PLAT OF
THE BLOSSOM ESTATE

BEING A PART OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
AND ADJACENT SUBMERGED LANDS IN THE LAKE WORTH
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

121

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Map was filed for record at 11:07 A.M. this 27 day of July A.D. 1988 and duly recorded in Plat Book No. 44 on Pages 121 & 122
SHARON R. BOCK, CLERK & COMPTROLLER
By [illegible] D.C.

This Instrument Prepared By
NORMAN H. GRUPEL
Hutcheon Engineers Incorporated
1200 Belvedere Road
West Palm Beach, Florida

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH

DESCRIPTION

Being a tract of land in Government Lot No. 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida and submerged lands of the Lake North lying west of and adjacent to said Government Lot 1, Palm Beach County, Florida, and more particularly described as follows:

Commencing at a point in Section 35, Township 43 South, Range 43 East, where the centerline of State Road 80, also known as Southern Boulevard, meets the centerline of State Road A-1-A, also known as Ocean Boulevard, said point being designated as Station 50+00.00 and shown on the Right-of-Way Map for State Road 80, Section No. 2195-108, recorded in Road Plat Book 1, Page 159, Palm Beach County Public Records; thence run southerly along the centerline of said State Road A-1-A for a distance of 343.05 feet to a point of intersection with the North line of Section 2, Township 44 South, Range 43 East; thence continue southerly along the same course for a distance of 373.93 feet to a point; thence deflecting to the left 47°16" and continue along the centerline of said State Road A-1-A for a distance of 270.00 feet to a point 549.00 feet South of and measured at right angles to the North line of Government Lot 1, Section 2, Township 44 South, Range 43 East, which point is the POINT OF BEGINNING of the following described parcel; thence run westerly along a line parallel to and 549 feet South of said North line of Government Lot 1 to the ordinary highwater mark of the waters of Lake North on the East shore of Lake North; thence continue westerly along the same course to a point in the U. S. Government Pierhead line which point lies 141.13 feet West of (as measured along the preceding course) the centerline of aforementioned State Road A-1-A; thence turn an angle of 85°57'45" measured from the preceding course to the South and run along said U. S. Government Pierhead line for a distance of 599.86 feet to a point; thence deflecting to the East 7°00'00" and continue southerly along said U. S. Government Pierhead line for a distance of 266.01 feet to a point; thence turn an angle of 108°10'20" measured from the preceding course to the East and run along a line to a point in the ordinary highwater mark of the waters of Lake North on the East shore of Lake North and 1502.96 feet South of and measured at right angles to the North line of said Government Lot 1, which point lies in the North line of the property conveyed by Ethelbert Hughes Shannon to Charles B. Dotson, as described in Deed Book 880, at Page 77, dated July 29, 1949 and recorded May 9, 1947; said line was surveyed and sets monumented in July 1988 and resurveyed in 1990; thence run easterly along said line, being a straight line, to a point in the ordinary highwater mark of the waters of the Atlantic Ocean, which point is 1500.95 feet South of and measured at right angles to the North line of said Government Lot 1; thence run northerly meandering along the ordinary highwater mark of the waters of the Atlantic Ocean to a point which is 549 feet South of measured at right angles to the North line of said Government Lot 1; thence run westerly parallel to said North line of said Government Lot 1 to a point in the centerline of State Road A-1-A aforementioned and the POINT OF BEGINNING. Together with all riparian rights thereunto belonging and appurtenances appertaining.

LESS and NOT INCLUDING the South 30 feet of the above described property, and

TOGETHER TO A 40 FOOT right-of-way for State Road A-1-A (Ocean Boulevard) recorded July 7, 1964, Official Records Book 1000, Page 290, Palm Beach County Public Records.

AND LESS the following described parcel:

Being a tract of land situated in Lot No. 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commencing at a point in Section 35, Township 43 South, Range 43 East, where the centerline of State Road 80, also known as Southern Boulevard, meets the centerline of State Road A-1-A, also known as Ocean Boulevard, said point being designated as Station 50+00.00 and shown on the Right-of-Way Map for State Road 80, Section No. 2195-108, recorded in Road Plat Book 1, Page 159, Palm Beach County Public Records. Thence run southerly along the centerline of said State Road A-1-A for a distance of 343.05 feet to a point of intersection with the North line of Section 2, Township 44 South, Range 43 East; thence continue southerly along the same course for a distance of 373.93 feet to a point; thence deflecting to the left 47°16" and continue along the centerline of said State Road A-1-A for a distance of 270.00 feet to a point 549.00 feet South of and measured at right angles to the North line of Government Lot 1, Section 2, Township 44 South, Range 43 East. Thence run westerly along a line parallel to and 549 feet South of said North line of Government Lot 1 having a bearing of South 85°57'45" West for a distance of 200.50 feet to the POINT OF BEGINNING of the following described parcel; thence South 5°12'0" East a distance of 200.00 feet, thence South 30°00'00" West a distance of 50.27 feet, to a point in a curve, concave to the Southwest, the chord of said curve bears South 51°45'11" East, thence southeasterly along the arc of said curve, having a radius of 153.00 feet and a central angle of 44 [illegible] for a distance of 118.00 feet to a point, thence easterly non-tangent to the preceding course, South 82°20'10" East for a distance of 400 feet, more or less, to a point in the ordinary highwater mark of the waters of the Atlantic Ocean; thence run northerly meandering along the ordinary highwater mark of the waters of the Atlantic Ocean to a point which is 549 feet South of measured at right angles to the North line of said Government Lot 1; thence run westerly North 82°20'10" West and parallel to said North line of said Government Lot 1 a distance of 400 feet, more or less, to the POINT OF BEGINNING. Together with all riparian rights thereunto belonging or in anywise appertaining.

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

KNOW ALL MEN BY THESE PRESENTS, that DEAN DEGRAZIA, TRUSTEE, under Statute 689.071, the owner of the land shown hereon, has caused the same to be surveyed and platted as shown hereon as "THE BLOSSOM ESTATE" and does hereby dedicate as follows:

1. Blossom Way, a private road, is hereby dedicated to BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC. for its perpetual use and shall be maintained by said Association. Said private road may also be used as easement for the construction and maintenance of public utilities and drainage. Said private road may be used by the U. S. Postal Authority, Fire and Police Departments and other Governmental or Quasi-Governmental agencies and their agents and employees while engaged in their respective official functions.
2. The 10 foot wide Beach Access Way is hereby dedicated to BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC. for its perpetual use and shall be maintained by said Association.
3. The Public Utilities Easements as shown are hereby dedicated in perpetuity to the Public for the construction and maintenance of Public Utilities.
4. The Drainage Easements as shown are hereby dedicated to BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC., for the construction and maintenance of drainage facilities and shall be maintained by said Association.

