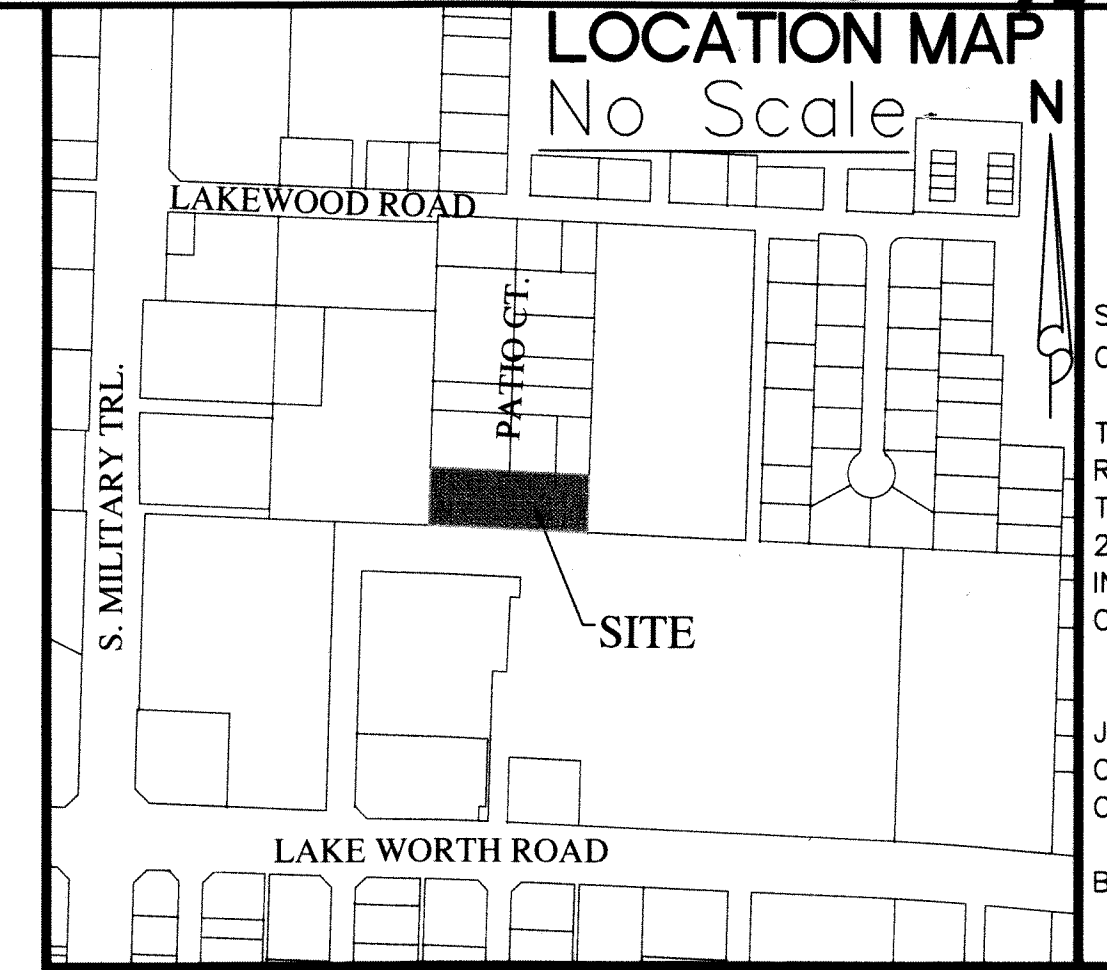


# PATIO COURT TOWNHOMES

BEING A PORTION OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR RECORD AT 3:06 P.M. THIS 22 DAY OF April 2022 AND DULY RECORDED IN PLAT BOOK NO. 133 ON PAGE 156-157

### DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PATIO COURT TOWNHOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PATIO COURT TOWNHOMES, BEING A PORTION OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 119.88 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

