

SITE DATA: CONTROL NO. 2005-00631

COBBLESTONE SQUARE

BEING A PLAT OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

LOCATION SKETCH & SHEET INDEX - NOT TO SCALE

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HUTTON LAKE WORTH FL MT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "COBBLESTONE SQUARE", BEING A PLAT OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 25, HAVING A STATE PLANE COORDINATE VALUE OF NORTH: 828805.3105, EAST: 945722.6138 (STATE PLANE COORDINATES DESCRIBED HEREIN ARE GRID DATUM IN THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/1990 ADJUSTMENT), FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION); THENCE SOUTH 01°29'10" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 25 (THE SAID WEST LINE HAS A GRID BEARING OF SOUTH 01°29'10" EAST PURSUANT TO THE ABOVE STATED NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AND ALL OTHER BEARINGS CONTAINED HEREIN BELOW ARE RELATED THERETO) A DISTANCE OF 941.63 FEET (942.10 FEET AS IN STIPULATED ORDER OF TAKING IN FAVOR OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 6150, PAGE 1352, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 88°30'50" EAST, AS MEASURED AT RIGHT ANGLES TO THE SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE FOR THE PREVIOUSLY EXISTING EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST MILITARY TRAIL AS RECORDED IN DEED BOOK 883, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH TWO-FIFTHS (N 2/5) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25; THENCE SOUTH 87°01'17" EAST, DEPARTING THE SAID PREVIOUSLY EXISTING EAST RIGHT-OF-WAY LINE AND ALONG THE SAID SOUTH LINE, A DISTANCE OF 1.39 FEET (1.38 FEET IN THE ABOVE REFERENCED STIPULATED ORDER OF TAKING) TO THE SOUTHEASTERLY MOST CORNER OF THE ABOVE REFERENCED CERTAIN STIPULATED ORDER OF TAKING, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE BELOW DESCRIBED PARCEL OF LAND;

THENCE SOUTH 87°01'17" EAST, CONTINUING ALONG THE SAID SOUTH LINE, A DISTANCE OF 291.53 FEET TO A POINT ON THE EAST LINE OF THE NORTH TWO-FIFTHS (N 2/5) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25, THE SAID LINE ALSO BEING THE WEST LINE OF THE PLAT OF FAIR-VIEW, RECORDED IN PLAT BOOK 24, PAGE 31, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°29'07" EAST, DEPARTING THE SAID SOUTH LINE AND ALONG THE SAID EAST LINE AND THE SAID WEST PLAT LINE, A DISTANCE OF 268.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTH TWO-FIFTHS (N 2/5) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25; THENCE NORTH 87°02'34" WEST, DEPARTING THE SAID EAST LINE AND ALONG THE SAID NORTH LINE A DISTANCE OF 280.01 FEET TO A POINT ON THE EAST LINE OF THE ABOVE REFERENCED STIPULATED ORDER OF TAKING, SAID POINT ALSO ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2337.83 FEET, AND FROM SAID POINT ON CURVE, A CHORD BEARS SOUTH 03°49'09" WEST AND A RADIAL LINE BEARS NORTH 87°59'40" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°37'38" (3°37'22" IN THE ABOVE REFERENCED STIPULATED ORDER OF TAKING), A DISTANCE OF 148.00 FEET (147.82 FEET IN THE ABOVE REFERENCED STIPULATED ORDER OF TAKING) TO A POINT OF CURVATURE OF A REVERSE CURVE, HAVING A RADIUS 2245.83 FEET, CONCAVE TO THE SOUTHEAST AND FROM THE SAID POINT OF CURVATURE OF A REVERSE CURVE A CHORD BEARS SOUTH 04°05'40" WEST AND A RADIAL LINE BEARS SOUTH 84°22'02" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°04'36" (3°05'17" IN THE ABOVE REFERENCED STIPULATED ORDER OF TAKING) A DISTANCE OF 120.60 FEET (121.04 FEET IN THE ABOVE REFERENCED STIPULATED ORDER OF TAKING) TO THE POINT OF BEGINNING.

CONTAINING IN ALL 76,658.428 SQUARE FEET / 1.760 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR HUTTON LAKE WORTH FL MT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF HUTTON LAKE WORTH FL MT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT A-1, 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.
3. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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 LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGING MEMBERS THIS 30th DAY OF May 2023.

WITNESS: JARED SMITH BY: HUTTON LAKE WORTH FL MT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: JARED SMITH

WITNESS: Sophia Calles BY: KAREN J. HUTTON, PRESIDENT AND CHIEF EXECUTIVE OFFICER

PRINT NAME: Sophia Calles

ACKNOWLEDGEMENT:

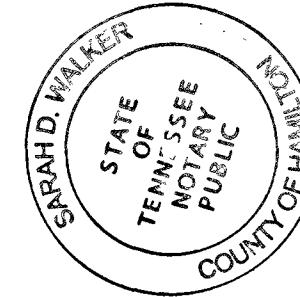
STATE OF TENNESSEE 3SS COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ON LINE NOTARIZATION, THIS 30th DAY OF May, 2023, BY KAREN J. HUTTON, AS PRESIDENT AND CHIEF EXECUTIVE OFFICER FOR HUTTON LAKE WORTH FL MT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAID COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2-25-24

Notary Signature: Sarah D. Walker

Notary Name: Sarah D. Walker (PRINTED NAME) - NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA 3SS COUNTY OF ORANGE

I, SCOTT M. PRICE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HUTTON LAKE WORTH FL MT, 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 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: THIS 31 DAY OF May, 2023.

