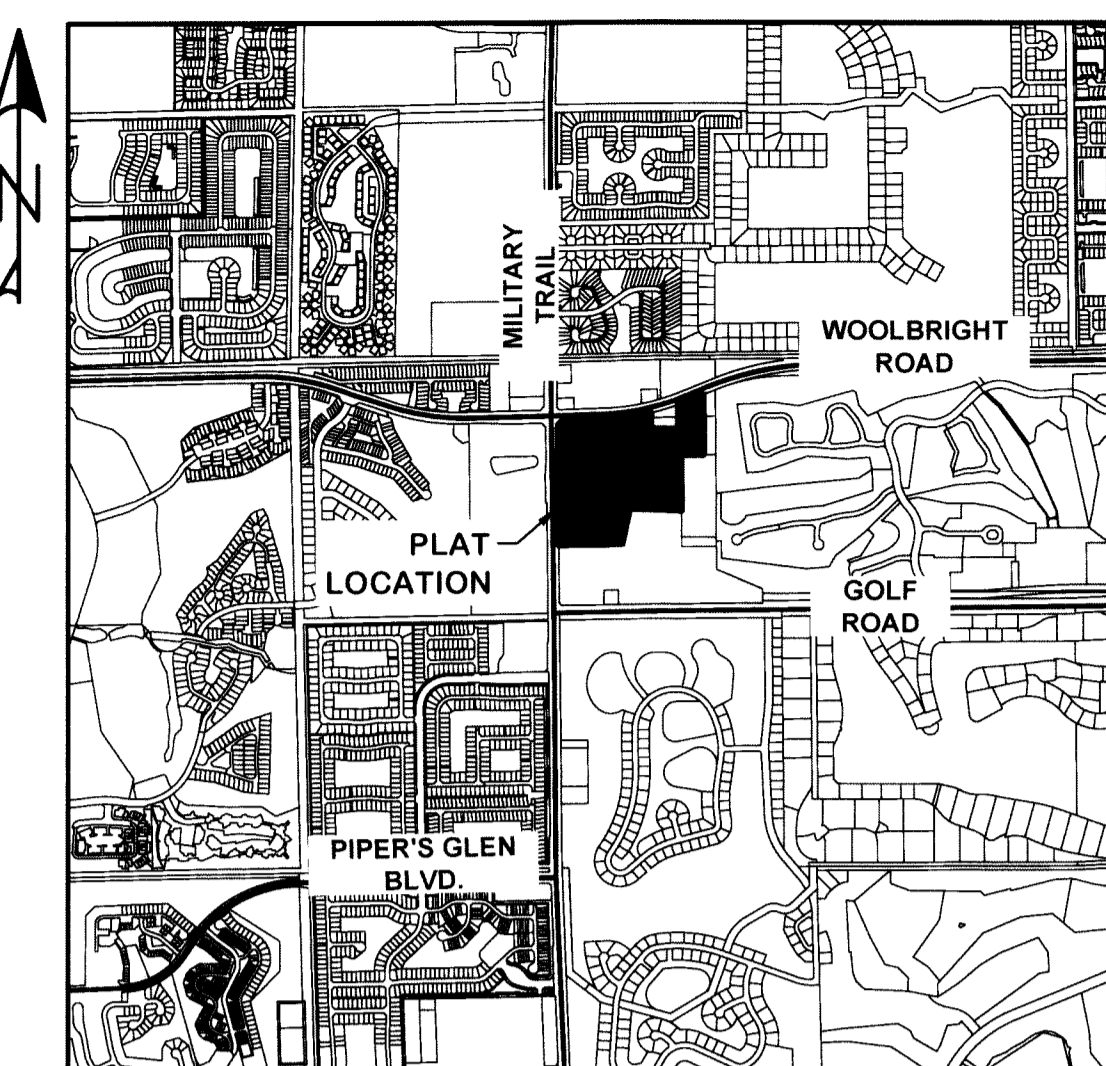


20190445462

144

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:35 P.M.
THIS 5th DAY OF December 2019
AND DULY RECORDED IN PLAT BOOK NO.
129 ON PAGES 144
AND 145
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



VICINITY MAP
SCALE: 1" = 2000'



SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:
Bowman CONSULTING
Bowman Consulting Group, Ltd.
301 S.E. Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7887
www.bowmanconsulting.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030

SHOPPES AT VILLAGE OF GOLF

LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST
VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CARLENE C. BLUNT, OWNER OF THE LAND SHOWN HEREON AS SHOPPES AT VILLAGE OF GOLF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE, NORTH 00°40'16" WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 708.04 FEET; THENCE, NORTH 89°19'44" EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL AND THE POINT OF BEGINNING;
THENCE, NORTH 00°40'16" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 940.79 FEET; THENCE, NORTH 03°08'35" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 120.27 FEET; THENCE, NORTH 00°40'16" WEST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 194.79 FEET; THENCE, NORTH 43°51'01" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 56.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD; THENCE, NORTH 88°20'31" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 476.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,143.48 FEET AND A CENTRAL ANGLE OF 12°14'52";
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE 458.20 FEET; THENCE, SOUTH 00°04'01" EAST A DISTANCE OF 161.41 FEET; THENCE, NORTH 89°47'56" EAST A DISTANCE OF 285.30 FEET; THENCE, NORTH 00°29'35" WEST A DISTANCE OF 251.86 FEET TO SAID SOUTH RIGHT OF WAY LINE AND A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,143.48 FEET, A CENTRAL ANGLE OF 00°45'52"; A CHORD BEARING NORTH 67°44'52" EAST AND CHORD DISTANCE OF 28.59 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE 28.59 FEET; THENCE, NORTH 67°21'56" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 256.55 FEET TO THE WEST LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 22444, PAGE 367 OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE, SOUTH 00°24'41" EAST ALONG SAID WEST LINE A DISTANCE OF 627.24 FEET; THENCE, SOUTH 89°35'19" WEST A DISTANCE OF 234.96 FEET; THENCE, SOUTH 00°24'41" EAST A DISTANCE OF 588.56 FEET; THENCE, NORTH 87°50'34" WEST A DISTANCE OF 542.56 FEET; THENCE, SOUTH 11°46'41" WEST A DISTANCE OF 375.88 FEET; THENCE, SOUTH 89°19'44" WEST A DISTANCE OF 662.61 FEET TO THE POINT OF BEGINNING