RESERVING AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AND FOR ALL PURPOSES CONNECTED WITH THE USE AND OCCUPATION OF SAID LAND OVER AND ACROSS THE NORTH 20 FEET THEREOF TO BE USED AS A ROAD RIGHT-OF-WAY AND SUBJECT TO AN EASEMENT OVER THE SOUTH 10 FEET THEREOF FOR THE INSTALLATION OF UTILITY LINES AND MAINS AND TELEPHONE.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND FOR ALL PURPOSES CONNECTED WITH THE USE AND OCCUPATION OF SAID LAND OVER AND ACROSS THE FOLLOWING STRIP OF LAND IN COMMON WITH ALL OTHER PERSONS, THEIR HEIRS, SUCCESSORS AND ASSIGNS WHO MAY HAVE BEEN OR MAY BE GRANTED A LIKE EASEMENT OVER AND ACROSS THE FOLLOWING STRIP OF LAND BY GRANTORS, TO WIT:

THE EAST 40 FEET OF THE WEST 185 FEET AND THE NORTH 40 FEET OF THE SOUTH 140 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 25 FEET THEREOF FOR R/W OF LAKEWOOD ROAD.

ALSO KNOWN AS:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE, 42 EAST; THENCE S.87°28'33"E., A DISTANCE OF 665.65 FEET TO THE WEST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 24; THENCE N.01°38'18"E. ALONG SAID WEST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 24, A DISTANCE OF 670.43 FEET TO THE POINT OF BEGINNING; THENCE S.87°30'06"E., A DISTANCE OF 332.90 FEET; THENCE N.01°38'39"E., A DISTANCE OF 119.89; THENCE N.87°30'06"W., A DISTANCE OF 332.91 FEET; THENCE S.01°38'18"W., A DISTANCE OF 119.89 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN, THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 39.909 SQUARE FEET OR 0.916 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

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

### UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LOTS 1 THROUGH 10, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR PATIO COURT HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

IN WITNESS WHEREOF, PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 24 DAY OF FEBRUARY 2022.

PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: **ALEX BAYATNIA**

\_\_\_\_\_, ITS MANAGER

IN WITNESS WHEREOF, PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 24 DAY OF FEBRUARY 2022.

PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: **ALEX BAYATNIA**

\_\_\_\_\_, ITS MANAGER

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME APPEARED **Alex Bayatnia** BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED **FL DL 310-0071-2419** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, WITNESS BY MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF February 2022.

MY COMMISSION EXPIRES: **July 12, 2025**

*Rogelio Perez Gonzalez*  
SIGNATURE  
**Rogelio Perez Gonzalez**  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

COMMISSION NO. **HH 153363**

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PATIO COURT HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF FEBRUARY 2022.

BY: **ALEX BAYATNIA**  
**President** (TITLE)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME APPEARED **Alex Bayatnia** BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED **FL DL 310-0071-2419** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **president** OF PATIO COURT HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, WITNESS BY MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF February 2022.

MY COMMISSION EXPIRES: **July 12, 2025**

*Rogelio Perez Gonzalez*  
SIGNATURE  
**Rogelio Perez Gonzalez**  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

COMMISSION NO. **HH 153363**

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, **Steven M. See**, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PATIO COURT TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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; 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: **4/29/2022**

BY: *Steven M. See*  
FLORIDA BAR NO. **77746**

### VILLAGE OF PALM SPRINGS APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES THIS **14<sup>th</sup>** DAY OF **April**, 2022.

