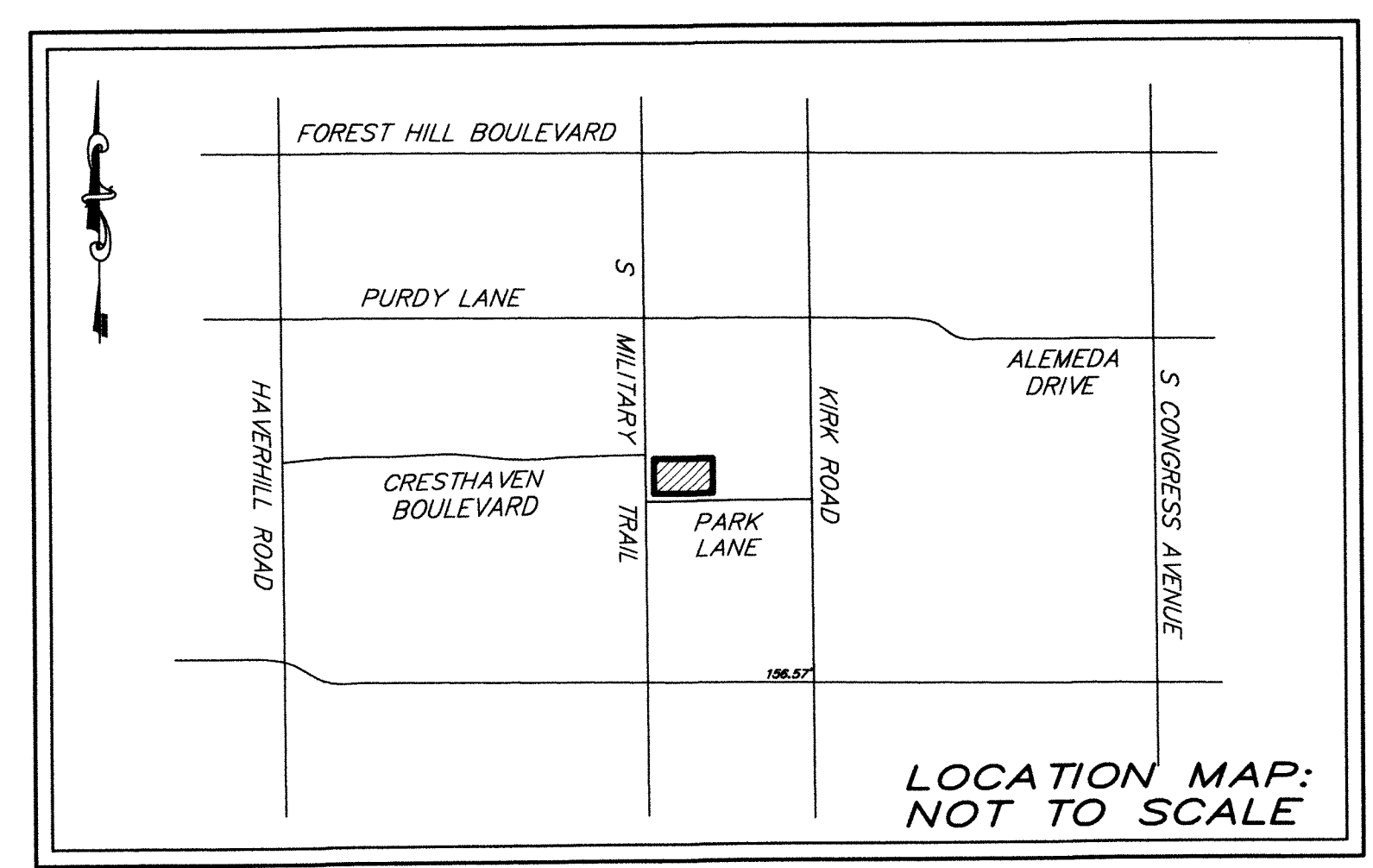


20180052648

97

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:27 A.M. THIS  
9 DAY OF February  
2018 AND DULY RECORDED IN  
PLAT BOOK 135, PAGE  
97-98  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Maureen R. Gordon* D.C.



