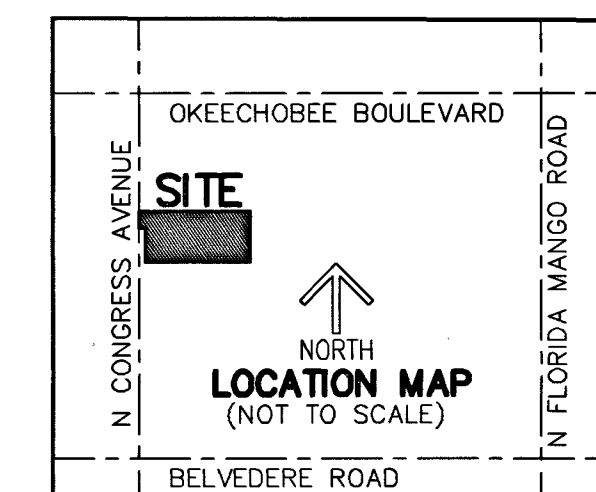


AUTUMN RIDGE APARTMENTS

A PORTION OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



33

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:10 P. M.
THIS 13 DAY OF January
A.D. 2023, AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 33 THROUGH 34

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT AUTUMN RIDGE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS AUTUMN RIDGE APARTMENTS, A PORTION OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THENCE ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 29, N01°32'37"E, A DISTANCE OF 2733.69 FEET TO THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 29, N01°32'12"E, A DISTANCE OF 328.10 FEET; THENCE S88°45'35"E, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 14915, PAGE 571 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S88°45'35"E, A DISTANCE OF 600.00 FEET TO A POINT ON A LINE 660.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID PARALLEL LINE, N01°32'12"E, A DISTANCE OF 259.56 FEET; THENCE N88°45'35"W, A DISTANCE OF 620.00 FEET TO A POINT ON A LINE 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 29 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 1654, PAGE 909 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE, S01°32'12"W, A DISTANCE OF 86.48 FEET; THENCE S88°45'35"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE LINE 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF NORTHWEST QUARTER OF SAID SECTION 29 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 14915, PAGE 571 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE, S01°32'12"W, A DISTANCE OF 173.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 157,463 SQUARE FEET OR 3.6149 ACRES, MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR AUTUMN RIDGE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF AUTUMN RIDGE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT REVERSION TO PALM BEACH COUNTY.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY 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, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PINE RIDGE HOLISTIC LIVING CENTER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THIS 27th DAY OF December, 2022.

AUTUMN RIDGE APARTMENTS, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: PINE RIDGE HOLISTIC LIVING CENTER, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION,
ITS SOLE GENERAL PARTNER

WITNESS: *[Signature]*
PRINT NAME: Henrietta Cepeda

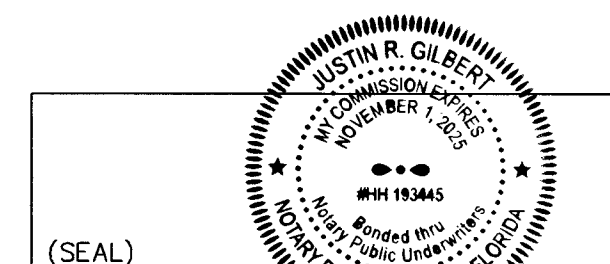
WITNESS: *[Signature]*
PRINT NAME: Kathy Cecusie

BY: *[Signature]*
LINDA ODUM
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF December, 2022, BY Linda Odum AS PRESIDENT OF PINE RIDGE HOLISTIC LIVING CENTER, INC., SOLE GENERAL PARTNER OF AUTUMN RIDGE APARTMENTS, LTD., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
JUSTIN R. GILBERT
PRINT NAME
MY COMMISSION EXPIRES: Nov 1, 2025
COMMISSION NUMBER: # H1193445

PINE RIDGE HOLISTIC LIVING
CENTER, INC.

SEAL

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF Miami-Dade

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 33679, PAGE 719 AND OFFICIAL RECORD BOOK 33745, PAGE 745 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 Vice-President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF December, 2022.

WITNESS: *[Signature]*
ERIC FINERMAN
PRINT NAME
WITNESS: *[Signature]*
Ava Nisbell
PRINT NAME

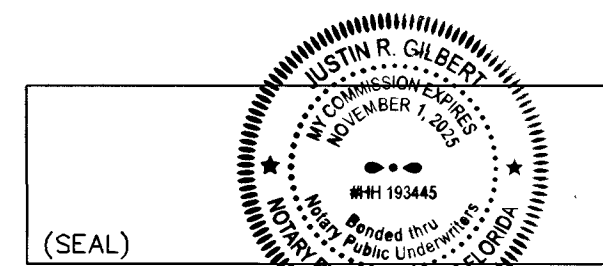
ROSAL HOLDINGS, INC.,
A FLORIDA CORPORATION

BY: *[Signature]*
PRINT NAME: Francisco Raj
TITLE: Vice-President

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Miami-Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF December, 2022, BY Francisco Raj AS Vice-President OF ROSAL HOLDINGS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
JUSTIN R. GILBERT
PRINT NAME
MY COMMISSION EXPIRES: Nov 1, 2025
COMMISSION NUMBER: # H1193445

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Marc J. Sternbaum 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 AUTUMN RIDGE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: December 27, 2022
[Signature]
Marc J. Sternbaum
FLA. Bar # 0149354
ATTORNEY AT LAW

MORTGAGEE

SEAL

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13 DAY OF January, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR AND MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, GRID BEARING N01°32'12"E, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.

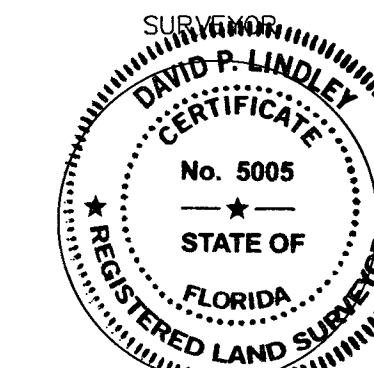
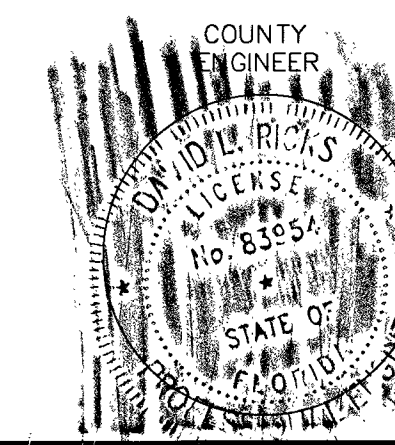
SURVEYOR'S CERTIFICATE:

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 MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/28/2022

[Signature]

DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB#3591
TELEPHONE: 561-392-1991



SITE DATA
CONTROL NUMBER 2020-0152

CFN 20230015700 PL BK 135 PG 33