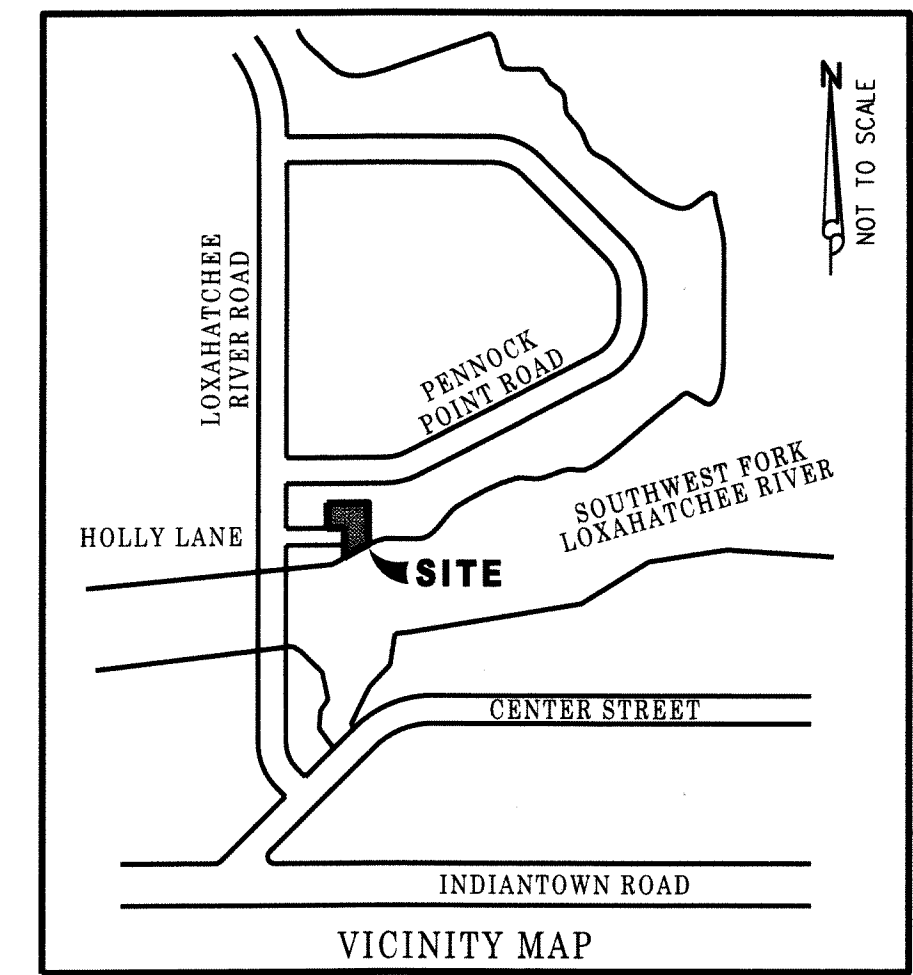


# BIONDO PLAT

BEING A PORTION OF LOT 1 AND ALL OF LOTS 2 & 3 ACCORDING TO THE AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORD BOOK 10972, PAGE 1778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:29 PM THIS 2 DAY OF January 2019 AND DULY RECORDED IN PLAT BOOK 127 ON PAGES 71 THRU 72  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock* D.C.

SHEET 1 OF 2



PALM BEACH COUNTY  
CLERK AND COMPTROLLER

71

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES M. BIONDO, OWNER OF THE LAND SHOWN HEREON AS BIONDO PLAT, BEING A PORTION OF LOT 1 AND ALL OF LOTS 2 & 3 ACCORDING TO THE AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORD BOOK 10972, PAGE 1778, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER AND THE NORTH RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID GOVERNMENT LOT 4 AND THE EAST LINE OF THE WEST 360.00 FEET OF SAID GOVERNMENT LOTS 4 AND 5; THENCE ALONG SAID NORTH LINE OF THE SOUTH 50.00 FEET OF GOVERNMENT LOT 4, SOUTH 89°58'03" EAST, A DISTANCE OF 245.00 FEET TO A POINT ON THE EAST LINE OF WEST 605.00 FEET OF SAID GOVERNMENT LOTS 4 AND 5; THENCE ALONG SAID EAST LINE, SOUTH 00°16'43" WEST, A DISTANCE OF 342.09 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER, SAID POINT ALSO BEING A POINT ON THE SOUTH FACE OF AN EXISTING CONCRETE BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE AND ALONG SAID SOUTH FACE OF AN EXISTING CONCRETE BULKHEAD FOR THE FOLLOWING THREE COURSES, SOUTH 64°08'02" WEST, A DISTANCE OF 34.89 FEET; THENCE SOUTH 02°07'52" WEST, A DISTANCE OF 27.10 FEET; THENCE SOUTH 74°53'17" WEST, A DISTANCE OF 116.45 FEET TO A POINT ON THE EAST LINE OF THE WEST 460.00 FEET OF SAID GOVERNMENT LOT 5; THENCE ALONG SAID EAST LINE, NORTH 00°16'43" WEST, A DISTANCE OF 265.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID GOVERNMENT LOT 5; THENCE ALONG SAID SOUTH LINE, NORTH 89°58'03" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST 360.00 FEET OF GOVERNMENT LOTS 4 AND 5; THENCE ALONG SAID EAST LINE, NORTH 00°16'43" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.639 ACRES OR 71,378 SQUARE FEET MORE OR LESS.

