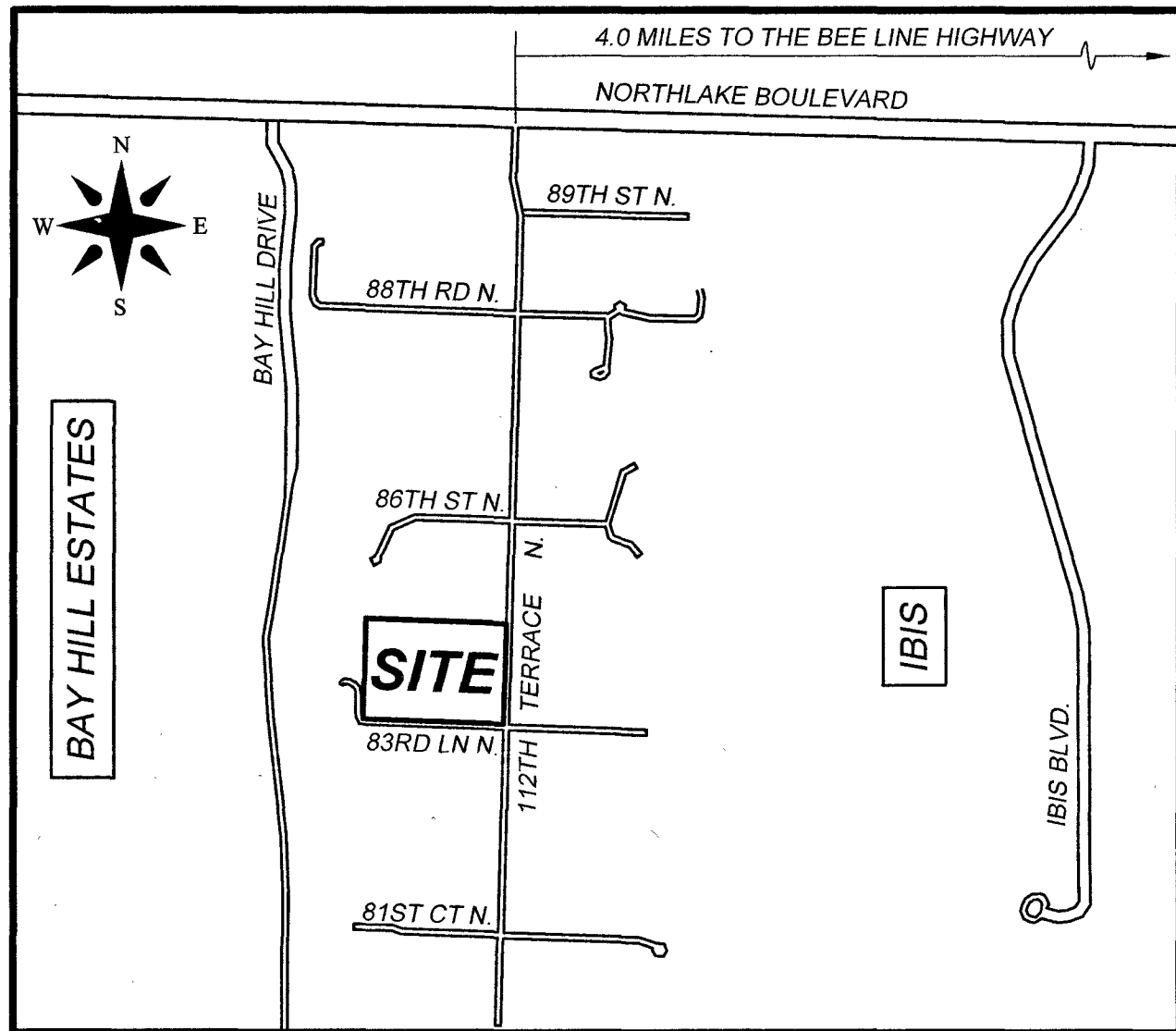


CFN 20230044036 PL BK 135 PG 99



TABULAR DATA	
ZONING:	AR - AGRICULTURAL RESIDENTIAL
FUTURE LAND USE DESIGNATION:	RR - RURAL RESIDENTIAL
PARCEL 1:	5.003 ACRES
PARCEL 2:	5.003 ACRES

VICINITY SKETCH (NOT TO SCALE)

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM A. WARREN AND PENNY S. WARREN, TRUSTEES OF THE WILLIAM A. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008 AND PENNY S. WARREN AND WILLIAM A. WARREN, TRUSTEES OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008, OWNERS OF THE LAND SHOWN HEREON AS RUSTIC LAKES LOTS 28 AND 29, BEING A PLAT OF LOTS 28 AND 29, KRAMER'S UNRECORDED SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND IN KRAMER'S UNRECORDED SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST ACCORDING TO PUBLISHED PALM BEACH COUNTY DATUM, THENCE SOUTH 00°43'09" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 ACCORDING TO PALM BEACH COUNTY PUBLISHED DATUM, A DISTANCE OF 58.94 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY; THENCE NORTH 88°21'48" WEST, ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 1262.63 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF 112TH TERRACE NORTH, A 60 FOOT WIDE PRIVATE ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2363, PAGE 1820, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 88°21'48" WEST A DISTANCE OF 641.00 FEET; THENCE SOUTH 01°09'27" WEST A DISTANCE OF 680.00 FEET TO A POINT ON THE CENTERLINE OF 83RD LANE EAST, A 60 FOOT WIDE PRIVATE ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2363, PAGE 1820, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°21'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 641.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID 112TH TERRACE NORTH; THENCE NORTH 01°09'27" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 680.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 10.006 ACRES, MORE OR LESS.

