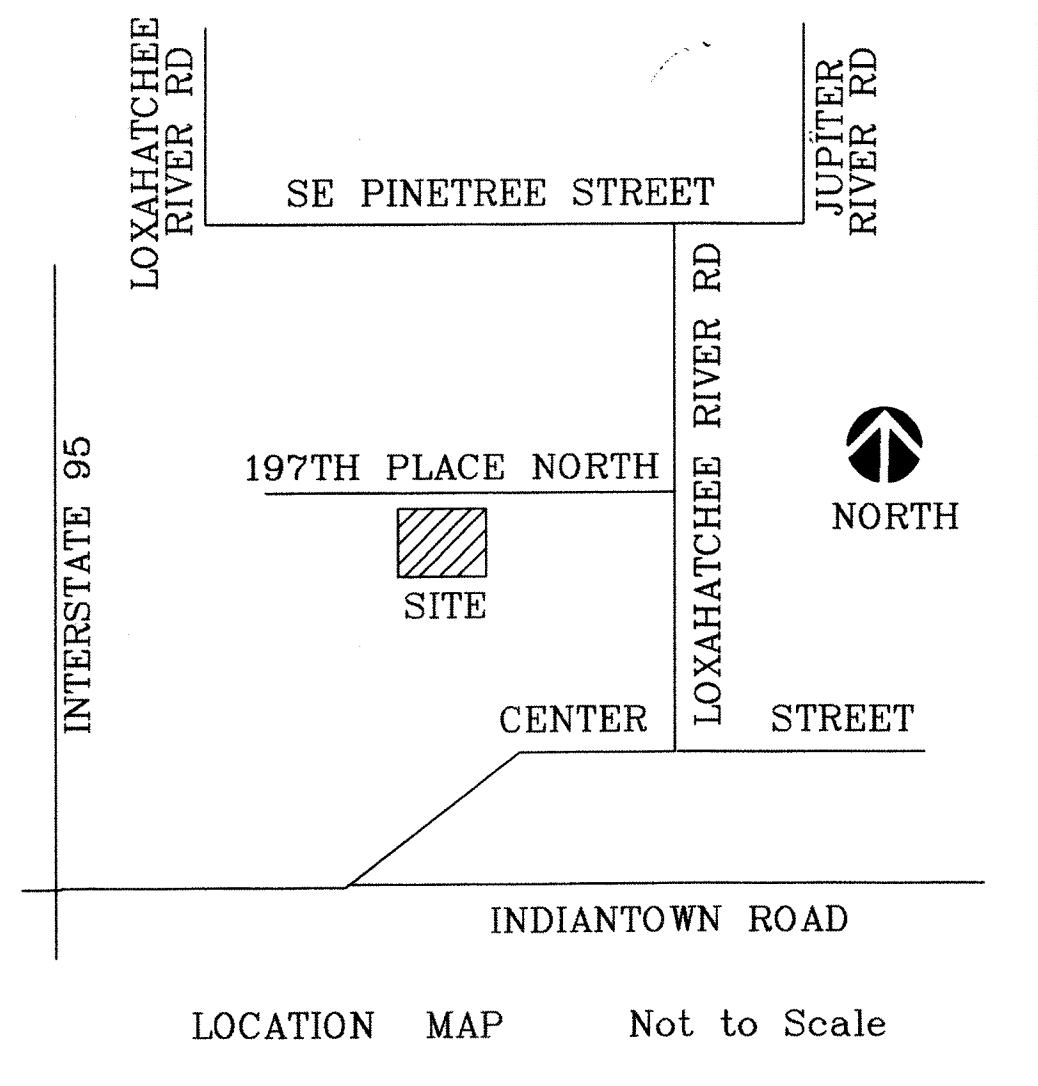


194

# BOWDEN PINES

LYING IN AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



COORDINATES, BEARINGS AND DISTANCES  
 COORDINATES SHOWN HEREON ARE GRID DATUM = NAD 83 1990  
 ADJUSTMENT ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE  
 MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000032439  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 12:16 P.M.  
 THIS 20 DAY OF November  
 A.D. 2017 AND DULY RECORDED  
 IN PLAT BOOK 194 ON  
 PAGE 194-195

SHARON R. BOCK  
 CLERK AND COMPTROLLER

BY: *Debra McCallin*  
 DEPUTY CLERK



SHEET 1 OF 2

DUPY CLERK

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED RAYMON R. BOWDEN AND  
 CHRISTINE BOWDEN WHO ARE PERSONALLY KNOWN TO ME OR  
 HAVE PRODUCED *Drainage License* AS IDENTIFICATION, AND  
 WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
 ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID  
 INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY  
 OF September 2017.