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

1) LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR CHARLES M. BIONDO, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CHARLES M. BIONDO, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, CHARLES M. BIONDO, DO HEREUNTO SET MY HAND AND SEAL THIS 25 DAY OF September, 2018.

WITNESS: *Lorraine Hinkle*  
PRINT NAME: Lorraine Hinkle  
WITNESS: *Timothy K. Anderson*  
PRINT NAME: Timothy K. Anderson

BY: *Charles M. Biondo*  
CHARLES M. BIONDO

### ACKNOWLEDGEMENT:

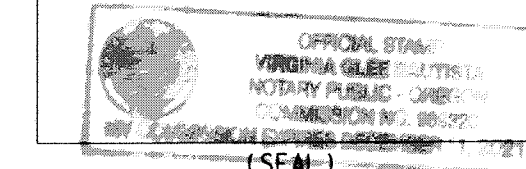
STATE OF OREGON  
COUNTY OF WASHINGTON

BEFORE ME PERSONALLY APPEARED MICHAEL PAU WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT LOAN DOCUMENTATION OF WELLS FARGO BANK, N.A., A NATIONAL ASSOCIATION, AND SEVERALLY 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 (IF AVAILABLE) 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF October, 2018.

MY COMMISSION EXPIRES: 12-11-2021

NOTARY PUBLIC STATE OF OREGON



PRINT NAME: Virginia Gue Dautista  
COMMISSION NUMBER: 12912 96930



### MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 RECORD BOOK 24811 AT PAGE 1841 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF September, 2018.

BY: TD BANK, N.A.  
A NATIONAL ASSOCIATION

WITNESS: *Patricia Regner*  
PRINT NAME: Patricia Regner

WITNESS: *Heike G. Penney*  
PRINT NAME: Heike G. Penney

BY: *Lisa Castangogay*  
PRINT NAME: Lisa Castangogay  
Asst. VICE PRESIDENT

### ACKNOWLEDGEMENT:

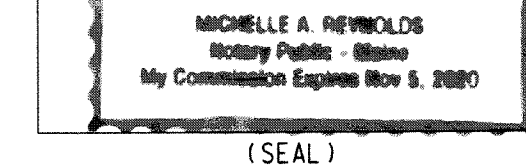
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Patricia Regner WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED known to me AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TD BANK, N.A., A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 CORPORATION.

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

MY COMMISSION EXPIRES: Nov 5, 2020

NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Michelle A. Reynolds  
COMMISSION NUMBER:

### ACKNOWLEDGEMENT:

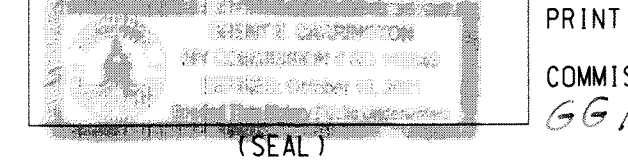
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES M. BIONDO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

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

MY COMMISSION EXPIRES: 10/19/2021

NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: BRENT E. CARRINGTON  
COMMISSION NUMBER: 66142546

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF OREGON  
COUNTY OF WASHINGTON

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 RECORD BOOK 13441 AT PAGE 955, 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 VICE PRESIDENT LOAN DOCUMENTATION AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF October, 2018.