By: Scott M. Price, Attorney at Law Licensed in Florida, Florida Bar No. 0135194

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 20 DAY OF June, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

By: David L. Ricks, P.E., County Engineer

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED) SCALE FACTOR = 1.0000368 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID

SURVEYOR & MAPPER'S NOTES:

- 1. NO BUILDING 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.
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 PALM BEACH COUNTY ZONING REGULATIONS.
6. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY GRID BEARINGS. THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEARS SOUTH 01°29'10" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
7. A. TRACT A, SHOWN HEREON, IS SUBJECT TO THE DECLARATION OF CROSS ACCESS EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED JULY 5, 2007 IN OFFICIAL RECORD BOOK 21903, PAGE 754, AND AS AMENDED AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 16, 2022, IN OFFICIAL RECORD BOOK 33318, PAGE 696, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. B. TRACT A, SHOWN HEREON, IS FURTHER SUBJECT TO THE STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) AS SET FORTH IN INSTRUMENT RECORDED JULY 13, 2007 IN OFFICIAL RECORD BOOK 21931, PAGE 1284, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
8. THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA 3SS COUNTY OF PALM BEACH

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 SECTION 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.

By: Scott F. Bryson, Professional Surveyor and Mapper, Florida Certificate No. 5991, DATED: THIS 1st DAY OF June, 2023.

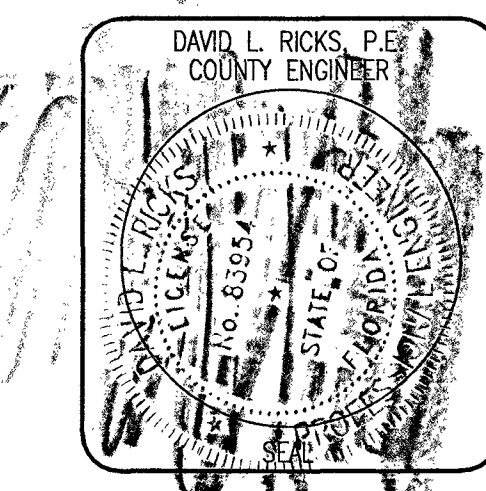
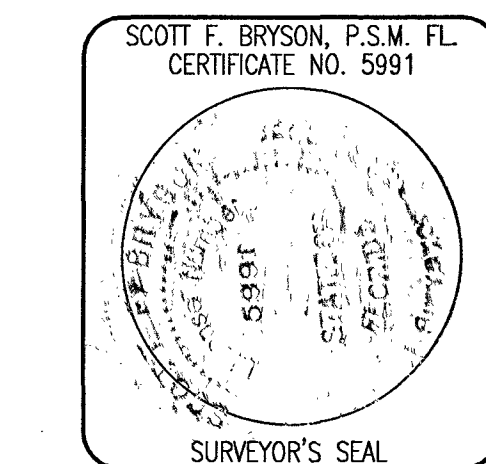
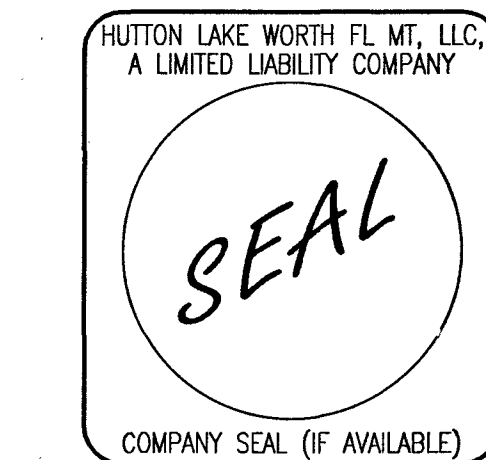
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:45 P.M. THIS DAY OF 20th day of June, 2023 AND DULY RECORDED IN PLAT NO. 135 ON PAGES 196 THRU 197

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature] D.C.

196

CLERK OF THE CIRCUIT COURT & COMPTROLLER



Legend of Symbols table with symbols for concrete monuments, permanent control points, and hand formed monuments.

Property Control Abbreviations table with symbols for permanent control points, permanent reference monuments, and monuments.

Arithmetic / Annotation Abbreviations table with symbols for degrees, minutes, seconds, radius, delta, arc length, chord bearing, point of curvature, point of tangency, point of reverse curve, radial, non-radial, tangent, non-tangent, centerline, plat book, deed book, official record book, point of commencement, point of beginning, point of terminus, licensed business, professional surveyor & mapper.

Easement / Miscellaneous Abbreviations table with symbols for limited access easement, landscape buffer easement, lake maintenance easement, sanitary sewer line easement, water line easement, drainage easement, utility easement, Florida Power & Light Company, Lake Worth Drainage District.

Keshavarz & Associates logo and address: Civil Engineers • Land Surveyors, 711 North Dixie Highway, Suite 201, West Palm Beach, Florida 33401. Tel: (561) 689-8600 Fax: (561) 689-1476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

Table with columns: DATE (06/09/23), CHECKED (SFB), PROJECT No. (21-1382), SHEET No. (1 OF 2), SCALE (N/A), APPROVED (SFB), DRAWN (SFB), DWG No (D21-1382PL).