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183

HIDDEN SPRINGS

BEING A REPLAT OF A PORTION OF TRACT 4 OF THE RESUBDIVISION OF TRACTS 47-50 AND THE NORTH 18' OF TRACTS 57 & 58 (P.B. 21, PG. 77)

Situate in Section 19, Township 44 South, Range 43 East
Palm Beach County, Florida.

Sheet 1 of 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at PM, this 25th day of MARCH, 2006, and duly recorded in Plat Book No. 107 on Pages 183 through 184.

SHARON R. BOCK
Clerk Circuit Court

By: Maria L. Johnson
Deputy Clerk

00070-000
Village of Palm Springs

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that MIRZA HOME & CONSTRUCTION COMPANY, INC., a Florida corporation, licensed to do business in the State of Florida, the owner of the land shown hereon as HIDDEN SPRINGS, situate in Section 19, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

A parcel of land situate in Section 19, Township 44 South, Range 43 East, Palm Beach County, Florida, being the West 276 feet of Tract 4, RESUBDIVISION OF TRACTS 47, 48, 49 AND 50 OF SWAIN'S SUBDIVISION OF Section 19, Township 44 South, Range 43 East, according to the plat thereof, as recorded in Plat Book 21, Page 77 of the Public Records of said Palm Beach County, Florida, being more particularly described by metes and bounds as follows:

COMMENCING at the South 1/4 (one quarter) corner of said Section 19, THENCE bear South 88 degrees 04 minutes 36 seconds East along the South line of said Section 19, a distance of 25.00 feet to a point of intersection with the centerline of Davis Road as laid out and in use; THENCE along said centerline North 01 degrees 38 minutes 19 seconds East, a distance of 1579.84 feet to a point of intersection with the Westerly extension of the South line of aforesaid Tract 4, THENCE South 88 degrees 06 minutes 21 seconds East, a distance of 25.00 feet to a point on the East right-of-way line of said Davis Road and the POINT-OF-BEGINNING of the parcel of land herein intended to be described, said point being the Southwest Corner of said Tract 4;

THENCE from the POINT-OF-BEGINNING, bear North 01 degrees 38 minutes 19 seconds East along the East right-of-way line of Davis Road, a distance of 82.50 feet to the Northwest Corner of said Tract 4; THENCE South 88 degrees 06 minutes 21 seconds East along the North line of said Tract 4, a distance of 276.00 feet; THENCE South 01 degrees 38 minutes 19 seconds West a distance of 82.50 feet to a point on the South line of said Tract 4; THENCE North 88 degrees 06 minutes 21 seconds West along the South line of said Tract 4, a distance of 276.00 feet back to the POINT-OF-BEGINNING, containing 22,770 square feet or 0.5226 acres more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tracts A and B, the Water Management Tracts as shown hereon, are hereby dedicated to the HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for storm water management, drainage and other proper purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Palm Springs.
2. The Drainage Easements as shown hereon, are hereby dedicated to the HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for storm water collection, drainage and other proper purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Palm Springs.
3. The Landscape Easements, as shown hereon, are hereby dedicated to the HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for buffer and landscape purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Village of Palm Springs.
4. The Private Street Easement, as shown hereon, is hereby dedicated to the HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for private street, storm water collection, drainage and other proper purposes subject to a non-exclusive utility easement stated below and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Palm Springs.
5. The 2 foot overhang and maintenance easements (2' O.M.E.), as shown hereon, are hereby dedicated to the benefit of each lot adjacent to that easement, for roof overhang and wall maintenance purposes.

The Private Street Easement, as shown hereon, is 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 potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior approval of all utilities occupying the same, their successors and assigns.

IN WITNESS WHEREOF, the above named Corporation, owner of the lands hereon, has caused these presents to be signed by its President and attested to by its Secretary this 17th day of MARCH, 2006.

MIRZA HOME & CONSTRUCTION COMPANY, INC., a Florida Corporation

BY: Saeed Mirza President ATTEST: Saeed Mirza Secretary * Ali MERRAZEH
Cecilia Dela Ali Murrjeh

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Saeed Mirza and Ali MERRAZEH who are personally known to me, or has produced as identification, and who executed the foregoing instrument as President and Secretary respectively of MIRZA HOME & CONSTRUCTION COMPANY, INC., INC., A Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation 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 17 day of MARCH, 2006.

