

# 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, TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PROVIDENCIA PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, CPPB HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY & BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, 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, TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## DESCRIPTION

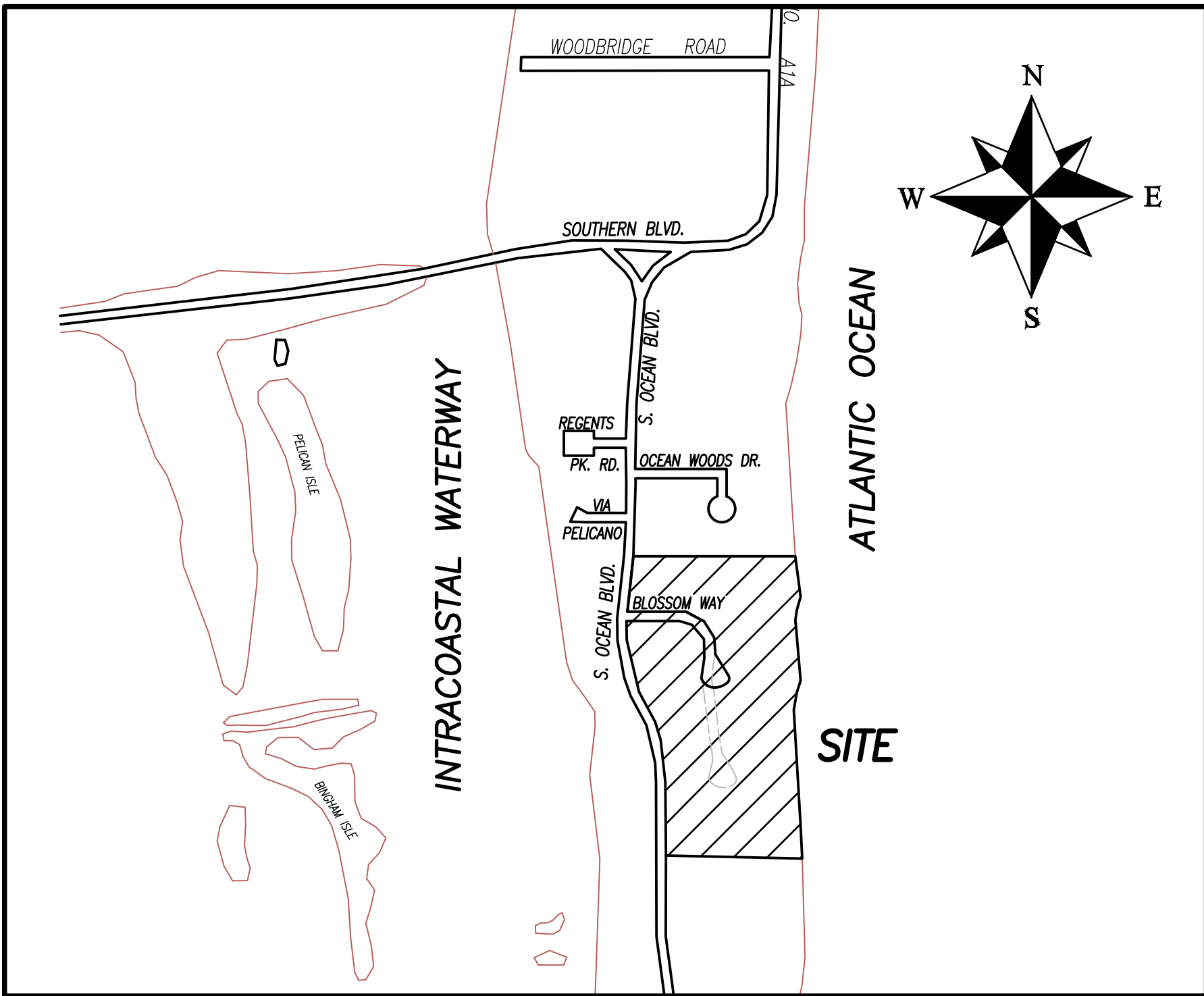
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD: SITUATE IN GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LAND CONVEYED BY C.W. BINGHAM TO FRANCES P. BOLTON BY DEED DATED MAY 22, 1919, FILED MARCH 6, 1920 AND RECORDED MARCH 20, 1920 IN DEED BOOK 131 AT PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY THE ATLANTIC OCEAN; ON THE NORTH BY A LINE 649 FEET SOUTH FROM AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 1.