MY COMMISSION EXPIRES: 2/11/2019 *Jacob Rus*  
*Jacob Rus Commission # 66 142573*  
 PRINTED NAME - NOTARY PUBLIC

### TITLE CERTIFICATION:

WE PLATINUM TITLE INSURERS, LLC., A TITLE INSURANCE  
 COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE  
 STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE  
 EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY;  
 THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN  
 RAYMOND R. BOWDEN AND CHRISTINE BOWDEN, HUSBAND AND  
 WIFE, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT  
 ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND  
 ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN  
 SATISFIED THAT ALL MORTGAGES NOT SATISFIED OR RELEASED  
 OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN  
 HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD  
 BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION  
 OF THE SUBDIVISION PICTICED BY THIS PLAT.

DATE: 9/25/17 *John Colvin*  
 JOHN COLVIN, MANAGING MEMBER

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT WE ARE THE  
 HOLDERS 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE  
 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27987 AT  
 PAGE 1716 OF THE PUBLIC RECORDS OF PALM BEACH  
 COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE  
 DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE JOHN L. PRICE AND NANCY H. PRICE  
 DO HEREBY SET OUR HANDS AND SEALS THIS 19th DAY  
 OF September, 2017.

*John L. Price* *Nancy H. Price*  
 JOHN L. PRICE NANCY H. PRICE

WITNESS: *Jake Rus* WITNESS: *Jake Rus*

PRINT Jake Rus PRINT Jake Rus

WITNESS: *Charlotte Rhysa* WITNESS: *Charlotte Rhysa*

PRINT Charlotte Rhysa PRINT Charlotte Rhysa

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED JOHN L. PRICE AND NANCY  
 H. PRICE WHO ARE PERSONALLY KNOWN TO ME OR HAVE  
 PRODUCED *Drainage License* IDENTIFICATION, AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED  
 BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE  
 PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY  
 OF September 2017.

MY COMMISSION EXPIRES: 2/11/2019 *Jacob Rus*  
*Jacob Rus Commission # 66 142573*  
 PRINTED NAME - NOTARY PUBLIC

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT RAYMOND R. BOWDEN AND CHRISTINE BOWDEN,  
 HUSBAND AND WIFE, OWNERS OF THE LANDS SHOWN HEREON AS "BOWDEN PINES", LYING  
 IN AND BEING A PORTION THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH,  
 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED  
 AS FOLLOWS:

EAST ONE-HALF OF THE SOUTH 325 FEET OF THE NORTH 355 FEET OF THE EAST 645  
 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO AND INCLUDING THE EASEMENTS HEREIN:

INGRESS EASEMENT: THE NORTH 30 FEET OF THAT PART OF THE SOUTHWEST QUARTER  
 OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF  
 LOXAHATCHEE RIVER ROAD AS NOW LAID OUT AND IN USE. O.R.B. 6109, PAGE 1664.

ROAD EASEMENT WITHIN 40 ACRE SUBDIVISION: THE NORTH 30 FEET OF THE EAST 645  
 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH  
 THE WEST 30 FEET OF THE EAST 675 FEET OF THE NORTH 1005 FEET OF THE SAID  
 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. O.R.B. 6109, PAGE 1664

CONTAINING 2.406 ACRES MORE OR LESS.

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

TRACT "R/W", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET  
 PURPOSES.

