

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, ALL LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC & BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC., 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.

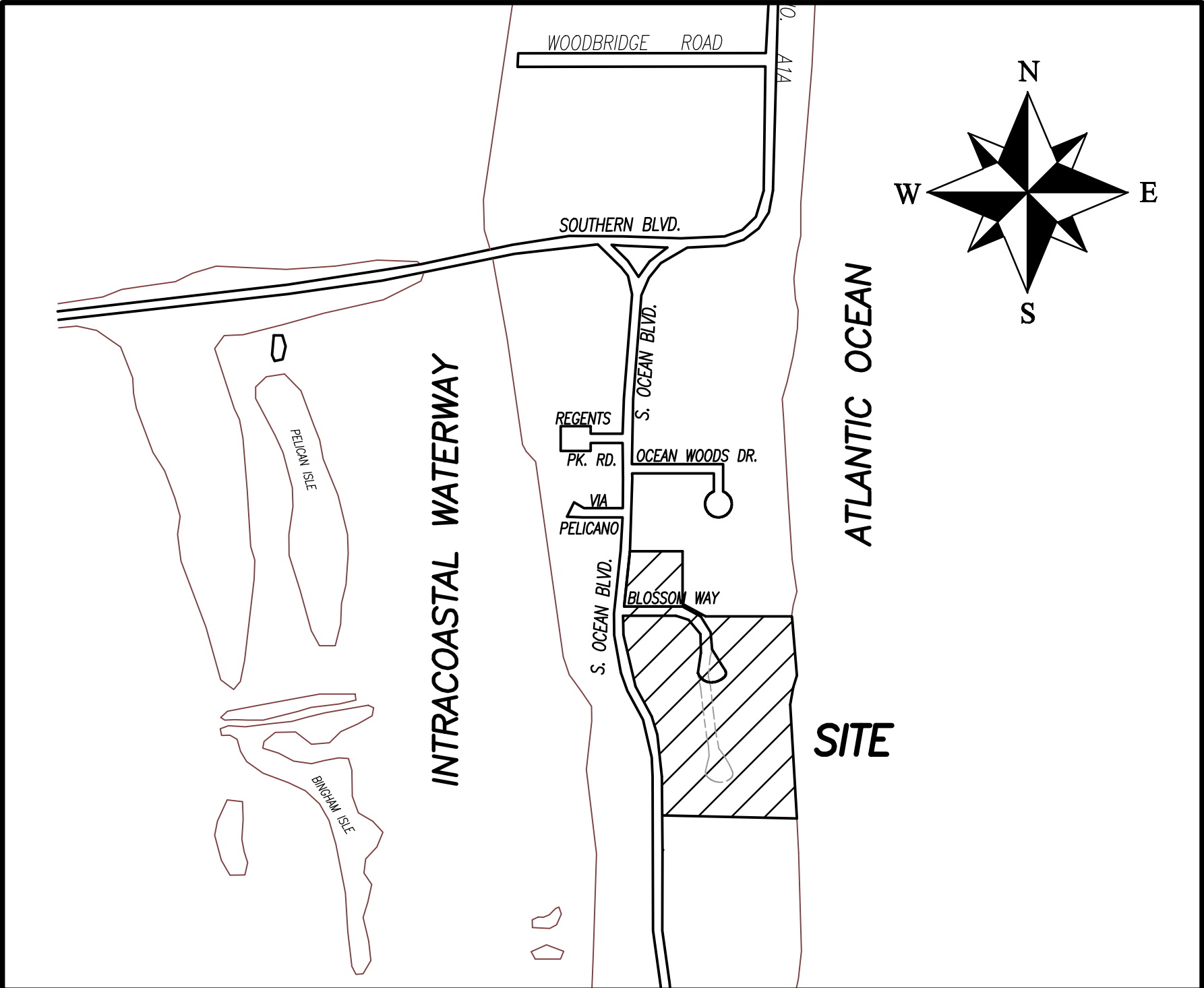
DESCRIPTION

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, AND LYING IN SECTION 02, TOWNSHIP 44 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 11.557 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 FOR THE SOLE AND PERPETUAL USE OF THE BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSOR AND ASSIGNS, FOR IT'S SOLE AND PERPETUAL USE.



