

PREPARED BY/RECORD AND RETURN TO:
KOCHMAN & ZISKA, PLC
Maura Ziska, Esq.
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

PCN: 50-43-44-02-00-001-0022

**DEDICATION AND GRANT OF EASEMENT FOR
PEDESTRIAN ACCESS TO ATLANTIC OCEAN**

The undersigned, effective as of _____, 2022 ("**Effective Date**") on behalf of **PROVIDENCIA PARTNERS LLC**, a Delaware limited liability company ("**Owner**"), the owner of the property indicated by the property control number listed above (commonly known as 60 Blossom Way, Palm Beach, Florida 33480) and as more particularly described on **Exhibit A** attached hereto ("**Property**"), hereby dedicates and grants to the Blossom Estate Homeowner's Association, Inc. (the "**Association**") the property described in **Exhibit B** attached hereto ("**Beach Access Easement**"), which Beach Access Easement is also depicted on **Exhibit C** attached hereto, to serve as an easement for private pedestrian access to the Atlantic Ocean for the perpetual use and benefit of the Association and its successors and/or assigns, in order to connect the beach access easement depicted on Lot 6 of the Blossom Estate Replat No. 2 recorded as CFN _____ in Official Records Book _____, Page _____ with the Clerk of Palm Beach County on _____, 2022, a copy of which is attached hereto as **Exhibit D**. The Beach Access Easement is the sole and perpetual maintenance obligation of the Association and its successors and/or assigns. In addition, an easement is also hereby granted, on a non-exclusive basis, to the employees and authorized agents of each of the Town of Palm Beach, Florida and the State of Florida, for pedestrian access over, on, and through the Beach Access Easement solely for the purposes of monitoring turtle nesting and beach re-nourishment.

[SIGNATURE PAGE FOLLOWS]

WITNESS, the following signatures for this instrument as of the Effective Date.

Witness the following signatures:

OWNER:

PROVIDENCIA PARTNERS LLC,
a Delaware limited liability company

Witness

Print Name

Witness

Print Name

By: _____

Name: Maura Ziska

Title: Authorized Signatory

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by Maura Ziska, Authorized Signatory of Providencia Partners LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

Notary Public State of Florida

Notary Seal: _____

The Association hereby accepts the Beach Access Easement and agrees to the terms and provisions of the foregoing instrument:

Witness the following signatures:

ASSOCIATION:

BLOSSOM ESTATE
HOMEOWNER'S ASSOCIATION,
INC.

Witness

Print Name

Witness

Print Name

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, the _____ of Blossom Estate Homeowner's Association, Inc., who is personally known to me or who has produced _____ as identification.

Notary Public State of _____

Notary Seal: _____

EXHIBIT A

Legal Description of Property

Being a tract of land situated in Lot No. 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, being 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+60.00 and shown on the right-of-way map for State Road 80, Section 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 543.05 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 373.45 feet to a point; thence deflecting to the left 6 Degrees 10' and continue along the centerline of said State Road A-1-A for a distance of 278.02 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 Degrees 38'54" E for a distance of 261.57 feet to the Point of Beginning of the following described parcel:

Thence S 1 Degrees 12'31" W a distance of 230.00 feet; thence S 59 Degrees 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 Degrees 44'51" E; thence southeasterly along the arc of said curve, having a radius of 113.00 feet and a central angle of 50 Degrees 42'15" for a distance of 100.00 feet to a point; thence easterly non-tangent to the preceding course, S 88 Degrees 38'54" E for a distance of 486 feet, more or less, to a point in the mean high water mark of the waters of the Atlantic Ocean; thence run northerly meandering along the mean 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 Government Lot 1; thence run westerly N 88 Degrees 38'54" W and parallel to said North line of said Government Lot 1, a distance of 503 feet, more or less, to the Point of Beginning.

EXHIBIT B

Legal Description of Beach Access Easement

That portion of the South 8 feet of the North 657 feet of Government Lot 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, that lies East of Lot 6, **REPLAT OF THE BLOSSOM ESTATE** as recorded in Plat Book 154, Page 127, Public Records of Palm Beach County, Florida.

