

PRINCE PLACE

A REPLAT OF A PORTIONS OF LOTS C, D, AND E, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO.7, RECORDED IN PLAT BOOK 5 PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

DEDICATION AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PRINCETON COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS PRINCE PLACE, A REPLAT OF A PORTIONS OF LOTS C, D, AND E, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO.7, RECORDED IN PLAT BOOK 5 PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (S.E. 1/4), OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT D, BLOCK 98, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72.

AND

LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, THE PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 5, PAGE 72, LESS A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES AS LAID OUT AND IN USE KNOWN AS FERRELL DRIVE, AS LOCATED IN PALM BEACH FARMS COMPANY PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 30 FEET OF LOT C, LESS THE EAST 180 FEET THEREOF, BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7.

AND

THE EAST 125 FEET OF LOT "E", BLOCK 98, PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, LESS THE SOUTH 34 FEET THEREOF AS GRANTED IN OFFICIAL RECORD BOOK 2225, PAGE 1069, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.620 ACRES, MORE OR LESS.

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

1. TRACTS A-1 AND A-2:

TRACTS A-1 AND A-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

2. TRACT B:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING THE ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

3. TRACTS C-1 THROUGH C-4:

TRACTS C1 THROUGH C-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LIMITED COMMON ELEMENT PURPOSES, SERVING THE ABUTTING LOTS FOR PATIOS AND HVAC EQUIPMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA.

4. TRACT D:

TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

5. WATER LINE EASEMENTS (W.L.E.):

THE WATER LINE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF ATLANTIS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER LINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF ATLANTIS, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE WATER FACILITIES LYING WITHIN SAID EASEMENTS.

6. GENERAL UTILITY EASEMENTS (G.U.E.):

THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. LIFT STATION EASEMENT AND SANITARY SEWER EASEMENT (S.S.E.):

THE LIFT STATION EASEMENT AND THE SANITARY SEWER EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES. THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SANITARY SEWER FACILITIES LYING WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 2023

WITNESS: William Wallis (PRINT NAME)

PRINCETON COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Brian R. Moree (PRINT NAME)

BY: Miles J. Rich, REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 14th DAY OF March, 2023 BY MILES J. RICH, AS REGISTERED AGENT FOR PRINCETON COURT, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/3/2024 (SEAL)

Notary Public signature and name

PRINCETON COURT, LLC SEAL (IF AVAILABLE)