BY: **BEV SMITH, MAYOR**

ATTEST: *Kimberly Wynn*  
**Kimberly Wynn**  
VILLAGE CLERK

### VILLAGE ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS **22** DAY OF **APRIL**, 2022.

*Lisa A. Tropepe, P.E.*  
**LISA A. TROPEPE, P.E.**  
VILLAGE ENGINEER

### 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS **5<sup>th</sup>** DAY OF **MARCH**, 2022

*Gary M. Rahman*  
**GARY M. RAHMAN, P.S.M.**  
SENIOR PROJECT MANAGER  
FLORIDA CERTIFICATE NO. LS2633

### SURVEYORS NOTES

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. 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.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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 PALM BEACH COUNTY.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
6. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY, WITH THE WEST LINE OF THE WEST-HALF OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 01° 38' 18" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### STATE PLANE COORDINATE NOTES:

- a. ALL DISTANCES ARE GRID UNLESS OTHERWISE NOTED
- b. SCALE FACTOR = 1.0000392
- c. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION COORDINATES SHOWN ARE GRID COORDINATES
- d. ZONE = FLORIDA EAST ZONE
- e. DATUM = NAD 83-1990 ADJUSTMENT
- f. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- g. LINEAR UNIT = U.S. SURVEY FEET
- h. PLAT BEARINGS = GRID BEARINGS NO ROTATION

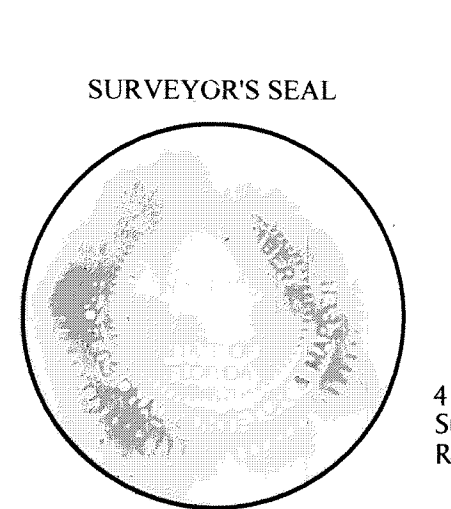
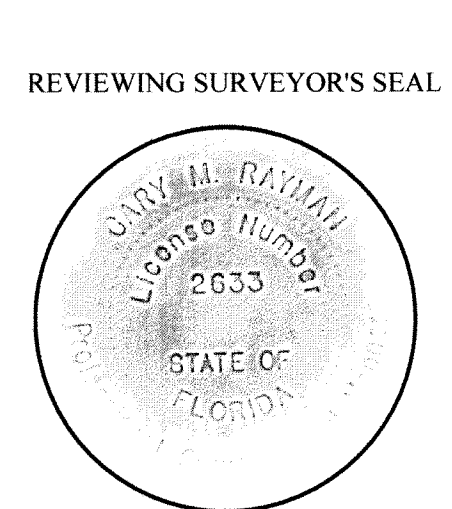
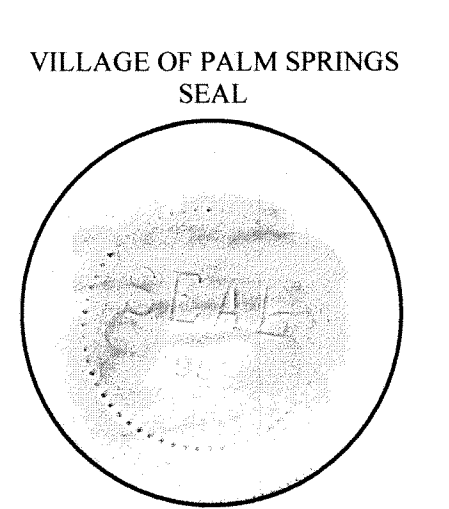
### SURVEYOR & MAPPER'S CERTIFICATE

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.") 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 ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATE: **February 24, 2022**

*Luis J. Ortiz, P.S.M.*  
**LUIS J. ORTIZ, P.S.M.**  
LICENSE NO. LS7006  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
LUIS J. ORTIZ, P.S.M.  
LS7006 STATE OF FLORIDA.  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. LB7768



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Licensed Business Number LB 7768  
Sheet No. 1 of 2 Sheets