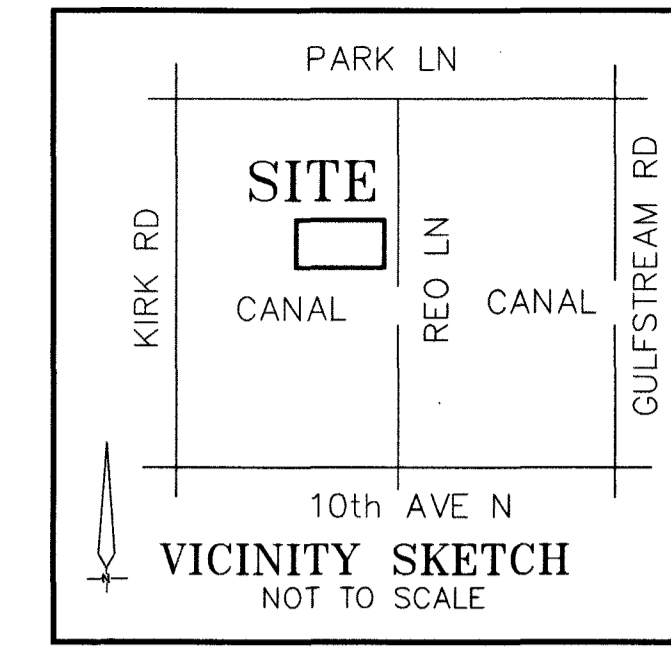


# SAN JOSE PALM SPRINGS

A REPLAT OF A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2  
MARCH, 2025



# 74

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:31 A.M.  
THIS 12 DAY OF June  
2026, AND DULY RECORDED IN  
PLAT BOOK NO. 141 ON  
PAGE 74-77

MICHAEL A. CARUSO  
SHARON R. BOON  
CLERK AND COMPTROLLER

BY: *[Signature]* D.C.

CLERK OF THE CIRCUIT  
COURT & COMPTROLLER



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SAN JOSE PALM SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SAN JOSE PALM SPRINGS, BEING A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

### LEGAL DESCRIPTION

THE NORTH 122.5 FEET OF THE SOUTH 262.5 FEET OF THE EAST 308.31 FEET OF THE WEST 641.63 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

THE NORTH 100 FEET OF THE SOUTH 140 FEET OF THE EAST 308.31 FEET OF THE WEST 641.63 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

PARCEL "A" OF HARDMAN'S SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 170, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 74,682.7 SQUARE FEET, 1.71 ACRES MORE OR LESS

### TOGETHER WITH ADDITIONAL PARCEL:

THE SOUTH 20.46 FEET OF THE EAST 10 FEET OF THE DEDICATED 10 FOOT WIDE ADDITIONAL RIGHT OF WAY AS SHOWN ON THE PLAT OF HARDMAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 107, PAGE 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, S 88°05'54" E, A DISTANCE OF 641.63' TO A POINT ALONG THE WEST RIGHT OF WAY LINE (EXTENDED SOUTH) OF REO LANE (A 40' WIDE RIGHT OF WAY) AS RECORDED IN DEED BOOK 1411, PAGE 89;

THENCE N 01°41'10" E, A DISTANCE OF 262.50' TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTH EAST CORNER OF HARDMAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 107, PAGE 170;

THENCE ALONG THE SOUTH LINE OF SAID HARDMAN'S SUBDIVISION, N 88°05'54" W, A DISTANCE OF 10.00 FEET;

THENCE ALONG THE WEST LINE OF THE 10' WIDE DEDICATED RIGHT OF WAY, N 01°41'10" E, A DISTANCE OF 20.46 FEET TO THE SOUTHEAST CORNER OF LOT 20, AS RECORDED IN SAID HARDMAN'S SUBDIVISION;

THENCE S 88°07'20" E, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF REO LANE AS RECORDED IN DEED BOOK 1411, PAGE 89;

THENCE S 01°41'10" W, ALONG SAID WEST RIGHT OF WAY LINE OF REO LANE, A DISTANCE OF 20.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.5 SQUARE FEET, 0.005 ACRES, MORE OR LESS.

