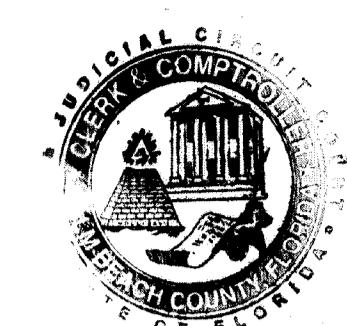


CIRCUS TRIX CPD

Being a replat of Lot 3 and a portion of Lots 1 and 2, Block 2, CONGRESS MEADOWS, according to the plat thereof as recorded in Plat Book 23, Page 140, Public Records of Palm Beach County, Florida, and an un-platted parcel of land, all lying in Section 5, Township 44 South, Range 43 East, Village of Palm Springs, Palm Beach County, Florida.

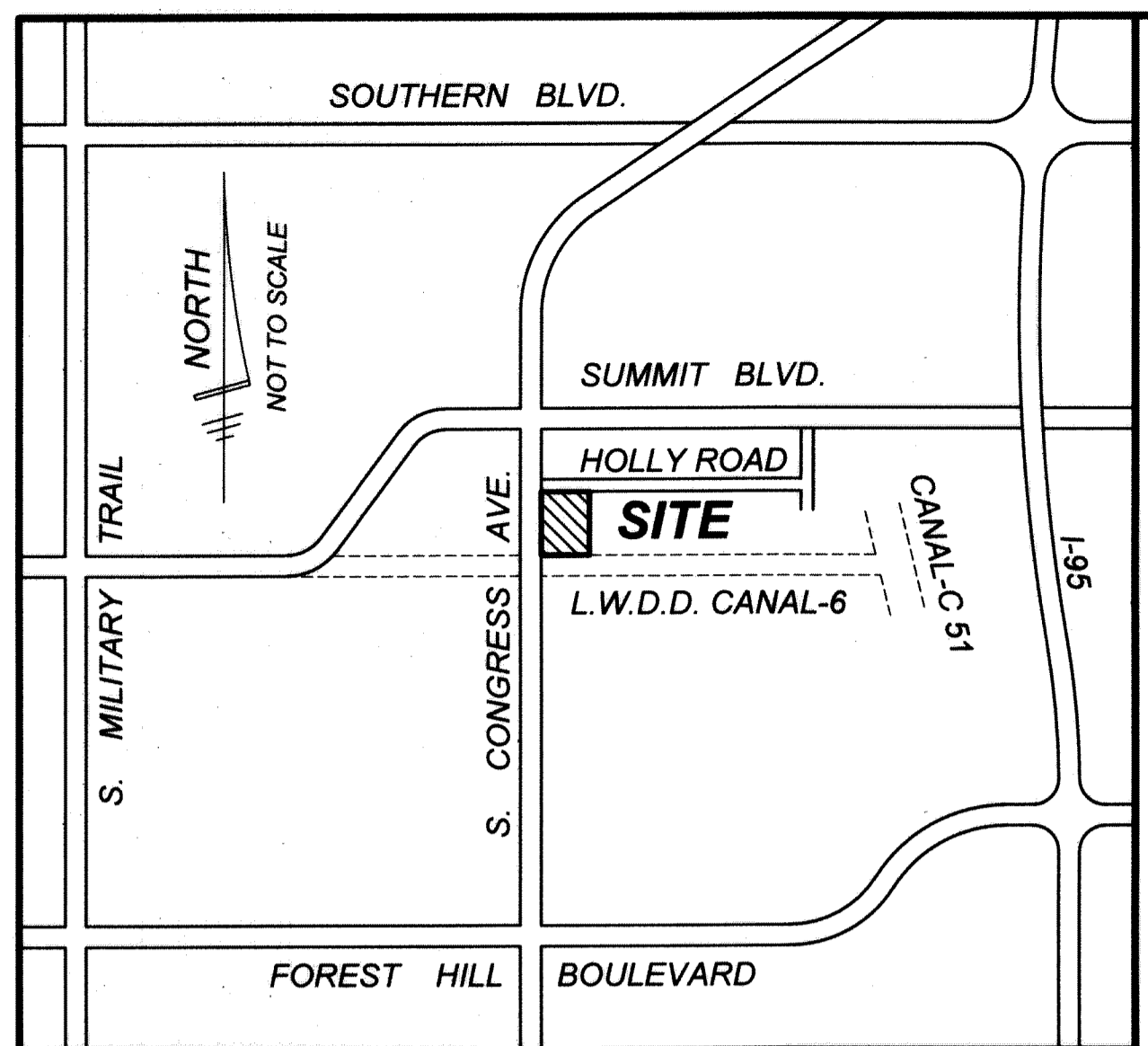
189



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:20 PM
THIS 5 DAY OF OCTOBER
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 126 ON
PAGES 189 AND 190.
SHARON R. BOCK
CLERK AND COMPTROLLER

By: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



VICINITY SKETCH
(NOT TO SCALE)

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.