IN WITNESS WHEREOF, I, DEAN DEGRAZIA, TRUSTEE under Florida Statute 689.071 do hereunto set my hand and seal this 1 day of July A.D. 1988.

WITNESS:
[signature]
[signature]

Dean Degrazia, Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

BEFORE ME, personally appeared DEAN DEGRAZIA, TRUSTEE, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as TRUSTEE under Florida Statute 689.071 and acknowledged to and before me that he executed said instrument for the purpose expressed therein.

WITNESS my hand and official seal this 1 day of July 1988

[signature]
Notary Public

My commission expires: 11/13/91

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law, and that P.C.P.'s Permanent Control Points will be set under the guarantee posted with the Town of Palm Beach for the required improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended.

Date of Survey: April 1988

[signature]
Norman H. Grupel
Registered Land Surveyor No. 5013
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

I, Paul Vaccaro, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested in Dean Degrazia, Trustee, that the current taxes have been paid, and that I find that the property is encumbered by the mortgages shown in Mortgage Book 6; and that I find that all mortgages are valid and are true and correct.

* Sub Ledger for Plat of Lake Park

LEVIN, VERNER & VACCARO, P.A.

By [signature]

APPROVAL OF TOWN OF PALM BEACH

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 this plat, this 26th day of July A.D. 1988

[signature]
Mayor

NOTARY SEAL

TOWN SEAL

SURVEYORS SEAL

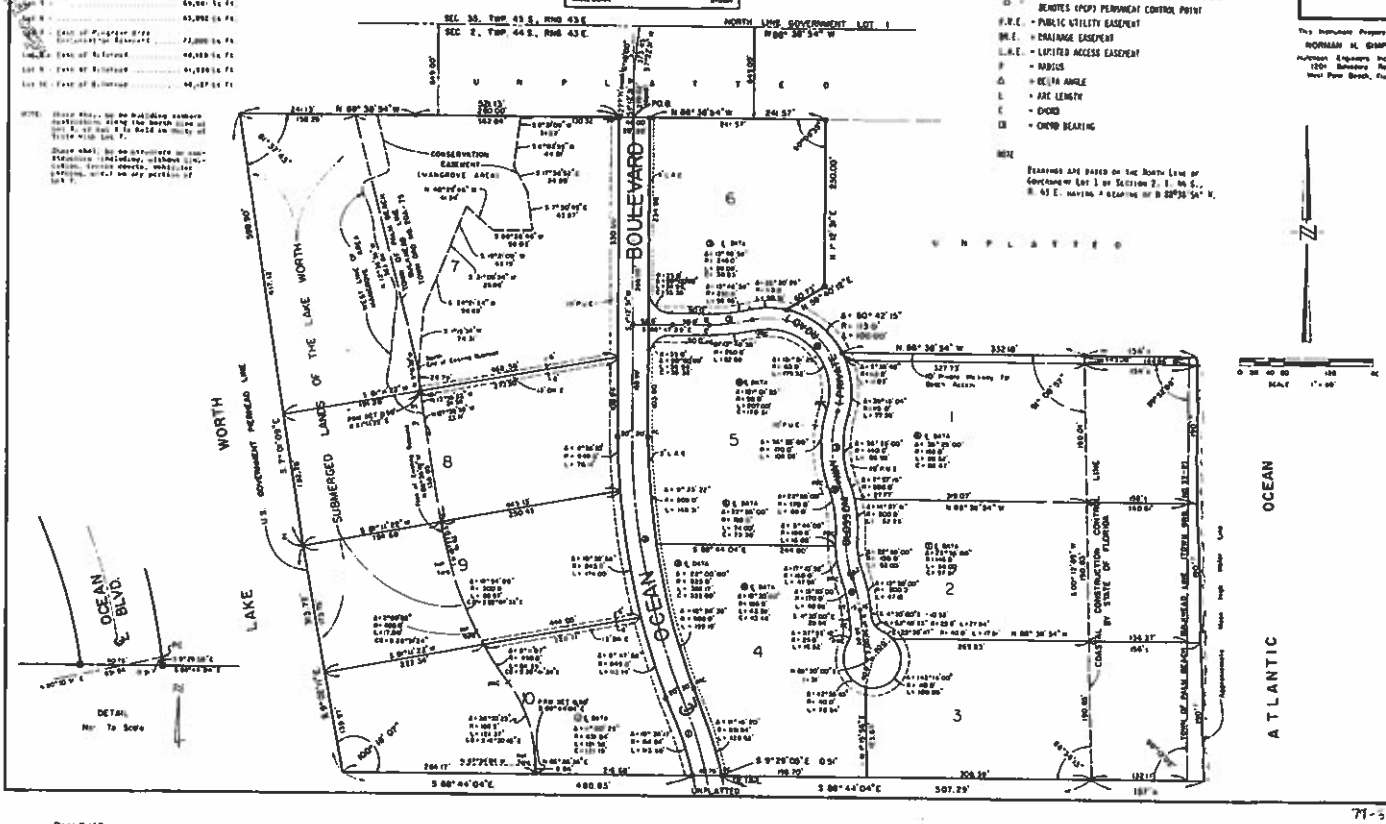
This is not a complete abstract

PLAT OF
THE BLOSSOM ESTATE

BEING A PART OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
AND ADJACENT SUBMERGED LANDS IN LAKE WORTH
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2

122

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS



71-3-007A

REPLAT OF
THE BLOSSOM ESTATE

BEING A REPLAT OF THE BLOSSOM ESTATE, AS RECORDED IN PLAT BOOK 44, PAGES 121 & 122, ALSO BEING A PART OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND ADJACENT SUBMERGED LANDS IN THE LAKE WORTH TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

127

Hutcheon Engineers
CIVIL ENGINEERS & SURVEYORS
WEST PALM BEACH
SUITE 1221 EMBARCADERO DRIVE

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, that GEORGE E. STRAUB, TRUSTEE under Statute 689.071, and BLOSSOM ESTATE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, and GEORGE ABBOTT and JANICE BOOTH ABBOTT, the owners of the land shown hereon, have caused the same to be surveyed and platted as shown and described hereon as the "REPLAT OF THE BLOSSOM ESTATE" and do hereby dedicate as follows:

1. Street Way, a private road, is hereby dedicated to BLOSSOM ESTATES HOME OWNERS ASSOCIATION, INC. for its perpetual use and shall be maintained by said Association. Said private road may also be used as easement for the construction and maintenance of public utilities and drainage. Said private road may be used by the U.S. Postal Authority, Fire and Police Departments and other Governmental or Quasi-Governmental agencies and their agents and employees while engaged in their respective official functions.
2. The 3 foot wide easement for pedestrian access to Lake Worth is hereby dedicated to BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC. for its perpetual use and shall be maintained by said Association.
3. The Public Utilities Easements as shown are hereby dedicated in perpetuity to the Public for the construction and maintenance of Public Utilities.
4. The Drainage Easements as shown are hereby dedicated to BLOSSOM ESTATE HOMEOWNERS ASSOCIATION, INC. for the construction and maintenance of drainage facilities and shall be maintained by said Association.

IN WITNESS WHEREOF,

I, GEORGE E. STRAUB, TRUSTEE under Florida Statute 689.071 do hereunto set my hand and seal this 23rd day of March, 1986.

WITNESS:
GEORGE E. STRAUB, TRUSTEE

and the above named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 23rd day of March, 1986.

BLOSSOM ESTATE HOMEOWNERS ASSOCIATION, INC.
A Corporation of the State of Florida

ATTEST:

and we, GEORGE ABBOTT and JANICE BOOTH ABBOTT do hereunto set our hands and seals this ___ day of ___, 1986.

WITNESS:
GEORGE ABBOTT
JANICE BOOTH ABBOTT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, personally appeared GEORGE E. STRAUB to me well known, and known to me to be the individual described in and who executed the foregoing instrument as TRUSTEE under Florida Statute 689.071 and acknowledged to and before me that he executed said instrument for the purpose expressed herein.

WITNESS my hand and official seal this 23rd day of March, A.D., 1986.

NOTARY PUBLIC

My Commission Expires: 1/30/88

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, personally appeared [illegible] and [illegible] to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the BLOSSOM ESTATE HOMEOWNERS ASSOCIATION, INC., a corporation, and severally acknowledged to and before me that they executed such instruments as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS MY hand and official seal this 23rd day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 1/30/88

ACKNOWLEGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, personally appeared GEORGE ABBOTT and JANICE BOOTH ABBOTT to me well known, and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purpose expressed herein.

WITNESS my hand and official seal this 18 day of April, A.D. 1986

NOTARY PUBLIC

My Commission Expires: 4/6/89

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF BROWARD

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described to said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4187 at page 1325 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporate banking association has caused these presents to be signed by its VICE-PRESIDENT, and its corporate seal to be affixed hereon on behalf of the association this 23rd day of March, 1986

SOUTHEAST BANK, N.A.

BY
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared ROBERT J. ARTHUR to me well known, and known to me to be the individual described in and who executed the foregoing instrument as VICE PRESIDENT of the SOUTHEAST BANK, N.A., a corporation and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said association and that it was affixed to said instrument by due and regular corporation authority, and that said instrument is the free act and deed of said association.

WITNESS my hand and official seal this 23rd day of March, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES
2/23/90

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law, and that (P.C.P.'S) Permanent Control Points will be set under the guarantees posted with the Town of Palm Beach for the required improvements, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended.

Date of Survey: January, 1986

Registered Land Surveyor No. 3013
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, DAVID M. KNOX, 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 the title to the property shown hereon as Lot 1-B inclusive is vested to GEORGE E. STRAUB, TRUSTEE and that the title to Lot 10 as shown hereon is vested to George Abbott and Janice Abbott, his wife; that the correct taxes have been paid, and that I find that the property is encumbered by the mortgages shown hereon, and that I find that all mortgages are shown and are true and correct.

PLEMONS, KNOX & KNOX, P.A.

BY David M. Knox, Esq.

APPROVAL OF TOWN OF PALM BEACH

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 this plat, this 22nd day of August, A.D. 1986

BY
Mayor

LEGAL DESCRIPTION

A part of Government Lot 1, Section 2, Township 44 South, Range 43 East, and adjacent submerged lands in Lake Worth, more particularly described as follows:

Being all of THE BLOSSOM ESTATE, a Subdivision in the Town of Palm Beach, Palm Beach County, Florida as recorded in Plat Book 44, pages 121 and 122 of the Public Records of said Palm Beach County.

CORPORATE SEAL | NOTARY SEAL | NOTARY SEAL | NOTARY SEAL | SOUTHEAST BANK, N.A. SEAL | NOTARY SEAL | TOWN SEAL | SURVEYOR'S SEAL

7200-00-07

REPLAT OF
THE BLOSSOM ESTATE

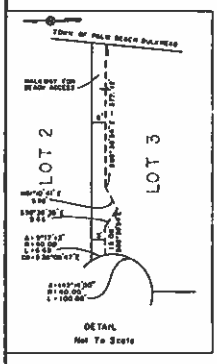
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS

Hutchison Engineers
civil, hydrologic & consultants
1000 Blue Heron
4431 EMBARCADERO DRIVE

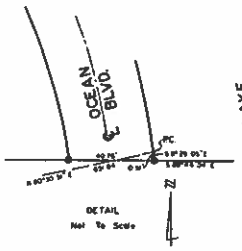
LOT AREAS

Lot 1 - East of Town of Palm Beach Bulkhead Line	92,033 Sq. Ft.
Lot 2 - East of Town of Palm Beach Bulkhead Line	86,966 Sq. Ft.
Lot 3 - East of Town of Palm Beach Bulkhead Line	80,130 Sq. Ft.
Lot 4	71,515 Sq. Ft.
Lot 5	69,001 Sq. Ft.
Lot 6	63,093 Sq. Ft.
Lot 7 - East of Mangrove Area	78,898 Sq. Ft.
Lot 8 - East of Bulkhead	48,898 Sq. Ft.
Lot 9 - East of Bulkhead	42,841 Sq. Ft.
Lot 10 - East of Bulkhead	46,127 Sq. Ft.