# CUMBERLAND FARMS AT PARK AND MILITARY

BEING A PORTION OF SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST. VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
ROBERT BLOOMSTER JR.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4134  
STATE OF FLORIDA  
IN THE OFFICE OF  
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.  
641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957  
OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283  
LICENSED BUSINESS NO. 6018



SHEET 1 OF 2

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KIPP M. AFFRON, TRUSTEE OF THE TRUST AGREEMENT OF RICHARD AFFRON DATED AUGUST 2, 2002, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CUMBERLAND FARMS AT PARK AND MILITARY

BEING A PORTION OF SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST. VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA. ALSO BEING DESCRIBED AS FOLLOWS:

THE SOUTH 273.0 FEET OF THE WEST 415.0 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. LESS THE WEST 53.0 FEET AND THE SOUTH 25 FEET THEREOF FOR RIGHT OF WAY PURPOSES.  
ALSO KNOWN AS  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS  
BEGIN AT A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809), A 106 FOOT WIDE RIGHT OF WAY AND THE NORTH RIGHT OF WAY LINE OF PARK AVENUE, A 50 FOOT WIDE RIGHT OF WAY. THENCE NORTH 01°41'42" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 248.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 273 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 88°06'30" EAST, A DISTANCE OF 362 FEET TO A POINT ON THE EAST LINE OF THE WEST 415 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 01°41'42" WEST, A DISTANCE OF 248.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORTH 88°06'30" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

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

- 1.) THE 10'X15' UTILITY EASEMENT AND 10'X3' UTILITY EASEMENT AS IDENTIFIED ON THE PLAT THEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY THE VILLAGE OF PALM SPRINGS, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF PALM SPRINGS WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 2.) THE PALM TRAN EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER COUNTY), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER OWNER), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.
- 3.) TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN FEE SIMPLE, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- 4.) TRACT 'B' AS SHOWN HEREON IS HEREBY DEDICATED AS A PERPETUAL EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE FOR TRAFFIC SIGNALIZATION PURPOSES.

IN WITNESS WHEREOF AFFRON M. AFFRON, TRUSTEE OF THE TRUST AGREEMENT OF RICHARD AFFRON DATED AUGUST 2, 2002, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (POSITION) AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS 12 DAY OF October, 2017.  
WITNESS: *Juan Cortes* SIGNATURE  
WITNESS: *Meagan Cortes* PRINT NAME  
WITNESS: *Cathy Rankin* SIGNATURE  
WITNESS: *Coffie E. Rankin* PRINT NAME  
KIPP M AFFRON, TRUSTEE  
*Kipp M Affron* SIGNATURE  
NAME: *Kipp M Affron* POSITION

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED Kipp Affron (NAME), Trustee (POSITION), WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Trustee (POSITION) OF KIPP M. AFFRON, TRUSTEE OF THE TRUST AGREEMENT OF RICHARD AFFRON DATED AUGUST 12, 2002, 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 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 COMPANY.  
WITNESS MY HAND OFFICIAL SEAL THIS 12 DAY OF October, 2017.  
BY: *Maureen R. Gordon*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/31/17

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
JEFFREY S. LOCKE  
I, *Jeffrey S. Locke*, A DULY LICENSED TITLE OFFICER 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 BE VESTED IN KIPP M. AFFRON, TRUSTEE OF THE TRUST AGREEMENT OF RICHARD AFFRON DATED AUGUST 12, 2002; LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 31st DAY OF December, 2017 THAT ALL SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, AND THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORDS, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF A SUBDIVISION DEPICTED BY THIS PLAT.