IN WITNESS WHEREOF THE ABOVE-NAMED ARKANSAS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 25th DAY OF July 2018.

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*
BY: *[Signature]*
SCOTT MCLAIN, MANAGER

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

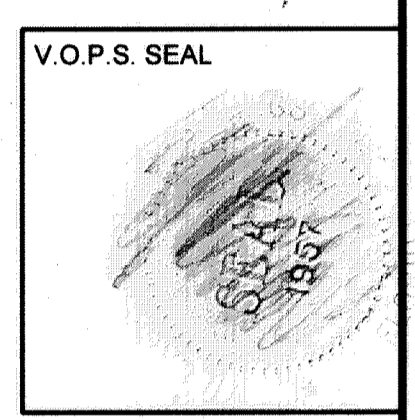
PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL
WALLACE SURVEYING CORPORATION
LICENSED BUSINESS NUMBER 4569
5583 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561/640-4551

VILLAGE OF PALM SPRING APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES THIS 15th DAY OF August 2018.

ATTEST: *[Signature]*
JANE WORTH, DEPUTY VILLAGE CLERK
BY: *[Signature]*
BEV SMITH, MAYOR



VILLAGE ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 15th DAY OF August 2018.

[Signature]
LISA A. TROPEPE, P.E.
VILLAGE ENGINEER

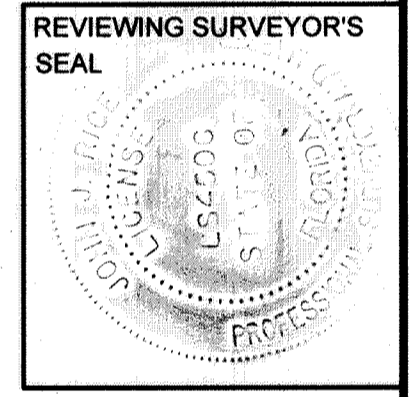
REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATIONS OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS 13th DAY OF August 2018.

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER LS 4506

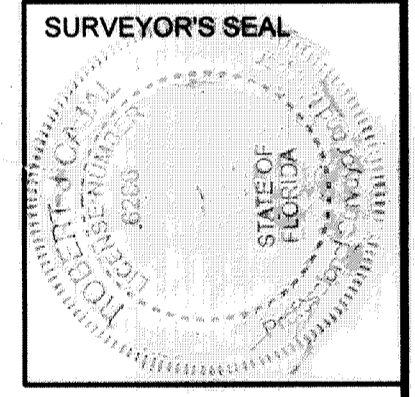


SURVEYOR & MAPPER'S CERTIFICATE

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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

DATED THIS 26th DAY OF July 2018.

[Signature]
ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER LS 6266



NOTES:

- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE SOUTH LINE OF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, WHICH BEARS SOUTH 88°38'06" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- 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 EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- IN ACCORDANCE WITH F.S. CHAPTER 177.091(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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF AS MEASURED ON HORIZONTAL PLANE.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CT BTS LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CIRCUS TRIX CPD, BEING A REPLAT OF LOT 3 AND A PORTION OF LOTS 1 AND 2, BLOCK 2, CONGRESS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AN UN-PLATTED PARCEL OF LAND, ALL LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LOT 3 AND A PORTION OF LOTS 1 AND 2, BLOCK 2, CONGRESS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 88°38'06" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 (THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 IS ASSUMED TO BEAR SOUTH 88°38'06" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO), A DISTANCE OF 56.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 22288, PAGE 990, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°28'25" WEST, ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 40.05 FEET TO THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6 AS RECORDED IN DEED BOOK 118, PAGE 518, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, NORTH 01°28'25" WEST A DISTANCE OF 7.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5673.85 FEET, A CENTRAL ANGLE OF 03°59'37" AND A CHORD BEARING OF NORTH 00°31'20" EAST, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 395.27 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02°31'05" EAST A DISTANCE OF 227.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK 2, ACCORDING TO SAID PLAT OF CONGRESS MEADOWS; THENCE SOUTH 88°34'51" EAST, ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 1.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE AS SHOWN ON SAID PLAT AND ON ROAD PLAT BOOK 3, PAGE 32, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 02°31'05" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE (SAID EAST RIGHT-OF-WAY LINE BEING 7.00 FEET EASTERLY OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1 AND LOT 2, BLOCK 2, PLAT OF CONGRESS MEADOWS), A DISTANCE OF 142.29 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88°34'51" EAST, ALONG THE NORTH LINE OF LOT 1 AND LOT 3 ACCORDING TO SAID PLAT, A DISTANCE OF 282.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 02°53'18" WEST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 142.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 88°34'51" EAST, ALONG THE SOUTH LINE OF BLOCK 2 ACCORDING TO SAID PLAT, A DISTANCE OF 215.26 FEET TO THE NORTHWEST CORNER OF FLAMANGO LAKE WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 61, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST LINE OF SAID PLAT THROUGH THE FOLLOWING FOUR COURSES; SOUTH 02°53'18" WEST, ALONG A RADIAL LINE TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 29.71 FEET (30.00 FEET AS SHOWN ON SAID PLAT) TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 142°01'12" AND A CHORD BEARING OF SOUTH 21°52'41" WEST; THENCE WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.94 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 52°01'12" AND A CHORD BEARING OF SOUTH 23°07'19" EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.62 FEET; THENCE SOUTH 02°53'18" WEST A DISTANCE OF 499.35 FEET (498.33 FEET AS SHOWN ON SAID PLAT) TO THE SOUTHWEST CORNER OF SAID PLAT OF FLAMANGO LAKE WEST, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID CANAL NO. 6; THENCE NORTH 88°38'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 434.62 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 7.31 ACRES, MORE OR LESS.