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR RAYMOND R. BOWDEN AND  
 CHRISTINE BOWDEN, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES  
 CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS  
 THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND  
 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR RAYMOND R. BOWDEN AND  
 CHRISTINE BOWDEN, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES  
 CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS  
 THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND  
 ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE  
 CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION  
 SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE  
 CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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

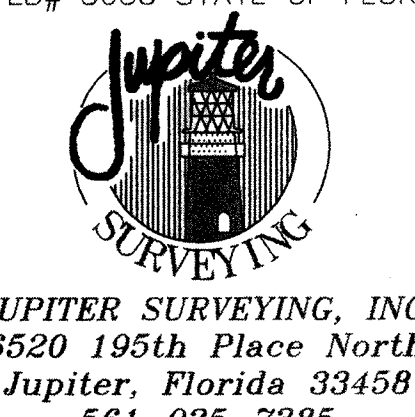
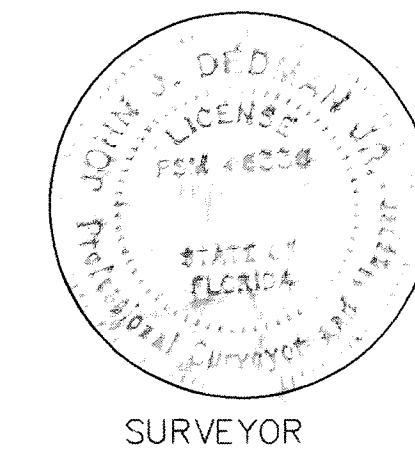
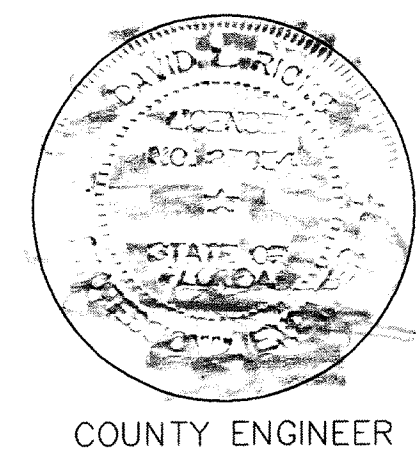
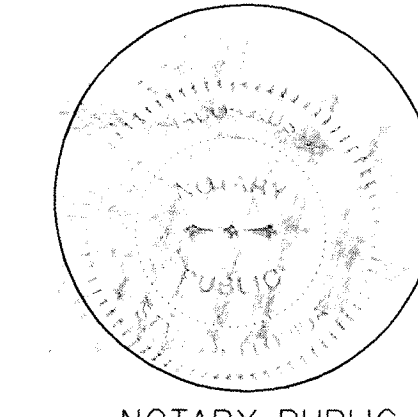
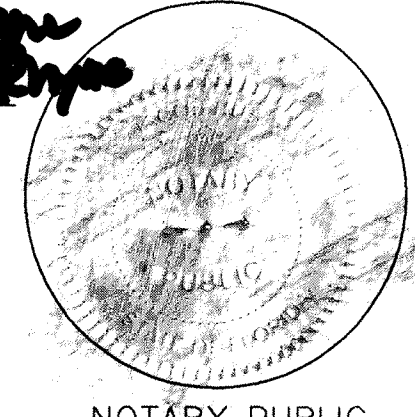
IN WITNESS WHEREOF, WE RAYMOND R. BOWDEN AND CHRISTINE BOWDEN, HUSBAND AND WIFE, DO  
 HEREBY SET OUR HANDS AND SEALS THIS 22nd DAY OF September, 2017.

*Raymond R. Bowden*  
 RAYMOND R. BOWDEN

*Christine Bowden*  
 CHRISTINE BOWDEN

WITNESS: *Jake Rus*  
 PRINT Jake Rus  
 WITNESS: *Charlotte Rhysa*  
 PRINT Charlotte Rhysa

WITNESS: *Jake Rus*  
 PRINT Jake Rus  
 WITNESS: *Charlotte Rhysa*  
 PRINT Charlotte Rhysa



THIS INSTRUMENT PREPARED BY  
 JOHN J. DEDMAN JR., P.S.M.  
 PROFESSIONAL SURVEYOR &  
 MAPPER CERTIFICATE LS.#6336  
 STATE OF FLORIDA