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

PARCELS 1 AND 2

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WILLIAM A. WARREN AND PENNY S. WARREN, TRUSTEES OF THE WILLIAM A. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008 AND PENNY S. WARREN AND WILLIAM A. WARREN, TRUSTEES OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLIAM A. WARREN AND PENNY S. WARREN, TRUSTEES OF THE WILLIAM A. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008 AND PENNY S. WARREN AND WILLIAM A. WARREN, TRUSTEES OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, WE, WILLIAM A. WARREN AND PENNY S. WARREN, DO HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF JANUARY, 2023.

WITNESS: [Signature] BY: [Signature] WILLIAM A. WARREN, AS TRUSTEE OF THE WILLIAM A. WARREN TRUST UNDER AGREEMENT DATED JULY 16, 2008

WITNESS: [Signature] BY: [Signature] PENNY S. WARREN, AS TRUSTEE OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16, 2008

WITNESS: [Signature] BY: [Signature] PENNY S. WARREN, AS TRUSTEE OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16, 2008

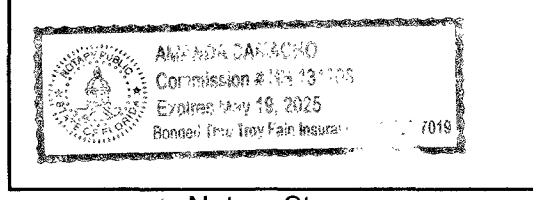
WITNESS: [Signature] BY: [Signature] PENNY S. WARREN, AS TRUSTEE OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16, 2008

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

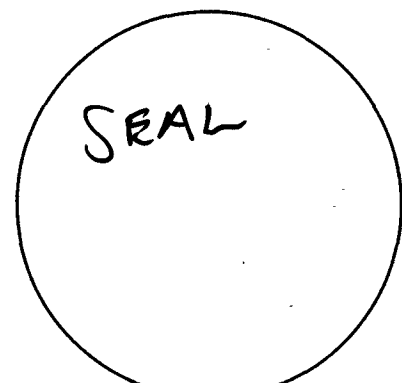
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 24th DAY OF January, 2023, BY WILLIAM A. WARREN WHO IS [] PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED W650-921-46-229-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

May 19, 2025 MY COMMISSION EXPIRES: HH 131208 MY COMMISSION NUMBER:

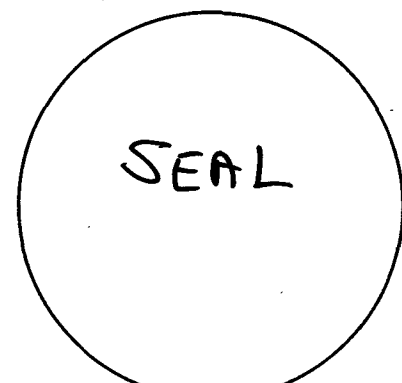


[Signature] SIGNATURE OF NOTARY PUBLIC Amanda Camacho PRINTED NAME OF NOTARY PUBLIC

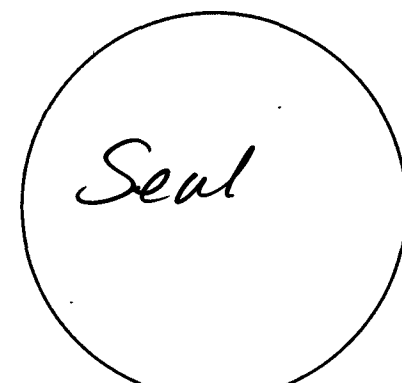
WILLIAM A. WARREN



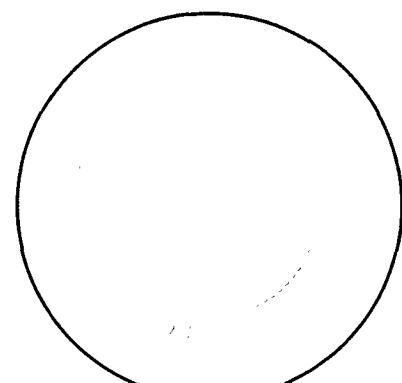
PENNY S. WARREN



P.O.A.