CONTAINING IN ALL 19.722 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 AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSOR AND ASSIGNS, FOR PEDESTRIAN ACCESS TO THE ATLANTIC OCEAN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. THE BEACH ACCESS EASEMENT IS ALSO DEDICATED FOR PEDESTRIAN ACCESS TO THE TOWN OF PALM BEACH AND THE STATE OF FLORIDA FOR MONITORING TURTLE NESTING AND BEACH RE-NOURISHMENT.



VICINITY SKETCH N.T.S.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PROVIDENCIA PARTNERS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME, TITLE  
WITNESS: \_\_\_\_\_  
PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR PROVIDENCIA PARTNERS LLC, ON BEHALF OF THE COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE OF NOTARY PUBLIC  
MY COMMISSION NO.: \_\_\_\_\_ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME, TITLE  
WITNESS: \_\_\_\_\_  
PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ 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.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE OF NOTARY PUBLIC  
MY COMMISSION NO.: \_\_\_\_\_ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BLOSSOM WAY HOLDINGS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME, TITLE  
WITNESS: \_\_\_\_\_  
PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR BLOSSOM WAY HOLDINGS LLC, ON BEHALF OF THE COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE OF NOTARY PUBLIC  
MY COMMISSION NO.: \_\_\_\_\_ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME PRINTED NAME, TITLE  
WITNESS: \_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

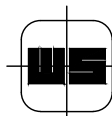
MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE OF NOTARY PUBLIC  
MY COMMISSION NO.: \_\_\_\_\_ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

BLOSSOM ESTATES  
HOMEOWNER'S  
ASSOCIATION, INC.  
SEAL

THIS INSTRUMENT PREPARED BY:

SEAN WALLACE IN THE OFFICE OF  
WALLACE SURVEYING CORPORATION  
5553 VILLAGE BOULEVARD,  
WEST PALM BEACH, FLORIDA 33407

BLOSSOM ESTATE  
REPLAT NO. 2



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4589  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD:	JOB NO.: 86-1063.99	F.B.	PG.
OFFICE: S.W.	DATE: JANUARY 2021	DWG. NO.	86-1063-25
CK'D: C.W.	REF: 86-1063.DWG	SHEET	1 OF 3

# 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, TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 3

## HOMEOWNER'S ASSOCIATION ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BLOSSOM ESTATES OWNER'S ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME PRINTED NAME, TITLE

WITNESS: \_\_\_\_\_

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 \_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ ON BEHALF OF THE COMPANY, WHO IS \_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_



SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

## MORTGAGEE'S JOINDER AND CONSENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 31360, PAGE 940, AND OFFICIAL RECORDS BOOK 31388, PAGE 1958, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITIBANK, N.A.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME PRINTED NAME, TITLE

WITNESS: \_\_\_\_\_

PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ OF CITIBANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT \_\_\_\_ EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_



SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

## MORTGAGEE'S JOINDER AND CONSENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 28887, PAGE 1089 AND OFFICIAL RECORDS BOOK 28408, PAGE 40, AS MODIFIED BY OFFICIAL RECORDS BOOK 31150, PAGE 417, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JPMORGAN CHASE BANK, N.A.

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINTED NAME PRINTED NAME, TITLE

WITNESS: \_\_\_\_\_

PRINTED NAME

## ACKNOWLEDGEMENT

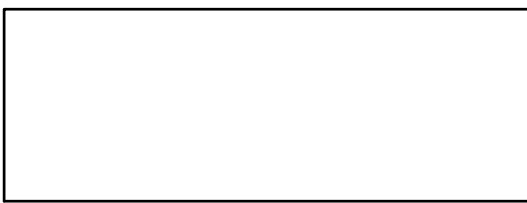
STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ OF JPMORGAN CHASE BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT \_\_\_\_ EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_



SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

## TITLE CERTIFICATION

I, MAURA ZISKA, ESQ. 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO THE OWNERS LISTED WITHIN THE DEDICATION; 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 SUBDIVISION CREATED BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MAURA ZISKA, ESQ. ATTORNEY AT LAW  
LICENSED IN THE STATE OF FLORIDA

## TOWN OF PALM BEACH APPROVAL

THE PLAT AS SHOWN HEREON HAS BEEN APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, FLORIDA AND THE TOWN DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THE PLAT THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2021.