VICINITY SKETCH N.T.S.

DEDICATION AND RESERVATION - BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 _____

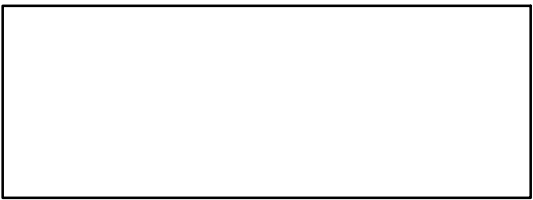
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY _____ AS _____ FOR BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO CPPB HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____



NOTARY STAMP

DEDICATION AND RESERVATION - BLOSSOM WAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

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 _____

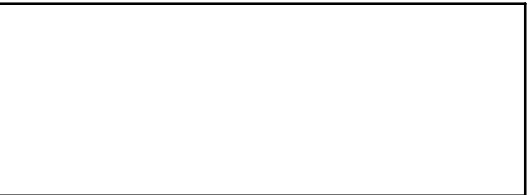
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY _____ AS _____ FOR BLOSSOM WAY HOLDINGS LLC, ON BEHALF OF THE COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION)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

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____



NOTARY STAMP

DEDICATION AND RESERVATION - BLOSSOM ESTATE HOMEOWNER'S ASSOCIATION, INC.

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 ESTATE HOMEOWNER'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 _____ FOR BLOSSOM ESTATE 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: _____

MY COMMISSION NO.: _____

SIGNATURE OF NOTARY PUBLIC _____

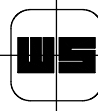
PRINTED NAME OF NOTARY PUBLIC _____



NOTARY STAMP

BLOSSOM ESTATE
HOMEOWNER'S
ASSOCIATION, INC.
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: S.W.	DATE: JANUARY 2021	DWG. NO. 86-1063-25	
C'KD: 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, ALL LYING IN SECTION 2, 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 ESTATE 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 ESTATE HOMEOWNER'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 FOR BLOSSOM ESTATE 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: _____

MY COMMISSION NO.: _____



NOTARY STAMP

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 29962, PAGE 289 AS AMENDED AND OFFICIAL RECORDS BOOK 28408, PAGE 40, AS MODIFIED BY OFFICIAL RECORDS BOOK 31150, PAGE 417 AS AMENDED, 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 _____
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.: _____



NOTARY STAMP

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 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 STATUES 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:

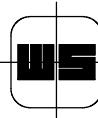
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 6 OF THE REPLAT OF THE BLOSSOM ESTATE AS RECORDED IN PLAT BOOK 54, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS ASSUMED TO BEAR NORTH 88°38'54" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- BUILDING SETBACK LINES 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 RECORDATION 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

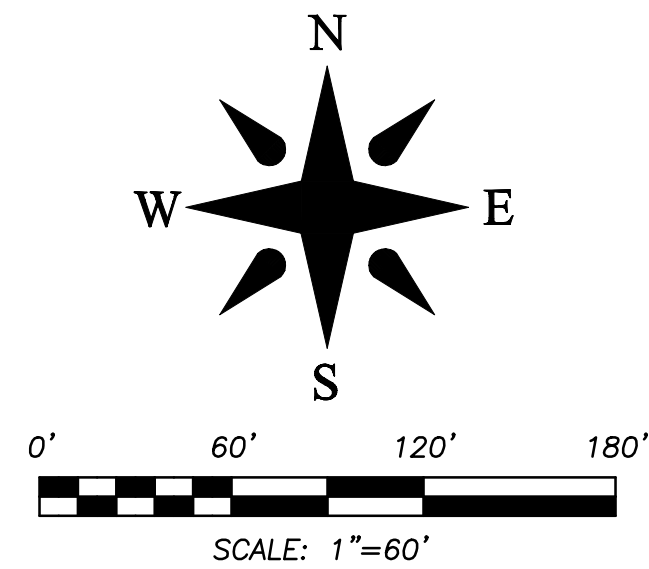


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

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

THIS INSTRUMENT PREPARED BY:

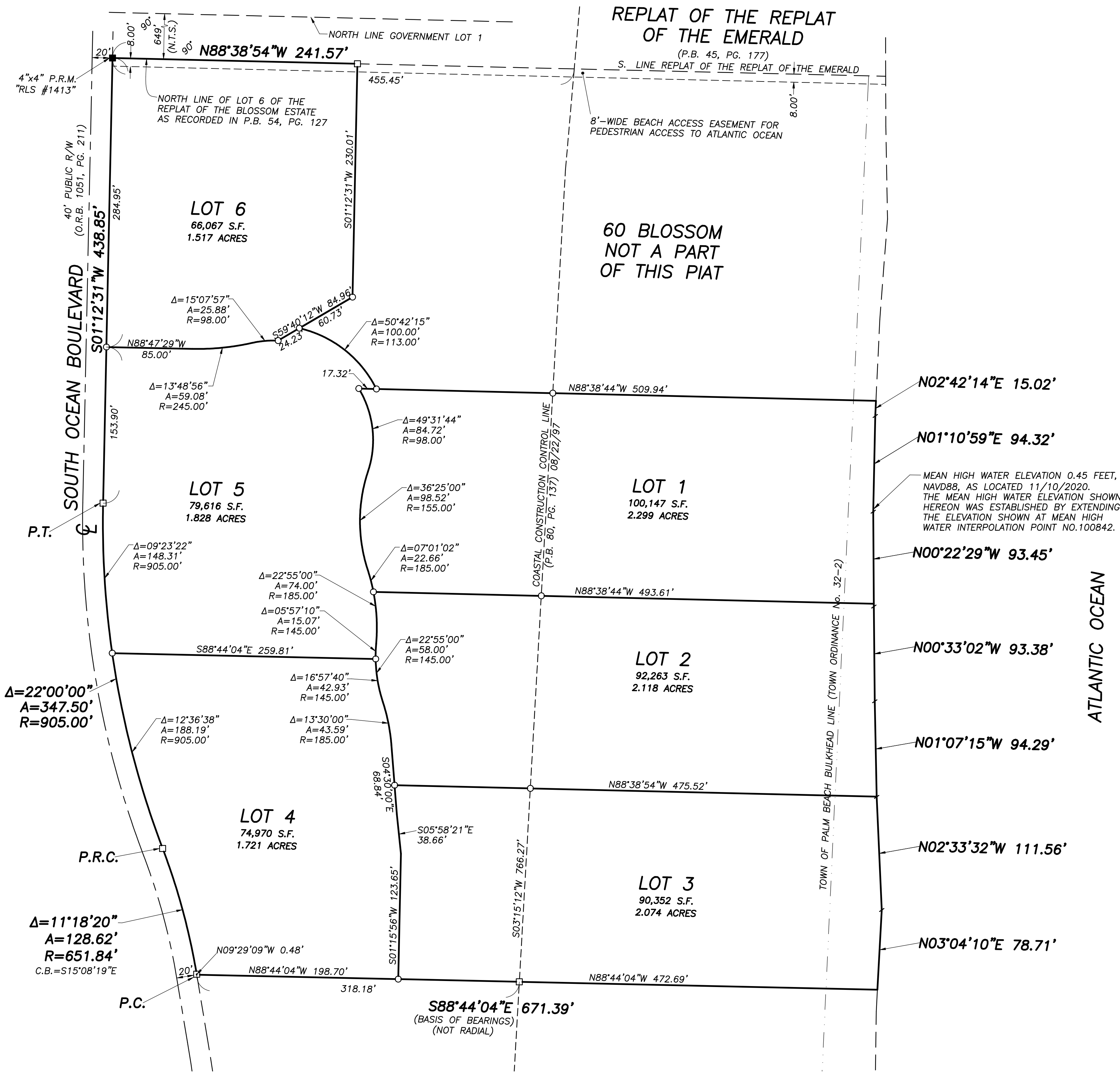
SEAN WALLACE IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407



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, ALL LYING IN SECTION 2, TOWNSHIP 44
SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.



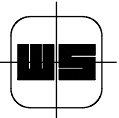
ABBREVIATIONS & SYMBOLS

■	=	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"
A.K.A.	=	ALSO KNOWN AS
C, 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
P.C.C.	=	POINT OF COMPOUND CURVATURE
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
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

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 3 OF 3	