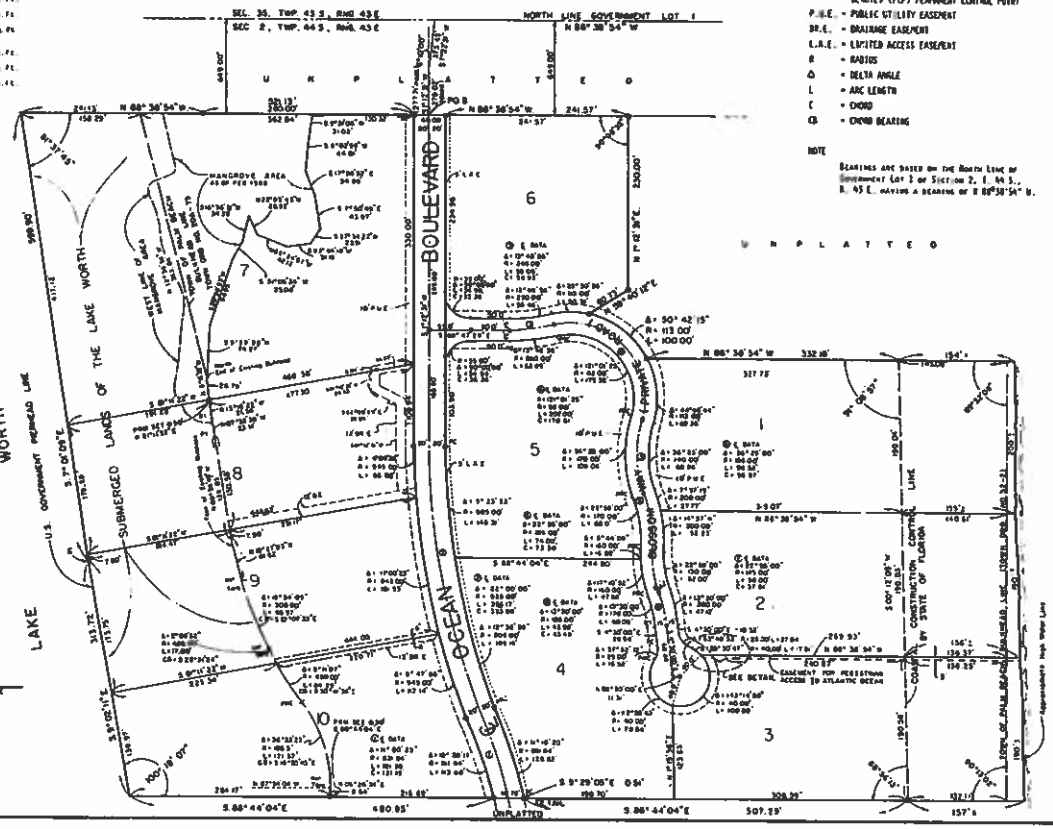
NOTE: There shall be no building restriction along the North line of Lot 8, if Lot 8 is held in unity of Title with Lot 7.



DETAIL
Not To Scale



DETAIL
Not To Scale



LEGEND

- ⊕ = DENOTES (PRM) PERMANENT REFERENCE MONUMENT
- ○ = DENOTES (PCP) PERMANENT CONTROL POINT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- C = CHORD
- CB = CHORD BEARING

NOTE

BEARINGS ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 2, T. 44 S., R. 43 E. HAVING A BEARING OF N 88°38'54" W.

7200-01-07

REPLAT NO. 2 OF THE BLOSSOM ESTATE

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 02, 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 FLORIDA LIMITED LIABILITY COMPANY, CPPB HOLDINGS LLC, BLOSSOM WAY HOLDINGS LLC & BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS REPLAT NO. 2 OF THE BLOSSOM ESTATE, 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 02, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

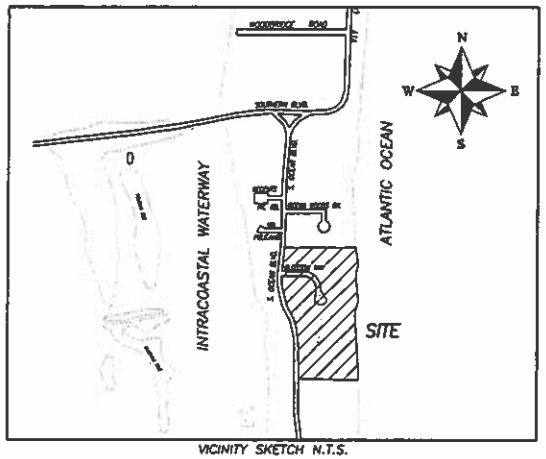
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD, SITUATE IN GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LAND CONVEYED BY C W BINGHAM TO FRANCES P. BOLTON BY DEED DATED MAY 22, 1916, FILED MARCH 8, 1920 AND RECORDED MARCH 20, 1920 IN DEED BOOK 131 AT PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY THE ATLANTIC OCEAN; ON THE NORTH BY A LINE 645 FEET SOUTH FROM AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 1.

CONTAINING IN ALL 18.723 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 8 FOOT WIDE EASEMENT FOR PEDESTRIAN ACCESS TO ATLANTIC OCEAN IS HEREBY DEDICATED TO THE BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC., FOR ITS PERPETUAL USE AND SHALL BE MAINTAINED BY SAID ASSOCIATION.



VICINITY SKETCH N.T.S.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2020.

PROVIDENCIA PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

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 _____, 2020, 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 _____ NOTARY STAMP SIGNATURE OF NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2020.

CPPB HOLDINGS LLC,
A _____ LIMITED LIABILITY COMPANY

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 _____, 2020, BY _____ AS _____ FOR CPPB HOLDINGS LLC, ON BEHALF OF THE COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES _____ NOTARY STAMP SIGNATURE OF NOTARY PUBLIC
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 _____, 2020.

BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

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 _____, 2020, BY _____ AS _____ FOR BLOSSOM ESTATES HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES _____ NOTARY STAMP SIGNATURE OF NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

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

PROVIDENCIA PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY	CPPB HOLDINGS LLC	BLOSSOM WAY HOLDINGS LLC	BLOSSOM ESTATES HOMEOWNER'S ASSOCIATION, INC.

REPLAT NO. 2 OF THE BLOSSOM ESTATE

WALLACE SURVEYING CORP.

FIELD	JOB NO. 86-1063.99	F.B.	PG.
OFFICE S.W.	DATE NOVEMBER 2020	DWG. NO. 86-1063.25	
CKD C.W.	REF 86-1063.DWG	SHEET 1 OF 3	

REPLAT NO. 2 OF THE BLOSSOM ESTATE

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 02, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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 IT'S MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2020.