KIRK BLOUIN, TOWN MANAGER

## REVIEWING SURVEYOR

ON BEHALF OF THE TOWN OF PALM BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AS REQUIRED BY SECTION 177.091 (1), FLORIDA STATUTES.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

GARY M. RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 2633

## SURVEYOR AND MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF 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 MONUMENTS, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF PALM BEACH, FLORIDA.

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:

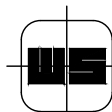
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 6 OF THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS ASSUMED TO BEAR NORTH 88°38'54" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE TOWN OF PALM BEACH.
- 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 TOWN OF PALM BEACH 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.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- PER 2019 FLORIDA STATUTES, CHAPTER 177.101(2) "THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECDORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."
- PER 2019 FLORIDA STATUTES, CHAPTER 177, SECTION 091(28) ALL PLATTED 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.

TOWN SEAL:

REVIEWING SURVEYOR'S  
SEAL:

SURVEYOR'S SEAL:

**BLOSSOM ESTATE  
REPLAT NO. 2**



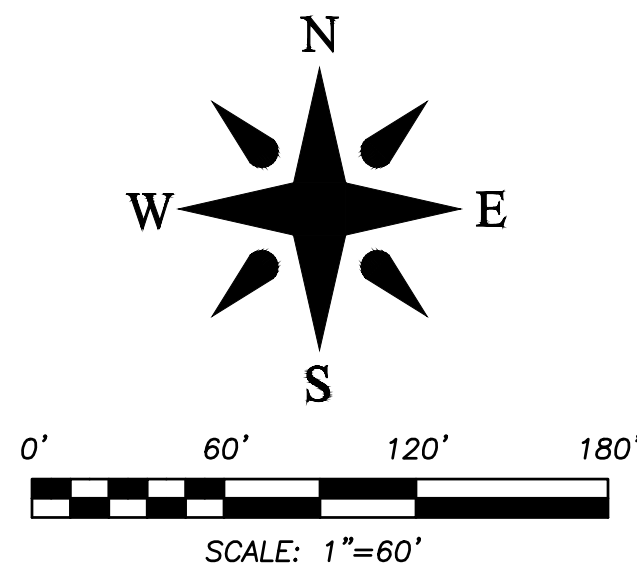
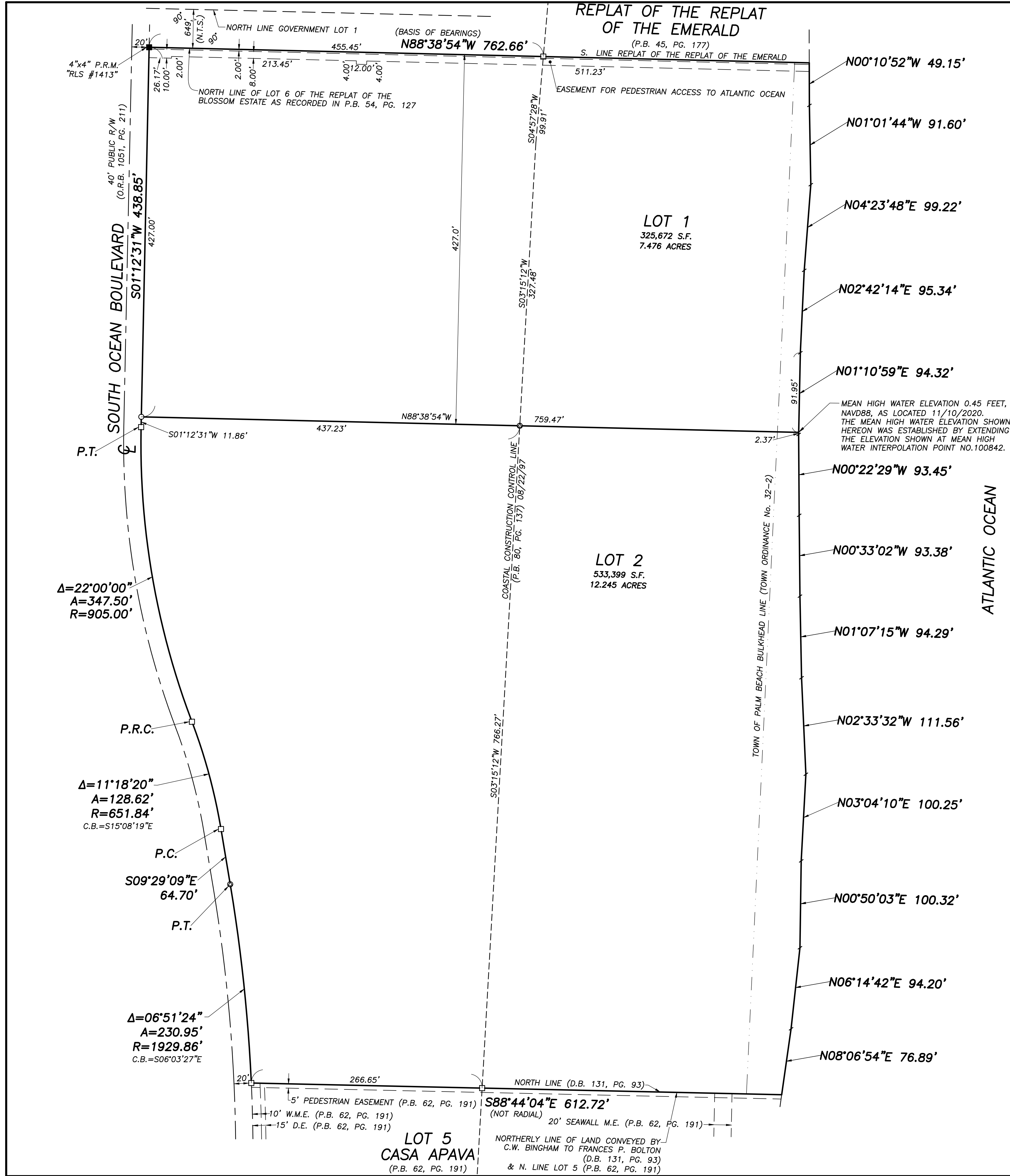
**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD:	JOB NO.: 86-1063.99	F.B.	PG.
OFFICE: R.C./S.W.	DATE: JANUARY 2021	DWG. NO. 86-1063-25	
C/K'D: C.W.	REF: 86-1063.DWG	SHEET 2 OF 3	