CONTAINING 36.40 ACRES MORE OR LESS.

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

- LOT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, CARLENE C. BLUNT, A PRIVATE FEE SIMPLE OWNER, HER SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF GOLF, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HER SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.
- TRACT "A" AND TRACT "B", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER, CARLENE C. BLUNT, A PRIVATE FEE SIMPLE OWNER, HER SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HER SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF GOLF.

IN WITNESS WHEREOF, THE ABOVE-NAMED INDIVIDUAL HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 2nd DAY OF December 2019.

CARLENE C. BLUNT,
OWNER
BY: *[Signature]*
PRINT NAME: Carlene C. Blunt
TITLE: _____

WITNESS: *[Signature]*
PRINT NAME: Ryan Korlin

WITNESS: *[Signature]*
PRINT NAME: Frances Steinwedell

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carlene C. Blunt AS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT, AND THAT THE FOREGOING INSTRUMENT IS THE FREE ACT AND DEED OF SAID PERSON.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF December 2019.

MY COMMISSION EXPIRES: July 29, 2021 BY: Cynthia Leregan-Hood
MY COMMISSION NO. GG 110800 PRINT NAME: Cynthia Leregan-Hood

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____ A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CARLENE C. BLUNT, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 11/27/19 BY: *[Signature]*
RANDY J. NATHAN
ATTORNEY-AT-LAW
FLORIDA BAR NO. 0074489
c/o FRANK, WEINBERG & BLACK, P.L.

VILLAGE OF GOLF APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

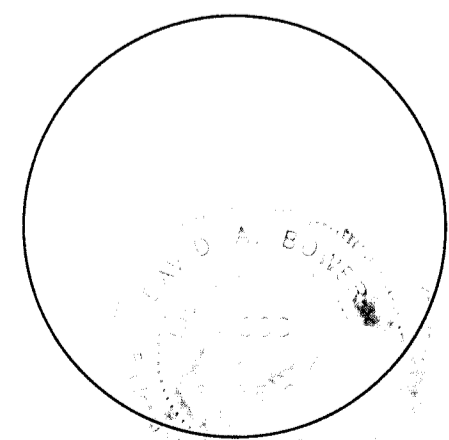
THIS PLAT IS HEREBY APPROVED FOR RECORD IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES THIS 16th DAY OF October, 2019.

ATTEST: *[Signature]* BY: *[Signature]*
DONN LYNN, VILLAGE CLERK THOMAS E. LYNCH, MAYOR

REVIEWING SURVEYOR'S CERTIFICATION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, FIELD PLACEMENT OR PERMANENT REFERENCE MONUMENTS OR PLACEMENT OF MONUMENTS AT LOT CORNERS

DATE: 11/22/19 BY: _____
DAVID A. BOWER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. LS5888



REVIEWING SURVEYOR'S SEAL



VILLAGE OF GOLF SEAL

SURVEYOR'S NOTES:

- THE GRID COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPOCON GRIS RECEIVERS WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON THE FOLLOWING PALM BEACH COUNTY CONTROL POINTS:
"GOLF ROAD 2" - FOUND PALM BEACH COUNTY BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "GOLF 2".
N: 790712.18 E: 948298.38
"RAO" - FOUND PALM BEACH COUNTY STAINLESS STEEL DISK BONDED IN CONCRETE CURB STAMPED "RAO".
N: 790695.57 E: 942879.87
"INDIAN" - FOUND PALM BEACH COUNTY BRASS DISK SET IN CONCRETE STAMPED "INDIAN".
N: 793212.89 E: 940247.74
- THE BEARING BASIS SHOWN HEREON REFERS TO THE GRID BEARING OF NORTH 00°40'16" WEST FOR THE WEST LINE OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 SOUTH, PALM BEACH COUNTY, FLORIDA.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF GOLF ZONING REGULATIONS.
- TRACT "A" AND TRACT "B" ARE RESERVED FOR FUTURE ROAD RIGHT OF WAY TO BE DEDICATED TO PALM BEACH COUNTY BY SEPARATE INSTRUMENT.

CERTIFICATE OF SURVEYOR AND MAPPER:

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."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

[Signature] DATE: 11/22/19
RICHARD E. BARNES, JR., P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5173

BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD. SUITE 301
STUART, FL 34994
CERTIFICATE OF AUTHORIZATION NO. LB8030



RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR
AND MAPPER