

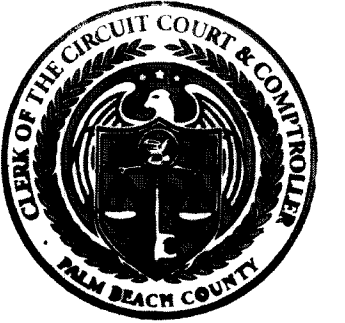
BLOSSOM ESTATE REPLAT NO. 2

BEING A REPLAT OF LOTS 1 THROUGH 6 AND THE PRIVATE ROAD KNOWN AS BLOSSOM WAY, ACCORDING TO THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 9:10
This 15 day of February, 2022
and duly recorded in Plat Book 133
on page(s) 33-35
JOSEPH ABRUZZO
Clerk of the Circuit Court & Comptroller

SHEET 1 OF 3



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC & BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS BLOSSOM ESTATE REPLAT NO. 2, BEING A REPLAT OF LOTS 1 THROUGH 6 AND THE PRIVATE ROAD KNOWN AS BLOSSOM WAY, ACCORDING TO THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

DESCRIPTION

LOTS 1 THROUGH 6 AND THE PRIVATE ROAD KNOWN AS BLOSSOM WAY, ACCORDING TO THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND LYING IN SECTION 02, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

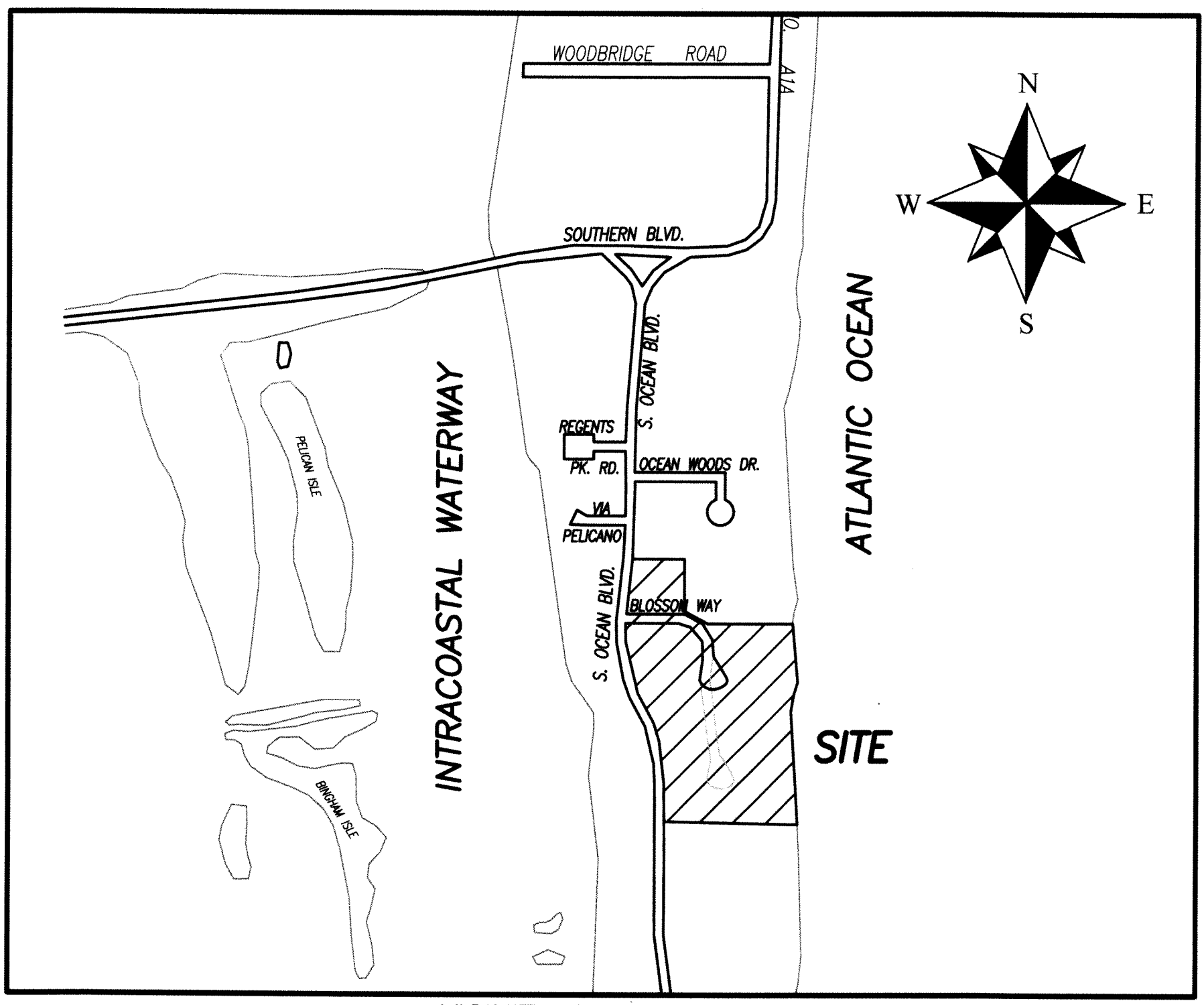
CONTAINING IN ALL 11.557 ACRES, MORE OR LESS.

