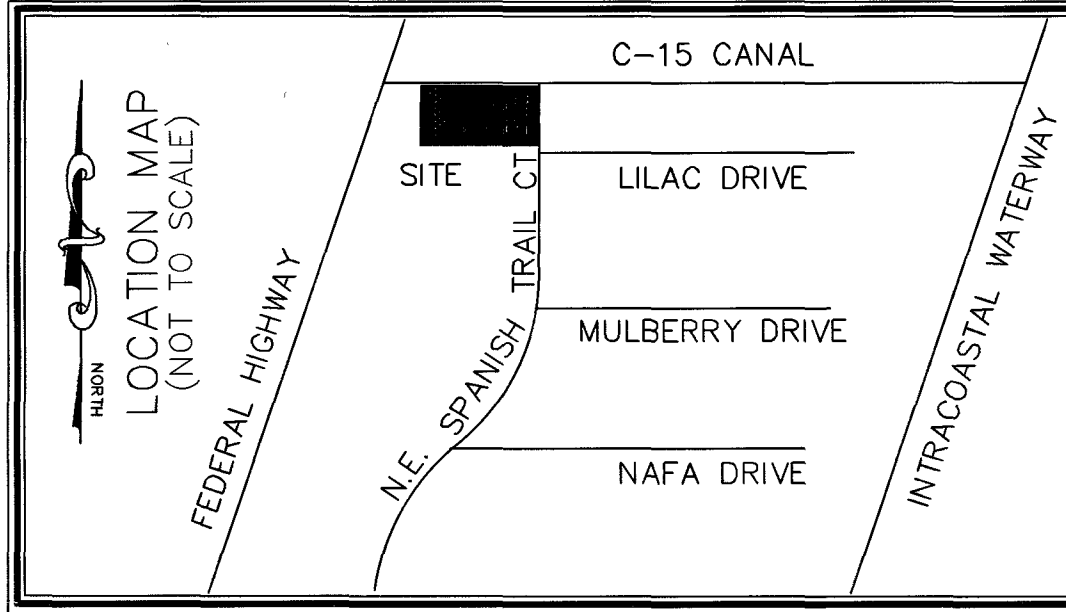


CFN 20230043402 PL BK 135 PG 97



BANANA PATCH

BEING A REPLAT OF TRACT "A", TROPIC ISLE 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

97
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:23 P.M.
THIS 8 DAY OF February
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 97 THROUGH 98
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *Debra McCull*
DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LEONARD ALBANESE & SONS BUILDERS, INC., A FLORIDA CORPORATION AND HIPS VENTURES, LLC, A WYOMING LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS BANANA PATCH, BEING A REPLAT OF TRACT "A", TROPIC ISLE 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE S 89° 44' 05" WEST ON A GRID BEARING, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTHERLY BOUNDARIES OF LOTS 651, 650, AND 649 AND THE WESTERLY PROLONGATION THEREOF, OF TROPIC ISLES 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 69 AND 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 398.40 FEET; THENCE N 0° 31' 10" WEST, 121.35 FEET TO A POINT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICTS CANAL C-15, AS DESCRIBED IN O.R. BOOK 852, PAGE 357, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW KNOWN AS THE SOUTH FLORIDA WATER MANAGEMENT CANAL C-15; THENCE N 89° 45' 08" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 393.57 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT "A"; THENCE N 00° 15' 40" W ALONG SAID WEST LINE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.87 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE N 90° 00' 00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE S 0° 15' 40" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 127.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 48,361 SQUARE FEET/1.1102 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS

LOTS 1 AND 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LEONARD ALBANESE & SONS BUILDERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEONARD ALBANESE & SONS BUILDERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

UTILITY EASEMENTS

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

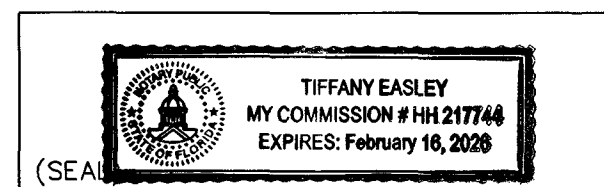
IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 08th DAY OF November, 2022.

WITNESS: *Giovanni Mesa, Esq.*
PRINT NAME: Giovanni Mesa, Esq.
BY: *Leonard A. Albanese*
LEONARD ALBANESE & SONS BUILDERS, INC.,
A FLORIDA CORPORATION
LEONARD A. ALBANESE
PRESIDENT

ACKNOWLEDGEMENT:

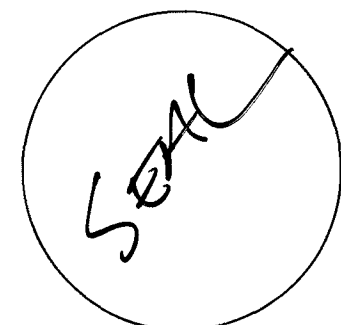
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF November, 2022, BY LEONARD A. ALBANESE, AS PRESIDENT OF LEONARD ALBANESE & SONS BUILDERS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Tiffany Easley
NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

LEONARD ALBANESE & SONS BUILDERS, INC.