EXHIBIT C

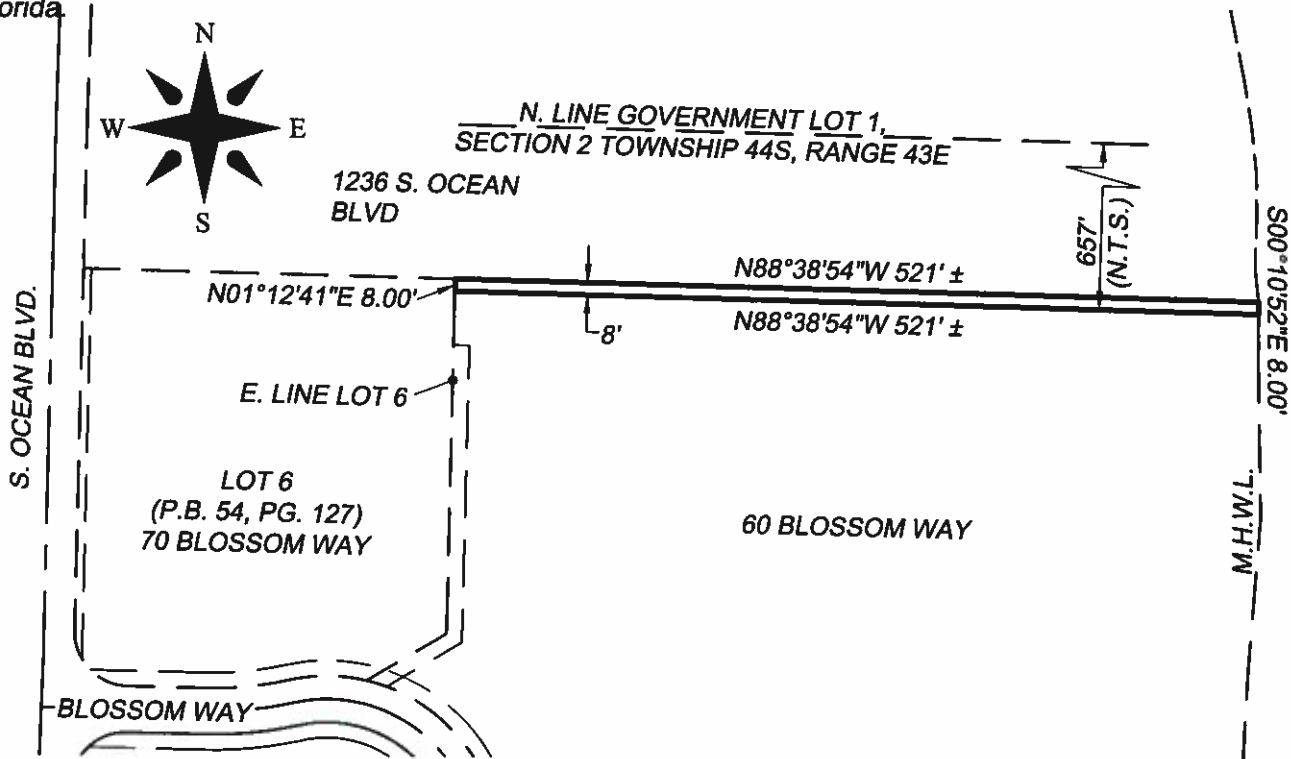
Depiction of Beach Access Easement

**Description Sketch For:
PROVIDENCIA PARTNERS LLC**

EXHIBIT "C"

LEGAL DESCRIPTION:

That portion of the South 8 feet of the North 657 feet of Government Lot 1, Section 2, Township 44 South, Range 43 East, Palm Beach County, Florida, that lies East of Lot 6, **REPLAT OF THE BLOSSOM ESTATE** as recorded in Plat Book 154, Page 127, Public Records of Palm Beach County, Florida.



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 subject property. No search of the Public Records has been made by this office.
2. This sketch cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation.
3. This is not a survey!
4. Unless presented in digital form with electronic seal and electronic signature this sketch 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.

CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon conforms to 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.

LEGEND

CL	=	CENTERLINE
LLC	=	LIMITED LIABILITY CORPORATION
PB	=	PLAT BOOK
PG.	=	PAGE
SF	=	SQUARE FEET

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



Craig L. Wallace,
Professional Surveyor
and Mapper, License
#3357

Digitally signed by Craig
L. Wallace, Professional
Surveyor and Mapper,
License #3357
Date: 2022.01.14
15:01:54 -05'00'



SCALE: 1"=120'



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

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

DATE: 11/04/21	DWG. No.: 86-1063-29
OFFICE: S.W.	SHEET: 1 OF 1
C'K'D.: C.W.	JOB No.: 86-1063.104

EXHIBIT D

Blossom Estate Replat No. 2

BEING A REPLAT OF LOTS 1 THROUGH 5 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 34 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.

FILE NO.	JOB NO.	SS-1001.00	P.A.	P.Q.
OFFICE: R.C.M.W.	DATE: JANUARY 2022		DWG. NO. SS-1003	
BY: C.W.	REV: SS-101.DWG		SHEET 1 OF	