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

BEACH ACCESS EASEMENT - THE BEACH ACCESS EASEMENT ("BEACH ACCESS EASEMENT") AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED TO THE BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC. ("ASSOCIATION") TO SERVE AS AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS TO THE ATLANTIC OCEAN FOR THE PERPETUAL USE AND BENEFIT OF THE ASSOCIATION AND ITS SUCCESSORS AND/OR ASSIGNS. THE BEACH ACCESS EASEMENT IS THE SOLE AND PERPETUAL MAINTENANCE OBLIGATION OF THE ASSOCIATION, AND ITS SUCCESSORS AND/OR ASSIGNS. IN ADDITION, AN EASEMENT IS ALSO HEREBY GRANTED, ON A NON-EXCLUSIVE BASIS, TO THE EMPLOYEES AND AUTHORIZED AGENTS OF EACH OF THE TOWN OF PALM BEACH, FLORIDA AND THE STATE OF FLORIDA, FOR PEDESTRIAN ACCESS OVER, ON, AND THROUGH THE BEACH ACCESS EASEMENT SOLELY FOR THE PURPOSES OF MONITORING TURTLE NESTING AND BEACH RE-NOURISHMENT.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC. ("ASSOCIATION") ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF PALM BEACH.

UTILITY EASEMENTS - THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF ALL UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.



VICINITY SKETCH N.T.S.

DEDICATION AND RESERVATION - BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY THIS 14th DAY OF February, 2022.

BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY,
SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Caselle Meyers
PRINTED NAME
BY: Maura Ziska
PRINTED NAME, TITLE
MAURA ZISKA, AUTHORIZED SIGNATORY

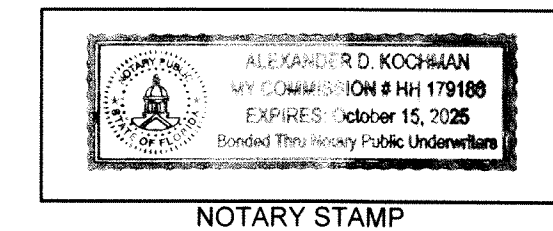
WITNESS: Christine Belsky
PRINTED NAME
Christine Belsky
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF February, 2022, BY MAURA ZISKA AS AUTHORIZED SIGNATORY FOR BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

October 15, 2025
MY COMMISSION EXPIRES:
HH179186
MY COMMISSION NO.:



Alexander D. Kochman
SIGNATURE OF NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC

DEDICATION AND RESERVATION - BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF February, 2022.

BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Caselle Meyers
PRINTED NAME

BY: Maura Ziska
PRINTED NAME, TITLE
MAURA ZISKA, AUTHORIZED SIGNATORY

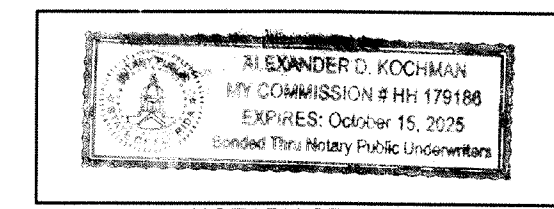
WITNESS: Christine Belsky
PRINTED NAME
Christine Belsky
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF February, 2022, BY MAURA ZISKA AS AUTHORIZED SIGNATORY FOR BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

October 15, 2025
MY COMMISSION EXPIRES:
HH179186
MY COMMISSION NO.:



Alexander D. Kochman
SIGNATURE OF NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC

BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC.
SEAL

BLOSSOM ESTATE REPLAT NO. 2

WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4999
3553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551

FIELD:	JOB NO.: 86-1063.99	F.B.	PG.
OFFICE: R.C./S.W.	DATE: JANUARY 2022	DWG. NO. 86-1063-25	
CKD: C.W.	REF: 86-1063.DWG	SHEET 1 OF 3	