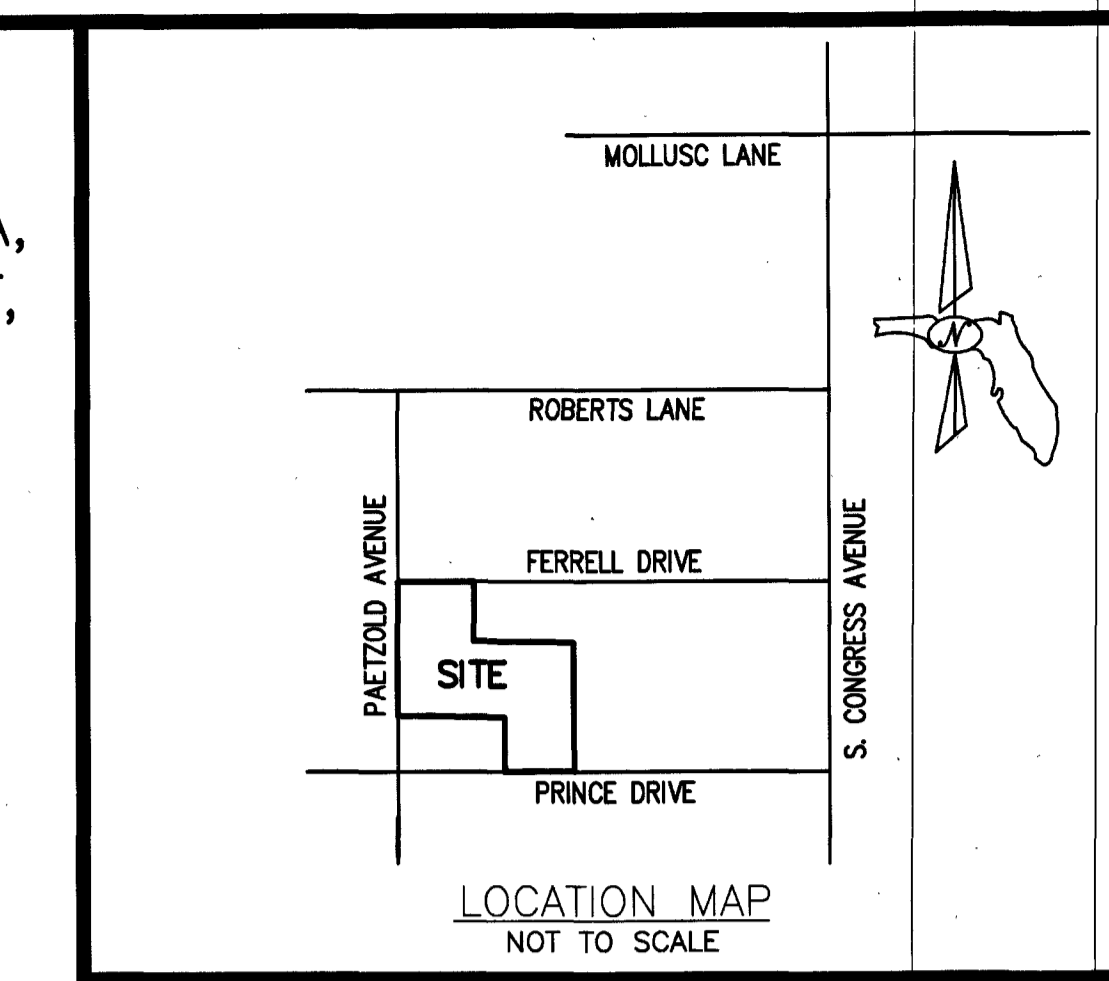
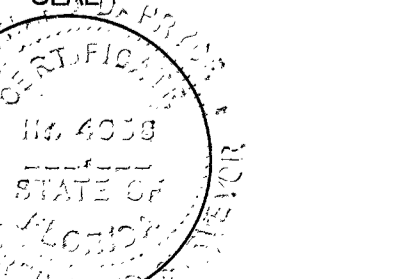
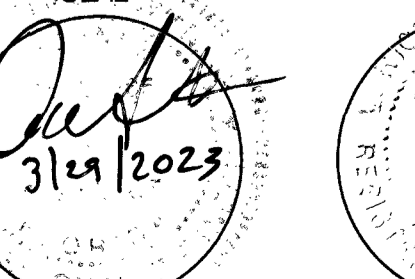
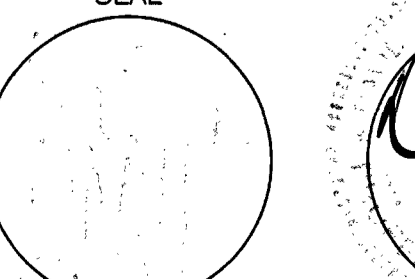
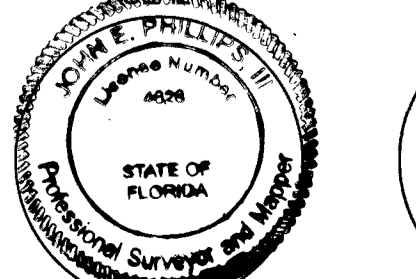
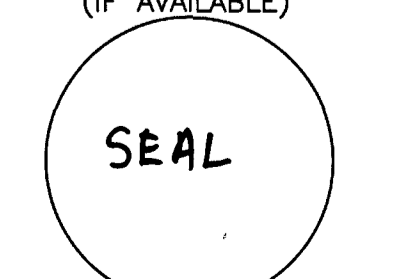
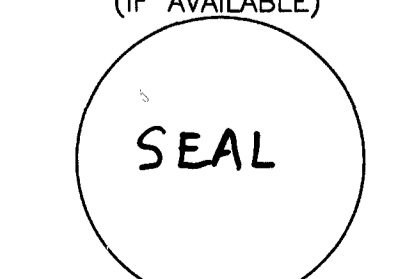
HOMEOWNERS ASSOCIATION SEAL (IF AVAILABLE)