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

PARCEL "A"

PARCEL "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 29824, PAGE 782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT "D"

TRACT "D" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 29824, PAGE 782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT "E"

TRACT "E", 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.

UTILITY EASEMENT

THE UTILITY EASEMENT AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS 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.

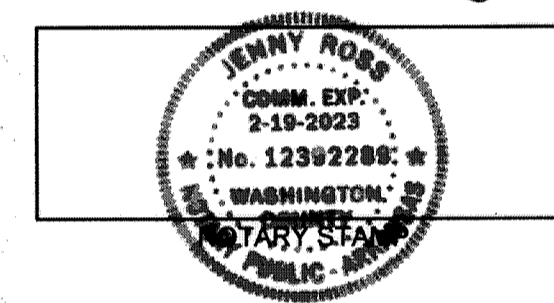
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF Washington

BEFORE ME PERSONALLY APPEARED SCOTT MCLAIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED OF CT BTS LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF July 2018.

12392289
MY COMMISSION NO.:
2-19-2023
MY COMMISSION EXPIRES:



[Signature]
SIGNATURE OF NOTARY PUBLIC
Jenny Ross
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF ARKANSAS
COUNTY OF YELL

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 29220, AT PAGE 1300, 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 BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF July 2018.

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

BY: *[Signature]*
PRINTED NAME: *[Name]* TITLE

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

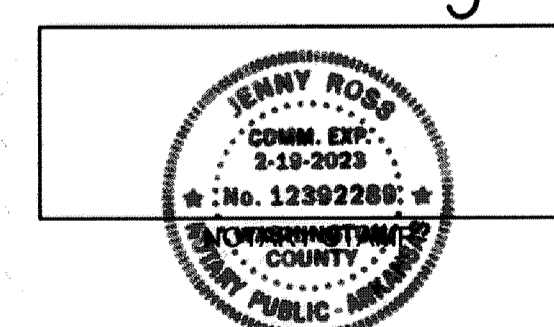
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF YELL

BEFORE ME PERSONALLY APPEARED Micah Thompson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF CHAMBERS BANK, AN ARKANSAS STATE BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 25th DAY OF July 2018.

12392289
MY COMMISSION NO.:
2-19-2023
MY COMMISSION EXPIRES:



[Signature]
SIGNATURE OF NOTARY PUBLIC
Jenny Ross
PRINTED NAME OF NOTARY PUBLIC

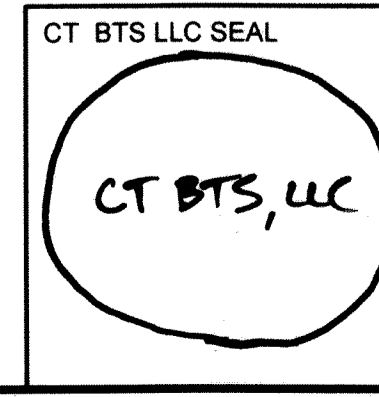
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ELIZABETH M. JONES, 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 IS VESTED IN CT BTS LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL VILLAGE OF PALM SPRINGS 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 DEPICTED BY THIS PLAT.

DATED THIS 26th DAY OF July 2018.

[Signature]
ELIZABETH M. JONES, ESQUIRE
FLORIDA BAR NUMBER 84177



CT BTS LLC SEAL

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5583 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

| | | | |
|--------------|---------------------|-----------|-----------|
| FIELD: | JOB No.: 16-1158-1 | F.B. | PG |
| OFFICE: R.C. | DATE: APRIL 2016 | DWG. No.: | 16-1758-1 |
| CK'D: | REF.: 16-1158-1.DWG | SHEET | 1 OF 2 |