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 _____, 2020, BY _____ AS _____ FOR CPPB 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 _____

NOTARY STAMP

PRINTED NAME OF NOTARY PUBLIC _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF ILLINOIS
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27848 PAGE 34, 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 _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2020.

CITIBANK, N.A.
AN ILLINOIS BANKING CORPORATION

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 SENIOR VICE PRESIDENT OF THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2020.

MY COMMISSION EXPIRES _____ SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION NO. _____

NOTARY STAMP

PRINTED NAME OF NOTARY PUBLIC _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF ILLINOIS
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 30653 PAGE 1867, 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 _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2020.

JPMORGAN CHASE BANK, N.A.
AN ILLINOIS BANKING CORPORATION

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 SENIOR VICE PRESIDENT OF THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2020.

MY COMMISSION EXPIRES _____ SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION NO. _____

NOTARY STAMP

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 _____, 2020.

_____
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 _____, 2020.

_____
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 STATUES AS REQUIRED BY SECTION 177.081 (1), FLORIDA STATUTES.

DATE _____ BY _____

STEVEN M. WITTIG, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4569

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 4589
2553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 1 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° 36' 44" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF THE TOWN OF PALM BEACH.
3. 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.
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 THOSE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. 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.
6. ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
8. PER 2018 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 RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."
9. PER 2018 FLORIDA STATUTES, CHAPTER 177, SECTION 091(9) 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.

THIS INSTRUMENT PREPARED BY:

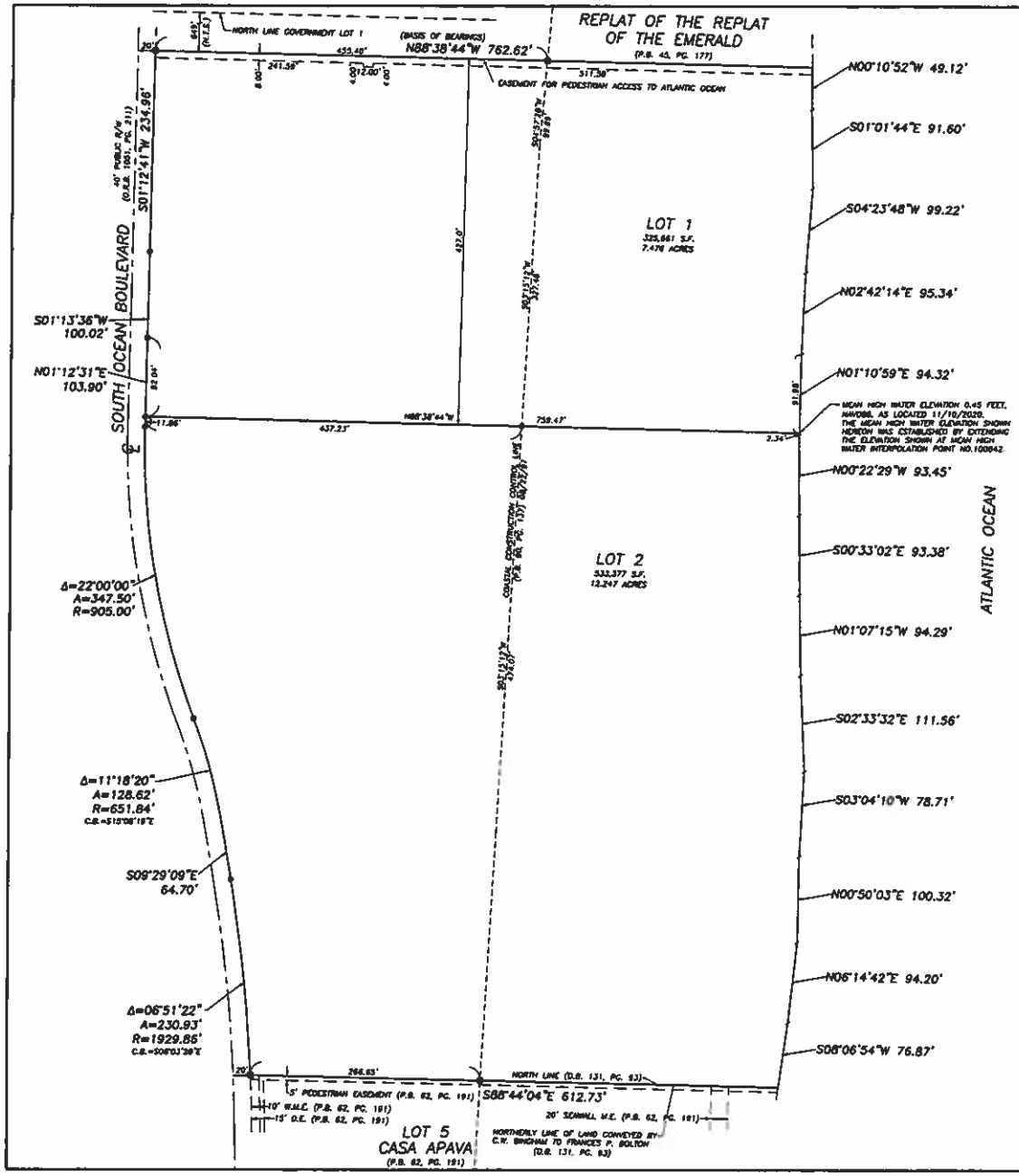
SEAN WALLACE IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
2553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

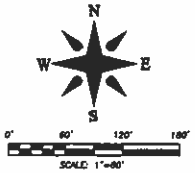
CITIBANK, N.A.	JPMORGAN CHASE BANK, N.A.	TOWN SEAL	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL

REPLAT NO. 2 OF THE BLOSSOM ESTATE

WALLACE SURVEYING CORP.

FIELD	JOB NO. 06-1063.00	F.B. PG
OFFICE: R.C./S.W.	DATE: NOVEMBER 2020	DWG. NO. 06-1063-75
CKD: C.W.	REF: 06-1063 DWG	SHEET 3 OF 3





SHEET 3 OF 3

REPLAT NO. 2 OF THE BLOSSOM ESTATE

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 02, 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 #4589"
- SET 5/8" IRON ROD & CAP STAMPED "WALLACE LB #4589"
- FOUND IRON ROD AND CAP (AS NOTED)
- SET MAG NAIL & DISK STAMPED "P.R.M. LB #4589"
- SET MAG NAIL & DISK STAMPED "WALLACE" LB #4589"

A.K.A. = ALSO KNOWN AS
℄, C/L = CENTERLINE
D.B. = DEED BOOK
ESMT. = EASEMENT
N.A.E. = NON-ACCESS EASEMENT
N.T.S. = NOT TO SCALE
L.B. = LICENSED BUSINESS
(M) = MEASURE
M.E. = MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT-OF-WAY
S.R. = STATE ROAD
U.E. = UTILITY EASEMENT
W.C. = WITNESS CORNER

CURVE SYMBOLS

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

REPLAT NO. 2 OF THE BLOSSOM ESTATE

WALLACE SURVEYING CORP.

