

# SOUTHWIND SPRINGS 0070-023

A REPLAT OF LOTS 1 THROUGH 20, INCLUSIVE, TOGETHER WITH THE ABANDONED RIGHT-OF-WAYS OF ALEXANDER ROAD AND DANIEL STREET, AS ABANDONED BY THE VILLAGE OF PALM SPRINGS ORDINANCE NO. 2012-18, OF HARDMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 170, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1 JULY, 2012

THIS INSTRUMENT PREPARED BY  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER #3302  
STATE OF FLORIDA  
IN THE OFFICES OF BOB BUGGEE, INC.  
233 E. GATEWAY BLVD.  
BOYNTON BEACH, FLORIDA 33435  
L.B. #7890

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### 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, FLORIDA.

### STATE PLANE DATA:

COORDINATES SHOWN ARE GRID DATUM.  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = EAST, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE  
SCALE FACTOR = 1.000054  
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 4:24 P.M. THIS 28 DAY OF Sept. 2012, AND DULY RECORDED IN PLAT BOOK NO. 116 ON PAGE 13  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.

### SURVEYOR'S NOTES:

THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.  
BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF SECTION 18-44-43 BEARS N01°41'11"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.  
GARAGES SHALL REMAIN AS GARAGES AND SHALL NOT BE PERMITTED TO BE CONVERTED TO HABITABLE SPACE.  
BOATS, RV'S, OR RECREATIONAL VEHICLES SHALL ONLY BE PERMITTED IF PARKED IN THE GARAGE. ONLY TWO VEHICLES SHALL BE PARKED IN THE DRIVEWAYS OVERNIGHT AND SHALL NEVER BE PERMITTED TO BLOCK ANY STREETS OR SIDEWALKS.  
NO ADDITIONAL IMPERVIOUS AREA SHALL BE PERMITTED ON EACH LOT.  
BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF PALM SPRINGS.  
NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.  
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.

### ASSOCIATION JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOMEOWNERS ASSOCIATION 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 OBLIGATION OF GOVERNANTS AND RESTRICTIONS TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

WITNESS: *[Signature]* SOUTHWIND SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BY: *[Signature]* JOHN PAUL REICHARD III, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOHN P. REICHARD III WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SOUTHWIND SPRINGS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND HAS 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 27<sup>th</sup> DAY OF Sept 2012.  
MY COMMISSION EXPIRES: 7/17/15  
BY: *[Signature]* NOTARY PUBLIC  
COMMISSION NO. EE 080803

### VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2012.  
BY: BEV SMITH, MAYOR  
BY: *[Signature]* VIRGINIA WALTON, VILLAGE CLERK

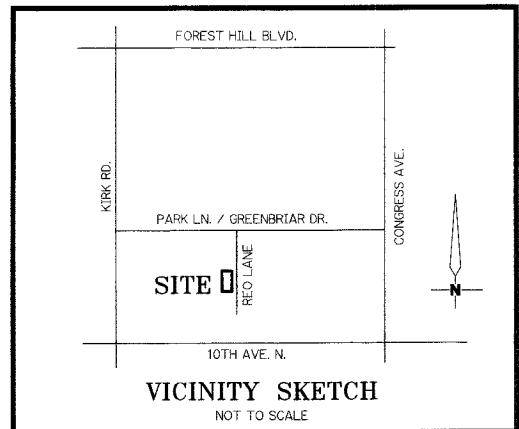
### REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
GLENN W. MARK  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5304  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH APPLICABLE CHAPTER 5J-17.050, ET AL, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS.  
BY: *[Signature]* DATE: 7/5/12  
ROBERT A. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 3302  
STATE OF FLORIDA

