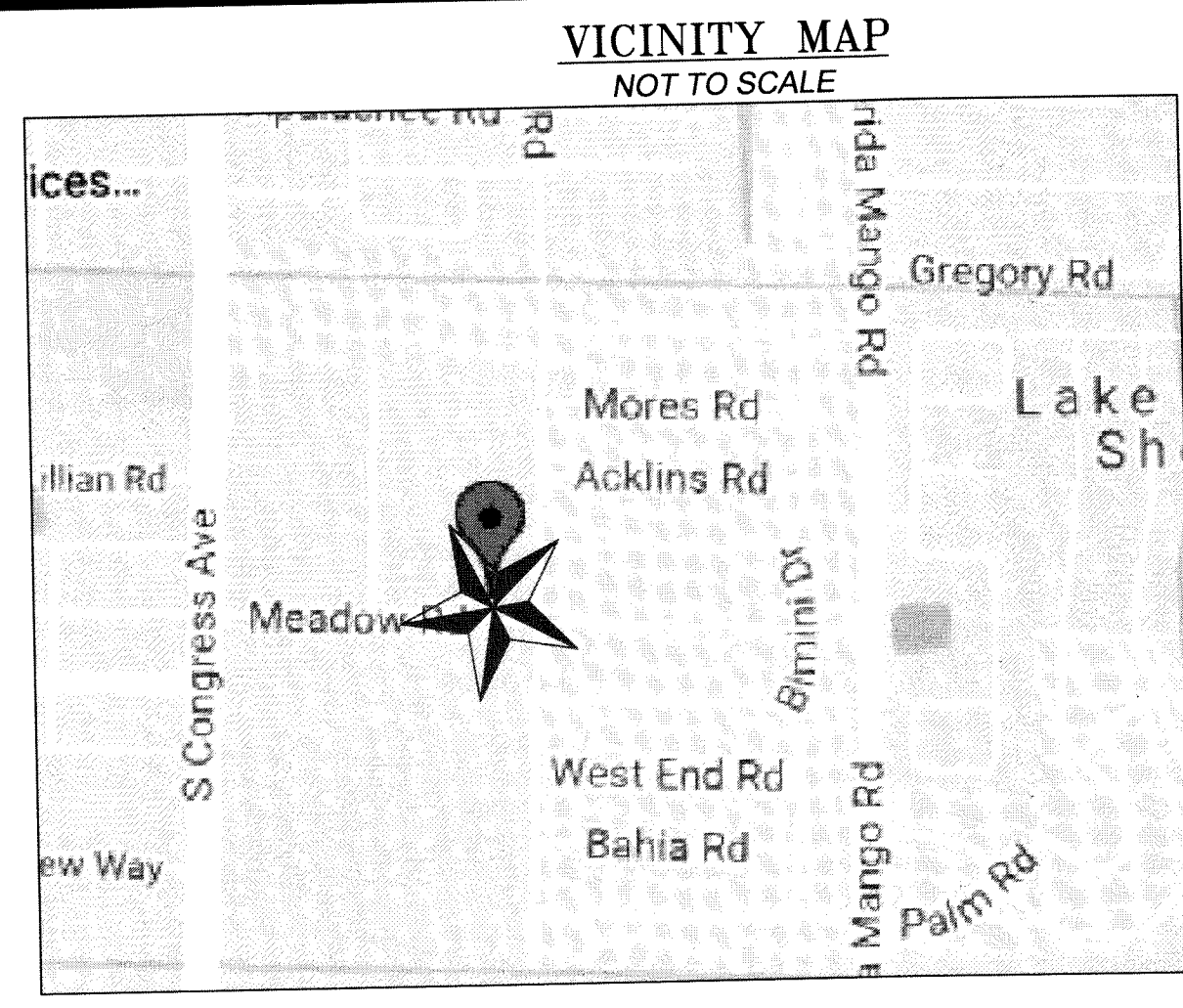


20170172088

150

LEUFKENS' SUBDIVISION PLAT

A PLAT OF LOT 9, BLOCK 2, BERMUDA PARK ADDITION NO.1 (PLAT BOOK 21, PAGE 50)
LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2



VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 1:53 P.M.
THIS 15 DAY OF May A.D. 2017 AND
DULY RECORDED IN PLAT BOOK 21-3 ON PAGES
150 THRU 151 SHARON R. BOCK CLERK AND
COMPTROLLER BY: [Signature]



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PETER LEUFKENS & SANDRA LEUFKENS, OWNER OF THE LAND SHOWN HEREON AS LEUFKENS' SUBDIVISION PLAT, BEING A PORTION OF BLOCK 2 OF BERMUDA PARK ADDITION NO.1 (PLAT BOOK 21, PAGE 50 OF THE PALM BEACH COUNTY RECORDS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION
LOT 9, BLOCK 2, BERMUDA PARK, 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 21, PAGE 50.

CONTAINING 37,766 SQUARE FEET OR 0.87 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
- 1. THE 5.0' EASEMENT- AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF WE PETER LEUFKENS & SANDRA LEUFKENS HAVE CAUSED THESE PRESENTS TO BE SIGNED, DO HEREUNTO SET OUR HANDS AND OFFICIAL SEALS, THIS 10th DAY OF May, 2017.

BY: [Signature]
PETER LEUFKENS

BY: [Signature]
SANDRA LEUFKENS

WITNESS: [Signature]
Linda Tuason
PRINT NAME

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 9389, AT PAGE 540 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE PETER LEUFKENS & SANDRA LEUFKENS DO HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF May, 2017.

BY: [Signature]
PETER LEUFKENS

BY: [Signature]
SANDRA LEUFKENS

WITNESS: [Signature]
Linda Tuason
PRINT NAME

REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 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 [Signature] DATE 05-11-17
KEVIN BECK, P.S.M., LS6168

SURVEYORS CERTIFICATE

I HEREBY 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 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 THE ORDINANCES OF VILLAGE OF PALM SPRINGS.

[Signature] 5-8-17
KENNETH J. OSBORNE DATE
FLORIDA LICENSED SURVEYOR AND MAPPER
PROFESSIONAL SURVEYOR AND MAPPER #LS6415

SURVEYOR & MAPPER NOTES

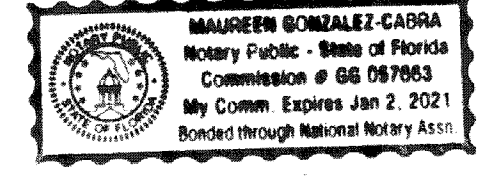
- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF PALM SPRINGS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES 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 BE 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.
- 5. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OF BLOCK 2, BERMUDA PARK ADDITION NO.1, PLAT BOOK 21, PAGE 50. SAID LINE IS ASSUMED TO BEAR NORTH 87°52'40" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF PALM BEACH,
BEFORE ME PERSONALLY APPEARED PETER LEUFKENS & SANDRA LEUFKENS WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2017.

By: [Signature]
(PRINTED NAME) - NOTARY PUBLIC Maureen Gozaka-Cabra
COMMISSION NUMBER: 66057663 MY COMMISSION EXPIRES: 1-2-2021



VILLAGE OF PALM SPRINGS APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS 11th DAY OF May, 2017.

BY: [Signature]
BEV SMITH, MAYOR

ATTESTED BY: [Signature]
SUSAN M. CALJEAN, CMC, VILLAGE CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, FIRST AMERICAN TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PETER LEUFKENS & SANDRA LEUFKENS; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: May 10, 2017 BY: [Signature]
(PRINTED NAME) - (TITLE)

[Signature]
(SIGNED)

VILLAGE OF PALM SPRINGS ENGINEER SEAL
VILLAGE OF PALM SPRINGS REVIEWING SURVEYOR'S SEAL
PLATTING SURVEYOR'S SEAL
JOB#: C-14183
DRAWN BY: D.S.D.
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET
LB #7463