THIS INSTRUMENT PREPARED BY:

SEAN WALLACE IN THE OFFICE OF  
WALLACE SURVEYING CORPORATION  
5553 VILLAGE BOULEVARD,  
WEST PALM BEACH, FLORIDA 33407



SHEET 3 OF 3

# 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, TOGETHER WITH A PORTION OF UNPLATTED LAND, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

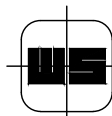
## ABBREVIATIONS & SYMBOLS

- CONCRETE MONUMENT FOUND (AS NOTED)
  - 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
  - SET 5/8" IRON ROD & CAP STAMPED "WALLACE LB #4569"
  - FOUND IRON ROD AND CAP (AS NOTED)
  - SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
  - SET MAG NAIL & DISK STAMPED "WALLACE" LB #4569"
  - ALSO KNOWN AS
  - A.K.A.
  - C. C/L
  - D.B.
  - ESMT.
  - N.A.E.
  - N.T.S.
  - L.B.
  - (M)
  - M.E.
  - O.R.B.
  - O/S
  - P.B.
  - P.B.C.
  - P.C.C.
  - PG.
  - P.O.B.
  - P.R.C.
  - P.R.M.
  - P.T.
  - R.P.B.
  - R/W
  - S.R.
  - U.E.
  - W.C.
- DEED BOOK  
EASEMENT  
NON-ACCESS EASEMENT  
NOT TO SCALE  
LICENSED BUSINESS  
MEASURE  
MAINTENANCE EASEMENT  
OFFICIAL RECORDS BOOK  
OFFSET  
PLAT BOOK  
PALM BEACH COUNTY  
POINT OF COMPOUND CURVATURE  
PAGE  
POINT OF BEGINNING  
POINT OF REVERSE CURVATURE  
PERMANENT REFERENCE MONUMENT  
POINT OF TANGENCY  
ROAD PLAT BOOK  
RIGHT-OF-WAY  
STATE ROAD  
UTILITY EASEMENT  
WITNESS CORNER

## CURVE SYMBOLS

- A = ARC (LENGTH)
- R = RADIUS
- Δ = CENTRAL ANGLE
- C.B. = CHORD BEARING

## BLOSSOM ESTATE REPLAT NO. 2



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569

5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.: 86-1063.99	F.B.	PG.
OFFICE: R.C./S.W.	DATE: JANUARY 2021	DWG. NO. 86-1063-25	
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