SURVEYOR'S SEAL

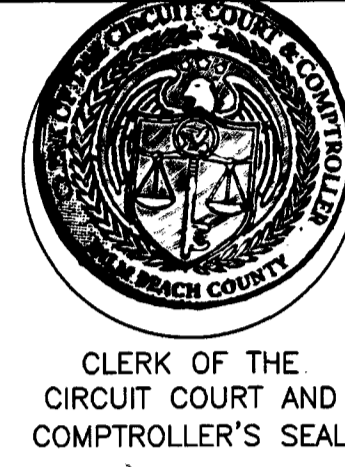
VILLAGE CLERK SEAL

VILLAGE ENGINEER SEAL

REVIEWING SURVEYOR'S SEAL



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:01 PM THIS 23 DAY OF June A.D. 2023 AND DULY RECORDED IN PLAT BOOK ON PAGES 1 AND 2 JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: Deputy Clerk



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE CITY OF ATLANTIS HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF March, 2023.

CITY OF ATLANTIS

BY: Brian R. Moree, M.P.A. CITY MANAGER

ATTEST: Kristen Puhalainen, CITY CLERK

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PRINCE PLACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF March, 2023.

PRINCE PLACE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: Miles J. Rich, President (TITLE-PRES. OR V. PRES.)

WITNESS: William Wallis (PRINT NAME)

WITNESS: Bruce S. Rosenwater, AUTHORIZED SIGNATORY

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE 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 PRINCETON COURT, LLC, A FLORIDA 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: 3/14/23

BY: Bruce S. Rosenwater, AUTHORIZED SIGNATORY

SURVEYOR & 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.R.M.) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

John E. Phillips, III, P.S.M. LICENSE NO. 4826 STATE OF FLORIDA

DATE: 3/17/23

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 14 DAY OF March, 2023

BY: Mayor

ATTESTED BY: Village Clerk

BY: Village Engineer

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS ARE BASED ON N01°24'12"E (ASSUMED) ALONG THE CENTERLINE OF PAETZOLD AVENUE.
2. 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 ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. STATE PLANE COORDINATES: A. COORDINATES SHOWN ARE GRID B. DATUM - NAD 83, 1990 ADJUSTMENT C. ZONE - FLORIDA EAST D. LINEAR UNIT - US SURVEY FOOT E. COORDINATE SYSTEM 1983 STATE PLANE F. TRANSVERSE MERCATOR PROJECTION G. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED H. SCALE FACTOR - 1.0000421 I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE J. ROTATION EQUATION: NONE
4. 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 DETERMINED BY USE OF RIGHTS GRANTED.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
6. 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.
7. THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PRIVATE DRAINAGE FACILITIES LYING WITHIN THE BOUNDARIES OF PRINCE PLACE.

LEGEND:

- ABBREVIATIONS: ORB - OFFICIAL RECORD BOOK 30/44/43 - SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST P.B. - PLAT BOOK NO. - NUMBER D.E. - DRAINAGE EASEMENT PG. - PAGE U.E. - UTILITY EASEMENT R/W - RIGHT-OF-WAY G.U.E. - GENERAL UTILITY EASEMENT SEC. - SECTION W.L.E. - WATER LINE EASEMENT C - CENTERLINE S.S.E. - SANITARY SEWER EASEMENT NAD - NORTH AMERICAN DATUM LLC - LIMITED LIABILITY COMPANY LB - LICENSED BUSINESS HVAC - HEATING, VENTILATION, AND AIR CONDITIONING

SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP
NOTE: AT LOTS 1-19, LOT CORNERS NOT SHOWN WITH A MONUMENT SYMBOL WILL BE MONUMENTED BY THE PHYSICAL LIMITS OF THE RESIDENTIAL UNITS CONSTRUCTED.

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, PART 1, FLORIDA STATUTES IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF FULL VERIFICATION OF SAID DATA IS MADE.

Richard D. Pryce, RLS/BSM 4038 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

DATE: 3/24/2023

PREPARING SURVEYOR & MAPPER'S STATEMENT THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826 BROWN & PHILLIPS, INC. CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE RD., SUITE 509 WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3986 FAX