESTON SQUARE



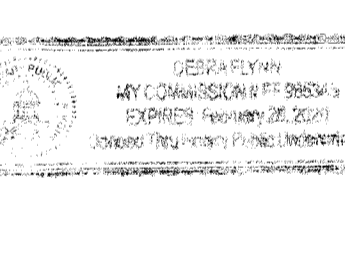
VILLAGE CLERK



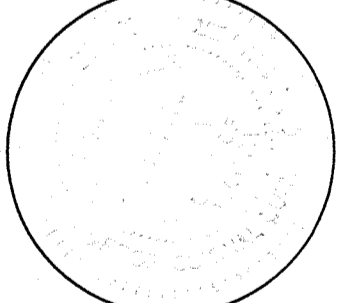
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REVIEWING SURVEYOR



SURVEYOR