PALM SPRINGS OF THE PALM BEACHES, LLC  
VILLAGE OF PALM SPRINGS  
NOTARY PUBLIC  
REVIEWING SURVEYOR  
SURVEYOR



### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT PALM SPRINGS OF THE PALM BEACHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SOUTHWIND SPRINGS, BEING A REPLAT OF LOTS 1 THROUGH 20, INCLUSIVE, TOGETHER WITH THE ABANDONED RIGHT-OF-WAYS OF ALEXANDER ROAD AND DANIEL STREET, AS ABANDONED BY THE VILLAGE OF PALM SPRINGS ORDINANCE NO. 2012-18, OF HARDMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 170, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE N01°41'11"E ALONG THE WEST LINE OF SAID SECTION 18 FOR A DISTANCE OF 262.50 FEET; THENCE S88°06'27"E FOR A DISTANCE OF 333.02 FEET TO THE SOUTHWEST CORNER OF SAID HARDMAN'S SUBDIVISION; THENCE N01°41'11"E ALONG THE WEST LINE OF SAID HARDMAN'S SUBDIVISION FOR A DISTANCE OF 20.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°41'11"E ALONG SAID WEST LINE FOR A DISTANCE OF 486.00 FEET; THENCE S88°06'27"E ALONG THE NORTH LINE OF SAID HARDMAN'S SUBDIVISION FOR A DISTANCE OF 298.02 FEET; THENCE S01°41'11"W ALONG THE WEST RIGHT-OF-WAY LINE OF REO LANE AS SHOWN ON SAID PLAT OF HARDMAN'S SUBDIVISION, SAID LINE LYING 30 FEET WEST OF THE CENTERLINE OF SAID REO LANE, FOR A DISTANCE OF 486.00 FEET; THENCE N88°06'27"W ALONG THE NORTH LINE OF PARCEL "A" AS SHOWN ON SAID PLAT OF HARDMAN'S SUBDIVISION FOR A DISTANCE OF 298.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.325 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
TRACTS 'A' AND 'B', AS SHOWN HEREON, AND ALL UTILITIES LYING THEREIN, ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR PARKING AND RECREATION PURPOSES FOR THE PERPETUAL USE OF THE SOUTHWIND SPRINGS HOMEOWNERS ASSOCIATION.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY 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.

THE MAINTENANCE AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR MAINTENANCE AND DRAINAGE PURPOSES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, PALM SPRINGS OF THE PALM BEACHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL, AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS DAY OF September 2012.

WITNESS: *[Signature]* BY: *[Signature]* JOHN PAUL REICHARD III, MANAGING MEMBER

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOHN PAUL REICHARD III, WHO IS KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PALM SPRINGS OF THE PALM BEACHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF Sept 2012.

MY COMMISSION EXPIRES: 7/17/15  
BY: *[Signature]* NOTARY PUBLIC  
COMMISSION NO. EE 080803

### TITLE CERTIFICATION:

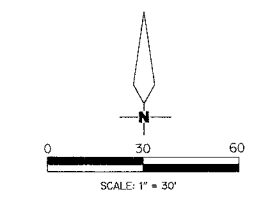
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, MICHAEL J. POSNER, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY AS VESTED IN PALM SPRINGS OF THE PALM BEACHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER 31, 2011; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF A SUBDIVISION DEPICTED BY THIS PLAT.

DATE: September 5, 2012  
BY: *[Signature]* MICHAEL J. POSNER  
ATTORNEY AT LAW  
STATE OF FLORIDA  
FLORIDA BAR NO. 525685

### LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- - SET P.C.P. NAIL/DISK #3302 OR 1/2" IRON ROD/CAP #3302
- - SET P.R.M. 4"x4" CONCRETE MONUMENT #3302
- - CENTERLINE
- - MAINTENANCE EASEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- (40) - LOT NUMBER

POINT OF COMMENCEMENT  
S.W. CORNER OF SECTION 18-44-43  
FOUND PALM BEACH COUNTY BRASS DISK  
N 839447.964  
E 948689.227