My commission expires: 12/31/06 Notary Public Ryan A. Layton Printed Name

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Ryan A. Layton, 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 MIRZA HOME & CONSTRUCTION COMPANY, INC., a Florida Corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record which would prevent the subdivision of these lands.

By: Ryan A. Layton Esq. Dated: 3/17/06

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not for profit, hereby accepts the dedications or reservations to said association as stated and shown hereon, and hereby accepts its maintenance obligations for some as stated hereon, dated this 17th day of MARCH, 2006.

HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not for profit

BY: Saeed Mirza President ATTEST: Saeed Mirza Secretary * Ali MERRAZEH
Cecilia Dela

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Saeed Mirza who are personally known to me, or has produced as identification, and who executed the foregoing instrument as President and Secretary respectively of HIDDEN SPRINGS HOMEOWNERS ASSOCIATION, INC., A Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation 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 17 day of MARCH, 2006.

My commission expires: 12/31/06 Notary Public Ryan A. Layton Printed Name

SURVEYOR'S NOTES:

- denotes Permanent Reference Monuments set, LB (Licensed Business) # 6788.
 - ▲ denotes Permanent Control Point, LB (Licensed Business) # 6788.
1. Bearings shown hereon are based on an assumed bearing of N01°38'19"E on the centerline of Davis Road.
 2. Lines which intersect curves are radial to those curves unless otherwise noted.
 3. Building Setback Lines shall be as required by current Village of Palm Springs Zoning Regulations.
 4. Where Utility and Drainage Easements cross, Drainage Easements take precedence.
 5. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable Village of Palm Springs approvals or permits as required for such improvements.
 6. 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 another 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.

ABBREVIATION LEGEND

- L.B. LICENSED BUSINESS
- LWDD LAKE WORTH DRAINAGE DISTRICT
- P.B. PLAT BOOK
- P.C.P. PERMANENT CONTROL POINT
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- RGE. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
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") have been placed as required by law, and that permanent control points ("P.C.P.s"), and monuments according to Sec. 177.091(9), F.S., will be set under 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 Ordinances of the Village of Palm Springs, Florida.

this 1 day of MARCH, 2006.

PM SURVEYING
Licensed Business Number 6788

Roger A. Hagler
ROGER A. HAGLER
License No. 4544
State of Florida

VILLAGE SURVEYOR

This Plat has been reviewed in accordance with section 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.

Reviewing Surveyor Norman J. Howard Date 3-2-06
Norman J. Howard, P.S.M.
Florida Certificate # 5776

VILLAGE OF PALM SPRINGS APPROVAL

VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH

This plat is hereby approved for record, this 23rd Day of MARCH, 2006.

By: John M. Davis
John M. Davis
Village Mayor

THIS INSTRUMENT WAS PREPARED BY ROGER A. HAGLER, P.L.S., IN THE OFFICES OF PM SURVEYING, 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33409.

AREA TABLE:

LOTS	0.4154	ACRES
TRACT "A"	0.0480	ACRES
TRACT "B"	0.0592	ACRES
TOTAL AREA	0.5226	ACRES

FINAL

JANUARY 18, 2006



PM SURVEYING

LICENSED BUSINESS NO. 6788

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL. 33415
OFFICE: (561) 478-7764
FAX: (561) 478-1084

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HIDDEN SPRINGS
SECTION 19, TOWNSHIP 44 SOUTH,
RANGE 43 EAST
VILLAGE OF PALM SPRINGS, FLORIDA

Drawn by:	Date:	SCALE:	SHEET OF
R. HAGLER	12-20-05	AS SHOWN	1 2
Checked by:	Dwg File:		
R. HAGLER	xxx DAVIS RD PLAT		

Donald A. Eckler
DONALD A. ECKLER, P.E.
VILLAGE ENGINEER

Roger A. Hagler
ROGER A. HAGLER
FL REG # 4544

Virginia Walton
VIRGINIA WALTON
VILLAGE CLERK

Norman J. Howard
NORMAN J. HOWARD
FL REG # 5776