01-22-2018  
DATED:  
BY: *Jeffrey S. Locke*  
NAME: *JEFFREY S. LOCKE*  
STATE OF FLORIDA  
LICENSE NO: *A157183*

### VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF February, 2018  
BY: *Bev Smith* BEV SMITH, MAYOR  
BY: *Kimberly M. Blynn* VILLAGE CLERK

### REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.08 (1) FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECTS ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.  
BY: *C. Andre Rayman*  
C. ANDRE RAYMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4938  
STATE OF FLORIDA  
DATED: 10-19-2017

### VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, DAY OF October 19, OF 2017.  
BY: *Lisa A. Tropepe*  
LISA A. TROPEPE

### STATE PLANE DATA:

COORDINATES SHOWN ARE GRID DATUM  
DATUM - NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE / 90 ADJUSTMENT  
SCALE FACTOR = 1.0000427  
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

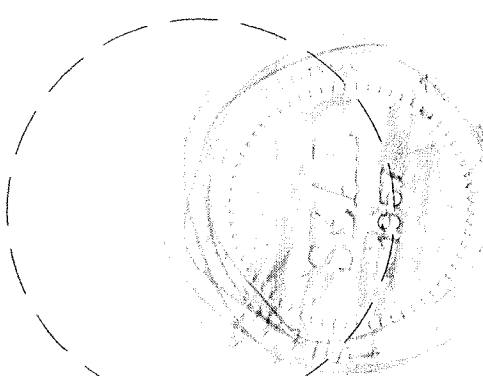
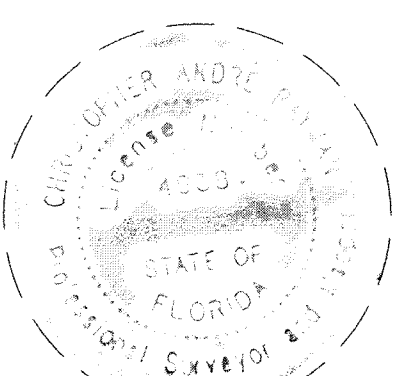
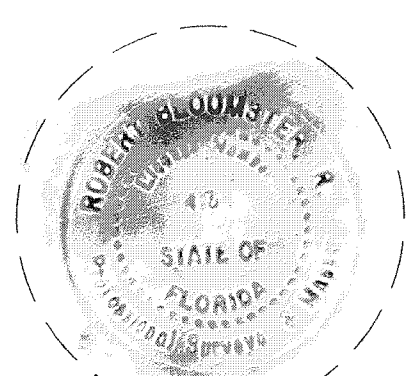
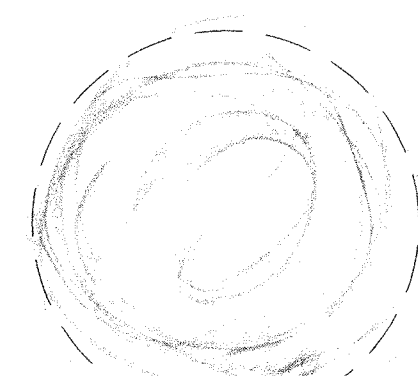
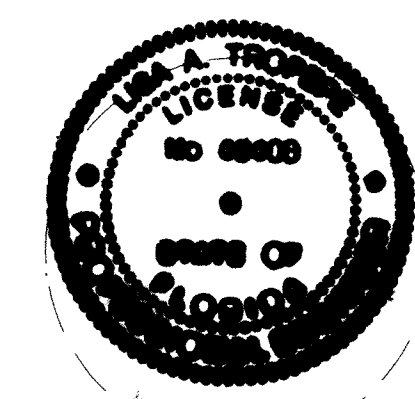
### SURVEYORS NOTES:

- 1. 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 PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2. BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF N.01°41'42"E. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13-44-42. BEARING ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 83/90 ADJUSTED, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE NATIONAL INSTITUTE AND TECHNOLOGY AND REFER TO THE HORIZONTAL PLANE.
- 4. BUILDING SETBACKS LINES SHALL CONFORM TO THE VILLAGE OF PALM SPRINGS ZONING ORDINANCES.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 6. 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.

### SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A 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 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 VILLAGE OF PALM SPRINGS, FLORIDA.

BY: *Robert Bloomster Jr.*  
ROBERT BLOOMSTER JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4134  
STATE OF FLORIDA  
DATED: 10-10-17



VILLAGE ENGINEER CUMBERLAND FARMS SURVEYOR REVIEWING SURVEYOR VILLAGE OF PALM SPRINGS