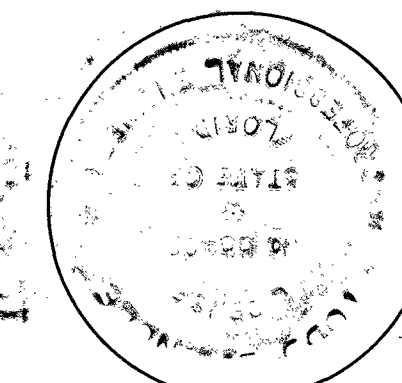
SURVEYOR



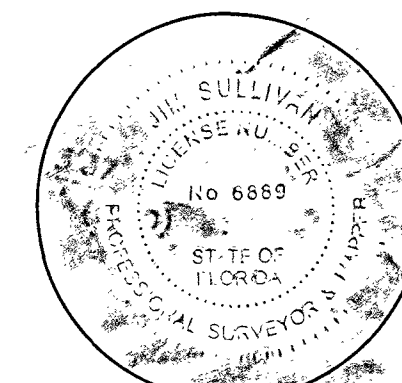
CITY OF PALM BEACH GARDENS



CITY OF PALM BEACH GARDENS ENGINEER



REVIEWING SURVEYOR



THIS INSTRUMENT PREPARED BY: CRAIG L. WALLACE IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551			
FIELD:	JOB NO.: 21-1557.3	F.B.	PG.
OFFICE: R.C./S.W.	DATE: MARCH 2022	DWG. NO. 21-1557-1	
C/K'D: C.W.	REF: 21-1557.DWG	SHEET 1 OF 2	

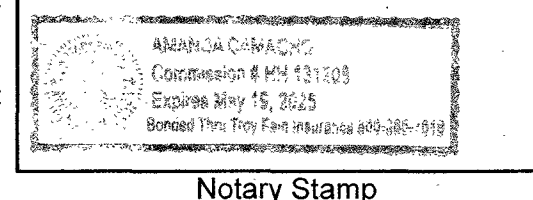
RUSTIC LAKES LOTS 28 AND 29 BEING A PLAT OF LOTS 28 AND 29, KRAMER'S UNRECORDED SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 24th DAY OF January, 2023, BY PENNY S. WARREN WHO IS [] PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED W650-677-46-622-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

May 19, 2025 MY COMMISSION EXPIRES: HH 131208 MY COMMISSION NUMBER:



[Signature] SIGNATURE OF NOTARY PUBLIC Amanda Camacho PRINTED NAME OF NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE RUSTIC LAKES PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY THE RUSTIC LAKES PROPERTY OWNERS ASSOCIATION ON THIS PLAT, AND FURTHER ACKNOWLEDGES THAT ALL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION ARE AS STATED IN CERTIFICATE OF REVIVAL AND EXECUTION OF PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 30409, PAGE 1416, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ANY SUBSEQUENT AMENDMENT, DATED THIS 31 DAY OF January, 2023.

WITNESS: [Signature] Amanda Camacho PRINTED NAME

WITNESS: [Signature] ROBERT J. CAJAL PRINTED NAME

RUSTIC LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

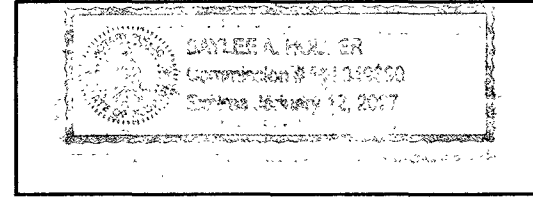
[Signature] BY: RENEE-MARIE STEPHANO, PRESIDENT & DIRECTOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 31 DAY OF January, 2023, BY RENEE-MARIE STEPHANO AS PRESIDENT & DIRECTOR FOR RUSTIC LAKES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED 5315-710-72-512-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

01-12-2027 MY COMMISSION EXPIRES: HH 349390 MY COMMISSION NUMBER:



[Signature] SIGNATURE OF NOTARY PUBLIC Baylee Holder PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, WILLIAM J. WEDGE, 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 WILLIAM A. WARREN AND PENNY S. WARREN, TRUSTEES OF THE WILLIAM A. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008 AND PENNY S. WARREN AND WILLIAM A. WARREN, TRUSTEES OF THE PENNY S. WARREN TRUST UNDER AGREEMENT DATED JULY 16TH, 2008; 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: 1/24, 2023.

[Signature] WILLIAM J. WEDGE, ESQ. LICENSED IN THE STATE OF FLORIDA FLORIDA BAR NO.: 0940518

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 31 DAY OF January, 2023.

BY: [Signature] CHELSEA REED MAYOR

ATTEST: [Signature] PATRICIA SNIDER, CMC CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 31 DAY OF January, 2023.

BY: [Signature] TODD ENGLE, P.E. CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 1 DAY OF February, 2023.

BY: [Signature] JIM SULLIVAN PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE NO. 6889

SURVEYOR AND MAPPER'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.A.M.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 THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

THIS 31st DAY OF JAN., 2023.

[Signature] CRAIG L. WALLACE, P.S.M. PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION NO. 3357 WALLACE SURVEYING CORPORATION LICENSED BUSINESS NUMBER 4569 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND APPLICABLE CITY OF PALM BEACH GARDENS APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- 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 THIS COUNTY.
- ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

99

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 1:49 P.M. THIS 22 DAY OF February, 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 99 AND 100. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT & COMPTROLLER