FIELD	JOB NO. 1063.00	F.B. PG.
OFFICE: R.C.S./J.W.	DATE: NOVEMBER 2020	DWG. NO. 06-1063-25
CWD: E.W.	REF: 1063.DWG	SHEET 3 OF 3

BOUNDARY SURVEY FOR:
PBH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
DW	= DRIVEWAY
EL.	= ELEVATION
ENC	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W	= EDGE OF WATER
ESMT	= EASEMENT
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
G.A.	= GUY ANCHOR
G.M	= GAS METER
INV	= INVERT
I.T.W.C.D	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B	= OFFICIAL RECORD BOOK
P.	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I	= POINT OF INTERSECTION
PIV	= PART OF
P.O.B	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C	= POINT OF REVERSE CURVATURE
P.R.M	= PERMANENT REFERENCE MONUMENT
PROP	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B	= SOIL BORING
SEC.	= SECTION
S.F	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.MH	= SANITARY MANHOLE
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E	= UTILITY EASEMENT
U.R	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E	= WATER MANAGEMENT EASEMENT
W.M.M.E	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
⊠	= CONCRETE MONUMENT FOUND (AS NOTED)
○	= CONCRETE MONUMENT SET (L.B.#4589)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (L.B.#4589)
⊠	= IRON PIPE FOUND (AS NOTED)
⊕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
⊕	= NAIL & DISK FOUND (AS NOTED)
⊕	= MAG NAIL & DISK SET (L.B.#4589)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE

This survey is made specifically and only for the following parties for the purpose of combining the previously surveyed separate parcels described herein into one overall parcel for plating application.

PBH, LLC, a Delaware limited liability company
First American Title Insurance Company
Keohman & Zlotka, P.L.C. as title agent

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above

PROPERTY ADDRESS:
1765 South Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

LOTS 1 THROUGH 6 OF THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 64, PAGE 127, ACCORDING TO SAID PLAT OF THE REPLAT OF THE BLOSSOM ESTATE, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH:

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, 1918, FILED MARCH 6, 1920 AND RECORDED MARCH 26, 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 TWO HUNDRED AND NINETY-TWO (292) FEET NORTH FROM AND PARALLEL TO THE SAID NORTHERLY LINE OF LAND CONVEYED BY C.W. BINGHAM TO FRANCES P. BOLTON.
ON THE WEST BY LAKE WORTH.
SUBJECT TO ALL LEGAL HIGHWAYS

TOGETHER WITH:

BEING A TRACT OF LAND SITUATED IN LOT NO. 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

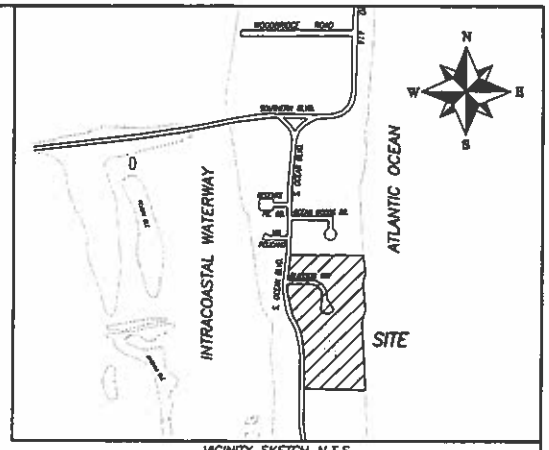
COMMENCING AT A POINT IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHERE THE CENTERLINE OF STATE ROAD 80, ALSO KNOWN AS SOUTHERN BOULEVARD MEETS THE CENTERLINE OF STATE ROAD A-1-A, ALSO KNOWN AS OCEAN BOULEVARD, SAID POINT OF BEING DESIGNATED AS STATION 58+88.00 AND SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD 80, SECTION NO. 9375-102, RECORDED IN ROAD PLAT BOOK 1, PAGE 159, PALM BEACH COUNTY PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A FOR A DISTANCE OF 543.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE CONTINUE SOUTHERLY ALONG THE SAME COURSE FOR A DISTANCE OF 373.43 FEET TO A POINT; THENCE DEFLECTING TO THE LEFT 4° 18' AND CONTINUE ALONG THE CENTERLINE OF SAID STATE ROAD A-1-A FOR A DISTANCE OF 276.80 FEET TO A POINT 649.00 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO AND 649 FEET SOUTH OF SAID NORTH LINE OF GOVERNMENT LOT 1 HAVING A BEARING OF S 88° 36' 54" E FOR A DISTANCE OF 361.57 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL

THENCE S 1° 12' 31" W A DISTANCE OF 230.60 FEET; THENCE S 36° 40' 12" W A DISTANCE OF 60.73 FEET TO A POINT IN A CURVE, CONCAVE TO THE SOUTHWEST. THE CHORD OF SAID CURVE BEARS S 51° 44' 51" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.00 FEET AND A CENTRAL ANGLE OF 50° 42' 19" E FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE EASTERLY NON-TANGENT TO THE PRECEDING COURSE, S 88° 36' 54" E FOR A DISTANCE OF 498 FEET, MORE OR LESS. TO A POINT IN THE ORDINARY HIGH WATER MARK OF THE WATERS OF THE ATLANTIC OCEAN; THENCE RUN NORTHERLY MEANDERING ALONG THE ORDINARY HIGH WATER MARK OF THE WATERS OF THE ATLANTIC OCEAN TO A POINT WHICH IS 649 FEET SOUTH, OF MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID GOVERNMENT LOT 1, THENCE RUN WESTERLY N 88° 36' 54" W AND PARALLEL TO SAID NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 383 FEET, MORE OR LESS. TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1.9 773 ACRES, MORE OR LESS