AS RECORDED IN OFFICIAL RECORD BOOK 36021, PAGE 1828.

COMBINED DESCRIBED PARCELS CONTAINING 74,887.2 SQUARE FEET, 1.72 ACRES, MORE OR LESS.

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

TRACTS "L1"-"L6", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN JOSE PALM SPRINGS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS A LIMITED ACCESS EASEMENT, LANDSCAPE BUFFER EASEMENT, AND MAINTENANCE EASEMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SAN JOSE PALM SPRINGS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

TRACT "R1", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN JOSE PALM SPRINGS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS A ROADWAY TRACT SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SAN JOSE PALM SPRINGS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR SAN JOSE PALM SPRINGS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SAN JOSE PALM SPRINGS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC 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.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE VILLAGE OF PALM SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY THE VILLAGE OF SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER WITH THE AUTHORITY OF ITS MEMBERS THIS DAY 11th OF June, 2026.

WITNESS: *[Signature]*  
PRINT NAME: Stefan Sinn

SAN JOSE PALM SPRINGS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

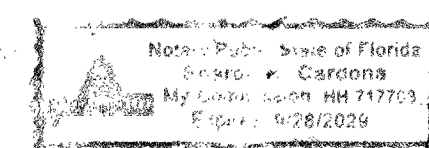
BY: *[Signature]*  
HECTOR R. SARDINA, MEMBER

WITNESS: *[Signature]*  
PRINT NAME: Renee Frost

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 11 DAY OF June, 2026 BY HECTOR R. SARDINA, MEMBER OF SAN JOSE PALM SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.

BY: *[Signature]*  
PRINTED NAME: Sharon R. Cardona  
NOTARY PUBLIC



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, STEFAN SINN, 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 PROPERTY VESTED IN SAN JOSE PALM SPRINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *[Signature]* DATE: 6/11/2026  
STEFAN SINN  
FL BAR #117960

### 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.

### VILLAGE OF PALM SPRINGS APPROVAL:

VILLAGE OF PALM SPRINGS, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF June, 2026 A.D.

BY: *[Signature]*  
IRAMIS CABRERA, PLANNING, ZONING & BUILDING DIRECTOR

ATTEST:  
*[Signature]*  
BY: KIMBERLY M. WYNN, VILLAGE CLERK

### SITE DATA:

ENTIRE PROPERTY	= 74,887 SQ FT.	1.72 ACRES
RIGHT OF WAY TRACT "R1"	= 11,106 SQ FT.	0.25 ACRES
TRACT "L1"	= 1,431 SQ FT.	0.03 ACRES
TRACT "L2"	= 1,013 SQ FT.	0.02 ACRES
TRACT "L3"	= 1,013 SQ FT.	0.02 ACRES
TRACT "L4"	= 2,432 SQ FT.	0.06 ACRES
TRACT "L5"	= 1,096 SQ FT.	0.03 ACRES
TRACT "L6"	= 1,911 SQ FT.	0.03 ACRES
TRACT "D"	= 1,096 SQ FT.	0.03 ACRES
LOT 1	= 2,229 SQ FT.	0.05 ACRES
LOT 2	= 2,229 SQ FT.	0.05 ACRES
LOT 3	= 2,229 SQ FT.	0.05 ACRES
LOT 4	= 2,229 SQ FT.	0.05 ACRES
LOT 5	= 2,229 SQ FT.	0.05 ACRES
LOT 6	= 2,229 SQ FT.	0.05 ACRES
LOT 7	= 2,229 SQ FT.	0.05 ACRES
LOT 8	= 2,229 SQ FT.	0.05 ACRES
LOT 9	= 2,229 SQ FT.	0.05 ACRES
LOT 10	= 2,229 SQ FT.	0.05 ACRES
LOT 11	= 2,005 SQ FT.	0.05 ACRES
LOT 12	= 1,889 SQ FT.	0.04 ACRES
LOT 13	= 1,884 SQ FT.	0.04 ACRES
LOT 14	= 2,203 SQ FT.	0.05 ACRES
LOT 15	= 2,410 SQ FT.	0.06 ACRES
LOT 16	= 2,410 SQ FT.	0.06 ACRES
LOT 17	= 2,411 SQ FT.	0.06 ACRES
LOT 18	= 2,411 SQ FT.	0.06 ACRES
LOT 19	= 2,411 SQ FT.	0.06 ACRES
LOT 20	= 2,411 SQ FT.	0.06 ACRES
LOT 21	= 2,412 SQ FT.	0.06 ACRES
LOT 22	= 2,412 SQ FT.	0.06 ACRES
LOT 23	= 2,412 SQ FT.	0.06 ACRES
LOT 24	= 2,412 SQ FT.	0.06 ACRES

### SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 18, WHICH BEARS S 88°05'54" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

THE VILLAGE OF PALM SPRINGS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS.

SURVEYOR HAS REVIEWED FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #230247-30, DATED APRIL 13, 2023 AT 8:00 AM AND ALL PLOTTABLE EXCEPTIONS CONTAINED THEREIN.

### REVIEWING SURVEYOR'S APPROVAL

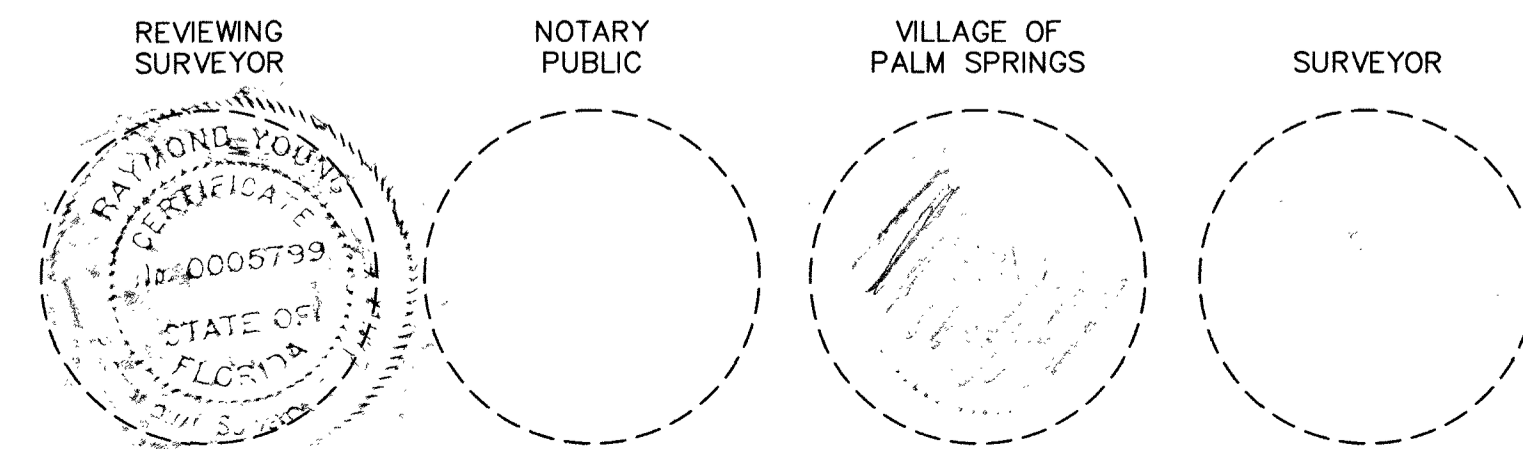
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

BY: *[Signature]* DATE: 06/11/26  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5799  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (P.C.P.'S) 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 VILLAGE OF PALM SPRINGS, FLORIDA.

BY: *[Signature]* DATE: 06/11/26  
RYAN P. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 7454  
STATE OF FLORIDA



THIS INSTRUMENT PREPARED BY  
RYAN P. BUGGEE  
PROFESSIONAL SURVEYOR & MAPPER. #7454  
STATE OF FLORIDA  
"THE SURVEYOR"  
233 E. GATEWAY BOULEVARD  
BOYNTON BEACH, FLORIDA 33435  
LICENSED BUSINESS # 7890

CFN 20260213980 PL BK 141 PG 74