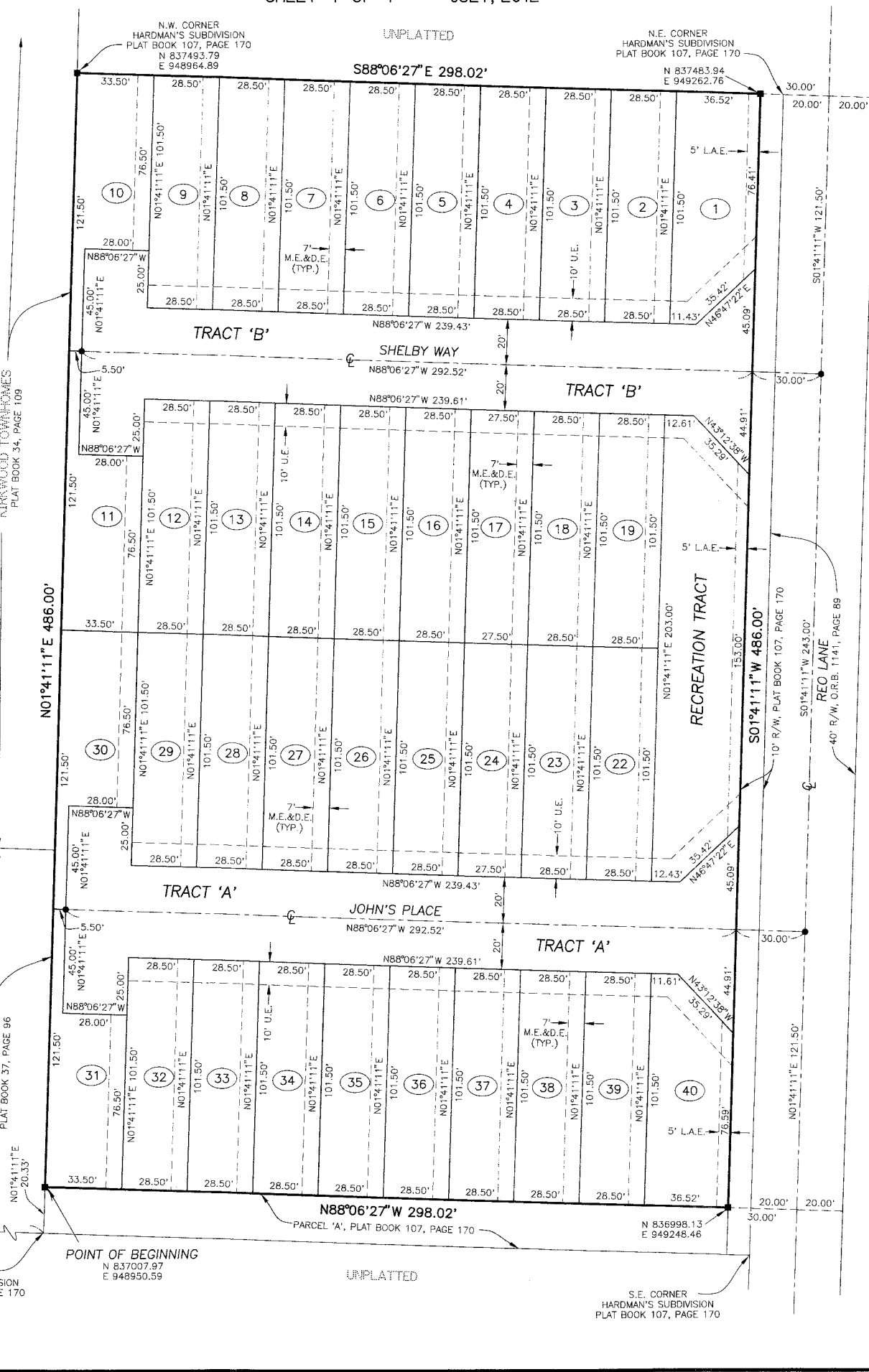
KIRKWOOD TOWNSHIPS  
PLAT BOOK 34, PAGE 109

WEST QUARTER CORNER  
SECTION 18-44-43  
FOUND PALM BEACH COUNTY  
BRASS DISK  
N 839447.964  
E 948689.227

KIRKWOOD SOUTH  
PLAT BOOK 37, PAGE 96

S.W. CORNER  
HARDMAN'S SUBDIVISION  
PLAT BOOK 107, PAGE 170

S. LINE SEC. 18-44-43



# 201200818  
Received Sept. 7, 2012