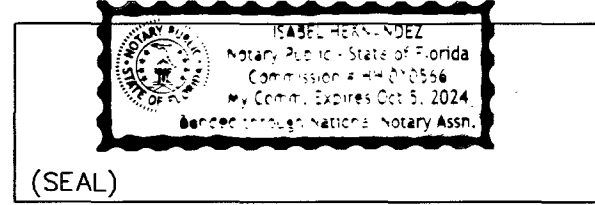
IN WITNESS WHEREOF, THE ABOVE NAMED WYOMING LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 13th DAY OF December, 2022.

WITNESS: *Monica Rodriguez*
PRINT NAME: Monica Rodriguez
BY: *Fernando Cruz*
HIPS VENTURES, LLC,
A WYOMING LIMITED LIABILITY COMPANY
FERNANDO CRUZ
SOLE MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF December, 2022, BY FERNANDO CRUZ, AS SOLE MEMBER OF HIPS VENTURES, LLC, A WYOMING LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Isabel Hernandez
NOTARY PUBLIC
PRINT NAME: Isabel Hernandez
MY COMMISSION EXPIRES: 10/06/2024
COMMISSION NUMBER: HH 010566

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL S. WEINER, 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 LEONARD ALBANESE & SONS BUILDERS, INC., A FLORIDA CORPORATION AND HIPS VENTURES, LLC, A WYOMING LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; 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: November 21, 2022
Michael S. Weiner
MICHAEL S. WEINER, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

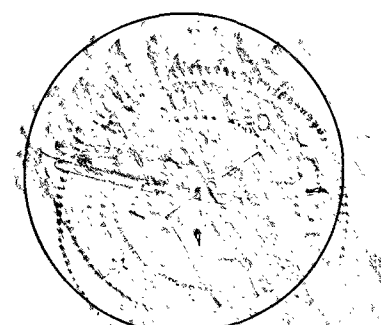
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION 44-2022 DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 23rd DAY OF August, 2022. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *Scott Singer*
SCOTT SINGER, MAYOR
BY: *George S. Brown*
GEORGE S. BROWN, DEPUTY CITY MANAGER
BY: *Mary Siddons*
MARY SIDDONS, CITY CLERK
BY: *Lauren Burck*
LAUREN BURCK, PE, CITY CIVIL ENGINEER

HIPS VENTURES LLC



CITY OF BOCA RATON



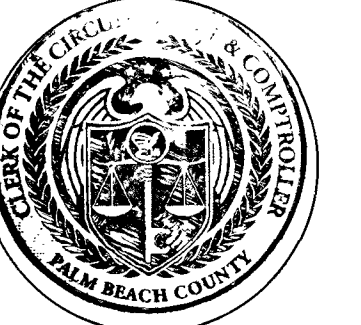
TABULAR DATA

ZONING: R1B
LAND USE DESIGNATION: RESIDENTIAL DISTRICT

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	19,825	0.4551
LOT 2	28,536	0.6551
RESIDENTIAL LOTS	48,361	1.1102
TOTAL AREA	48,361	1.1102

REQUIRED BUILDING SETBACKS	
FRONT	25'
REAR	25'
SIDE	20'

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S00°15'40"E ALONG THE WEST RIGHT-OF-WAY LINE OF SPANISH TRAIL COURT, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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.
- LOTS CREATED HERE ON ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 3547, PAGE 1792 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BANANA PATCH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS CANAL MAINTENANCE EASEMENT SERVING ADJUTING PARCELS FOR MAINTENANCE OF C-15 CANAL AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- LOTS CREATED HERE ON ARE SUBJECT TO THE INGRESS/EGRESS EASEMENTS SET FORTH IN OFFICIAL RECORD BOOK 6602, PAGE 302, AND OFFICIAL RECORD BOOK 2811, PAGE 1194, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BANANA PATCH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS INGRESS/EGRESS EASEMENTS SERVING ADJUTING PARCELS FOR INGRESS, EGRESS AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

SURVEYOR'S CERTIFICATE:

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 THAT MONUMENTS ACCORDING TO SEC. 177.081(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 THE CITY OF BOCA RATON, FLORIDA.

DATED: 12-8-2022
David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