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.10' for the hard surface elevations and 0.1' for the soil surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information observed or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by the surveyor for the construction of improvements, item building ties shown on the survey.
9. Elevations shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for internal filing use only and in no way affect the date of the field survey stated hereon.
11. In some instances, graphic representations have been exaggerated or more clearly illustrate the relationships between physical improvements and/or lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of the survey will make this survey invalid
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH N.T.S.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981

DATE OF LAST FIELD SURVEY: 11/19/2020

CRAIG L WALLACE Digitally signed by CRAIG L WALLACE
Date: 2020.12.10 11:50:49 -05'00'

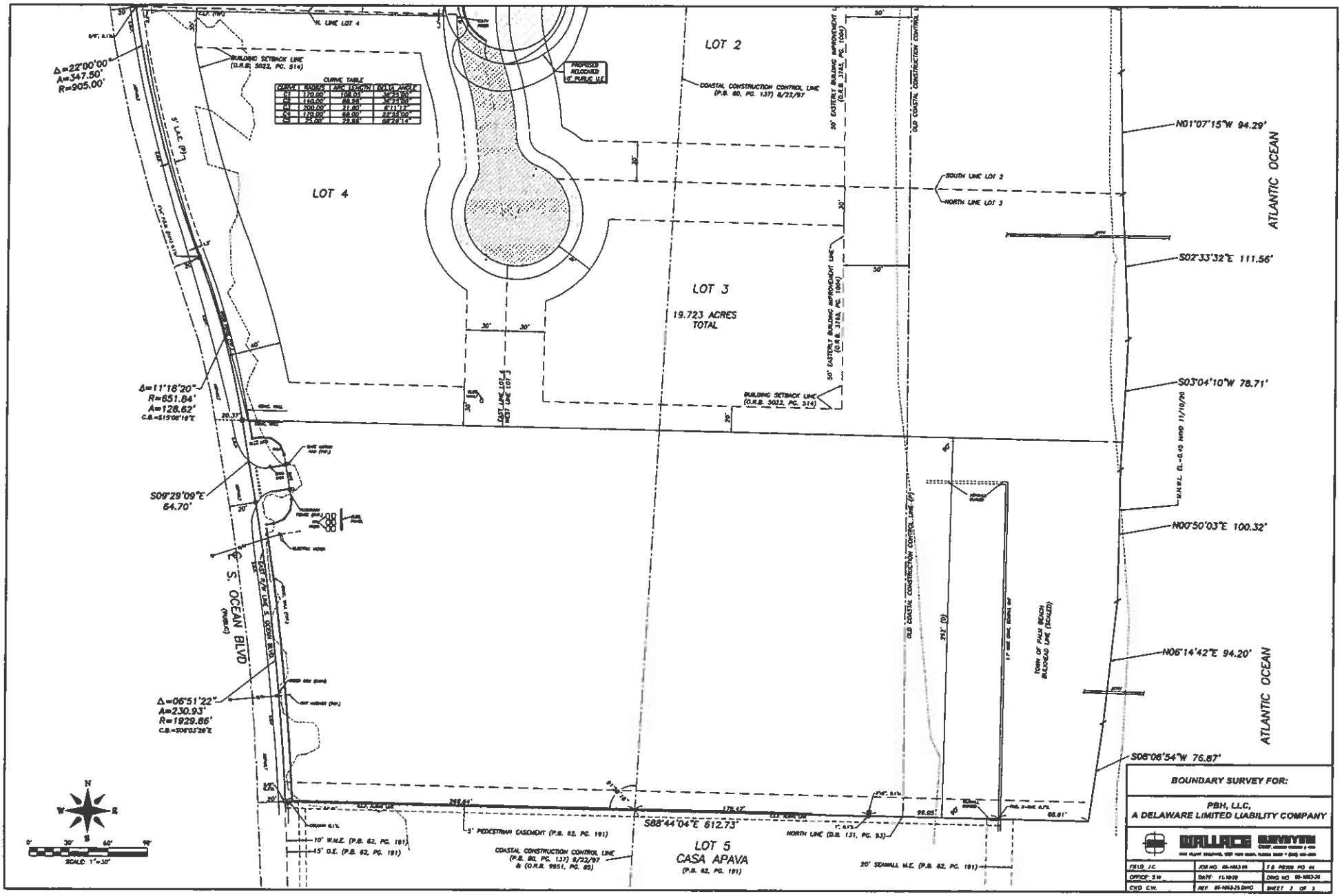
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

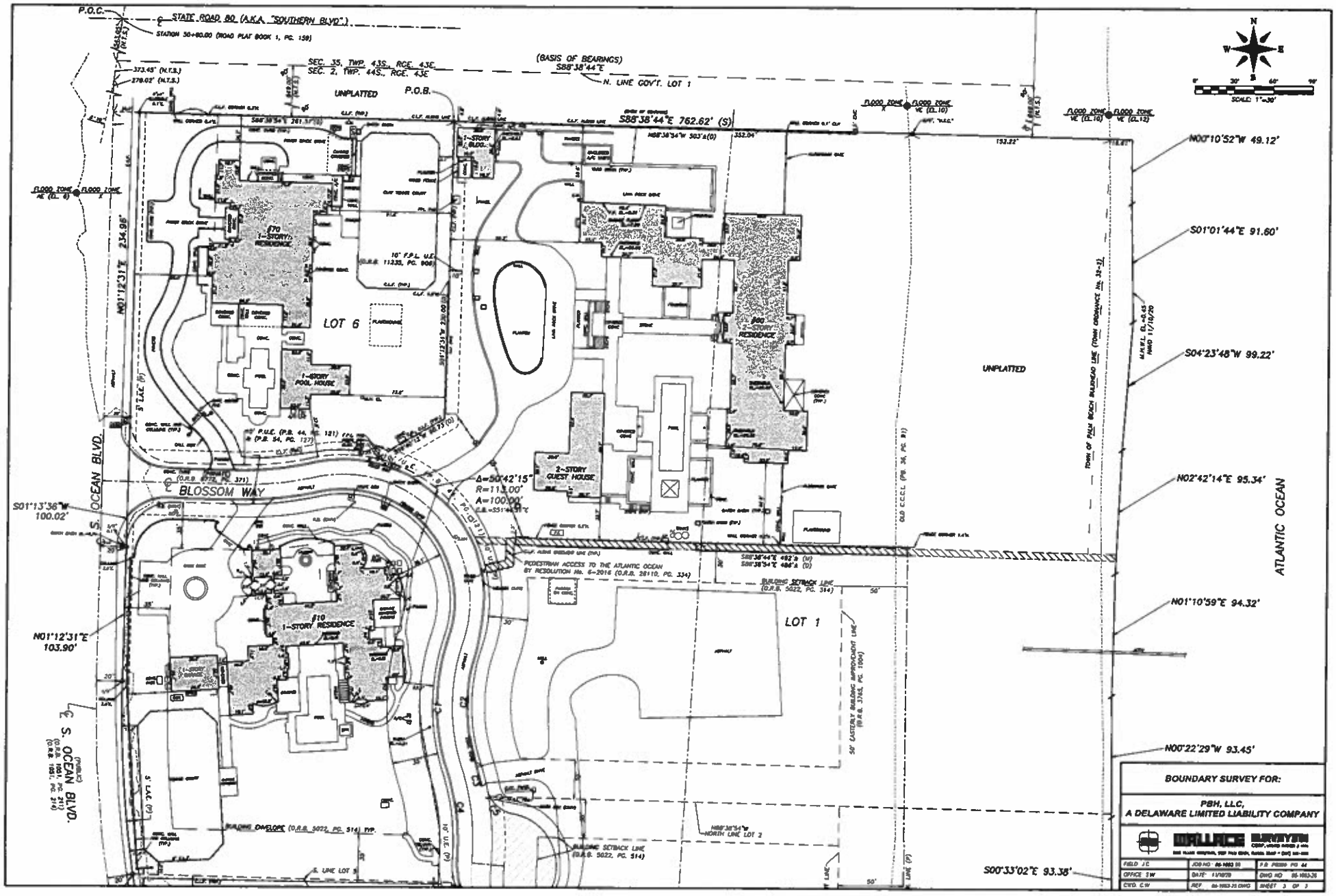
BOUNDARY SURVEY FOR:

PBH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WALLACE SURVEYING CORP.

FIELD: J.C.	JOB NO.: 06-1063.00	F.B. PB300 PG. 44
OFFICE: S.W.	DATE: 11/19/20	DWG NO: 06-1063-3B
CHKD: C.W.	REV: 06-1063-3B.DWG	SHEET 1 OF 3


LOT 2
LOT 3
19.723 ACRES TOTAL
LOT 4
LOT 5
CASA APAVA
(P.B. 62, PG. 191)
ATLANTIC OCEAN
ATLANTIC OCEAN
S. OCEAN BLVD (PUBLIC)
N01°07'15"W 94.29'
S02°33'32"E 111.56'
S03°04'10"W 78.71'
N00°50'03"E 100.32'
N06°14'42"E 94.20'
S06°06'54"W 76.87'
S88°44'04"E 612.73'
Δ=22°00'00"
A=347.50'
R=905.00'
Δ=11°18'20"
R=651.84'
A=128.62'
Δ=06°51'22"
A=230.93'
R=1929.86'
S09°29'09"E
64.70'
BUILDING SETBACK LINE (O.R.B. 5022, PG. 314)
COASTAL CONSTRUCTION CONTROL LINE (P.B. 80, PG. 137) 6/22/97
50' EASTERLY BUILDING IMPROVEMENT LINE (O.R.B. 3755, PG. 1004)
OLD COASTAL CONSTRUCTION CONTROL LINE
SOUTH LINE LOT 2
NORTH LINE LOT 3
EAST LINE LOT 4 WEST LINE LOT 3
PROPOSED RELOCATED 10' PUBLIC U/E
TOWN OF PALM BEACH BULKHEAD LINE (SCALED)
NORTH LINE (O.R. 131, PG. 93)
3' PEDESTRIAN EASEMENT (P.B. 62, PG. 191)
10' W.M.E. (P.B. 62, PG. 191)
15' D.E. (P.B. 62, PG. 191)
20' SEAWALL M.E. (P.B. 62, PG. 191)
SCALE: 1"=30'
BOUNDARY SURVEY FOR:
PBH, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY
WALLACE SURVEYING
FIELD: J.C.
OFFICE: S.W.
CHKD: C.W.
DATE: 11-19-20
REF: 06-1663-75.DWG
FB PB200 PG 64
DWG NO. 06-1663-24
SHEET 2 OF 3


P.O.C.
STATE ROAD 80 (A.K.A. "SOUTHERN BLVD.")
STATION 30+80.00 (ROAD PLAT BOOK 1, PG. 159)
SEC. 35, TWP. 43S., RGE. 43E.
SEC. 2, TWP. 44S., RGE. 43E
(BASIS OF BEARINGS)
S88°38'44"E
N. LINE GOV'T. LOT 1
UNPLATTED
P.O.B.
S88°38'44"E 762.62' (S)
N00°10'52"W 49.12'
S01°01'44"E 91.60'
S04°23'48"W 99.22'
N02°42'14"E 95.34'
N01°10'59"E 94.32'
N00°22'29"W 93.45'
S00°33'02"E 93.38'
N01°12'31"E 234.98'
S01°13'36"W 100.02'
N01°12'31"E 103.90'
S. OCEAN BLVD.
BLOSSOM WAY
LOT 6
LOT 1
#70 1-STORY RESIDENCE
1-STORY POOL HOUSE
1-STORY BLDG.
2-STORY GUEST HOUSE
#80 2-STORY RESIDENCE
#10 1-STORY RESIDENCE
Δ=50°42'15"
R=113.00'
A=100.00'
PEDESTRIAN ACCESS TO THE ATLANTIC OCEAN BY RESOLUTION No. 6-2016 (O.R.B. 28110, PG. 334)
BUILDING SETBACK LINE (O.R.B. 5022, PG. 314)
BUILDING ENVELOPE (O.R.B. 5022, PG. 314) TYP.
TOWN OF PALM BEACH RAILROAD LINE (TOWN ORDINANCE No. 33-3)
OLD C.C.C.L. (PB. 34, PG. 81)
50' EASTERLY BUILDING IMPROVEMENT LINE (O.R.B. 3743, PG. 1004)
ATLANTIC OCEAN
FLOOD ZONE AE (EL. 8)
FLOOD ZONE X
FLOOD ZONE VE (EL.10)
FLOOD ZONE VE (EL.12)
SCALE: 1"=30'
BOUNDARY SURVEY FOR:
PBH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
WALLACE SURVEYING CORP.
FIELD J.C.
OFFICE S.W.
CKD. C.W.
DATE: 11/16/09
SHEET 3 OF 3