BY: WELLS FARGO BANK, N.A.  
A NATIONAL ASSOCIATION

WITNESS: *Bonnie Polischuk*  
PRINT NAME: Bonnie Polischuk

WITNESS: *Barbara Edwards*  
PRINT NAME: Barbara Edwards

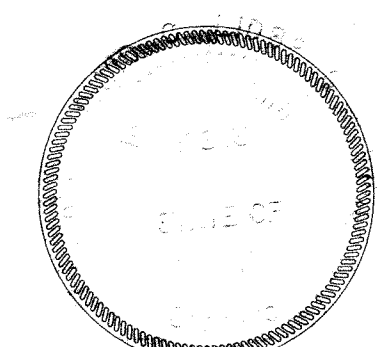
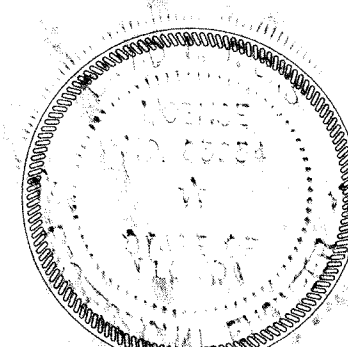
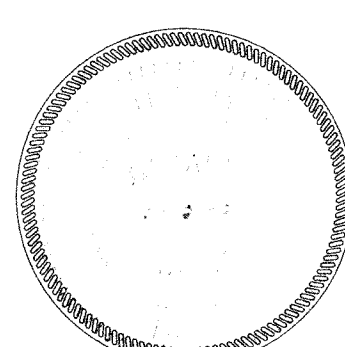
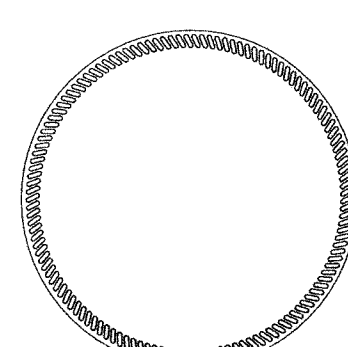
BY: *Michael Pau*  
MICHAEL PAU  
VICE PRESIDENT LOAN DOCUMENTATION

WELLS FARGO BANK, N.A.

TD BANK, N.A.

COUNTY ENGINEER

DAVID C. LIDBERG, P.S.M.



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, TIMOTHY K. ANDERSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CHARLES M. BIONDO; 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 DEPICTED BY THIS PLAT.

DATE: 9/25/2018

BY: *Timothy K. Anderson*  
TIMOTHY K. ANDERSON  
FLORIDA BAR NO. 443034

### PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT

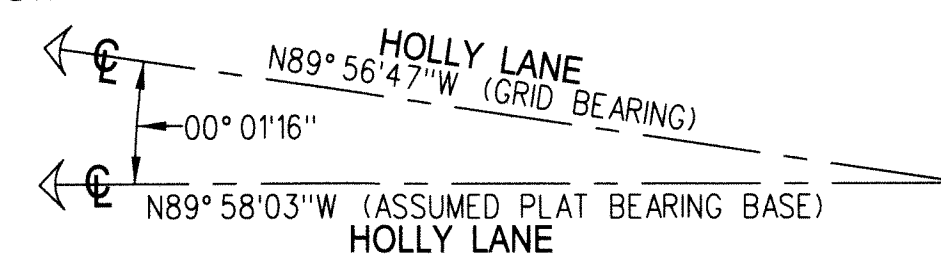
ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

SCALE FACTOR = 1.000034161

GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

### ASSUMED TO GRID BEARING CONVERSION:



TO CONVERT ASSUMED PLAT BEARINGS TO STATE PLANE GRID BEARINGS ROTATE PLAT BEARINGS 00°01'16" CLOCKWISE

### SURVEYOR & MAPPER'S NOTES:

- 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.
- 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 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 PALM BEACH COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°58'03"W ALONG THE CENTERLINE OF HOLLY LANE UNLESS OTHERWISE NOTED.

### 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.") 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 PALM BEACH COUNTY, FLORIDA.

DATE: 9/21/2018

BY: *David C. Lidberg*  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 25th DAY OF September, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *David L. Ricks*  
COUNTY ENGINEER - DAVID L. RICKS, P.E.

### ABBREVIATIONS:

CONC.	= CONCRETE	E	= EAST
F.P.L.	= FLORIDA POWER & LIGHT COMPANY	N	= NORTH
FND.	= FOUND	N.E.	= NORTHEAST
LB	= LICENSE BOARD	N.W.	= NORTHWEST
MON.	= MONUMENT	S	= SOUTH
O.R.B.	= OFFICIAL RECORD BOOK	S.E.	= SOUTHWEST
P.B.	= PLAT BOOK	S.W.	= SOUTHWEST
P.B.C.	= PALM BEACH COUNTY	W	= WEST
P.O.B.	= POINT OF BEGINNING	(C)	= CALCULATE
P.R.M.	= PERMANENT REFERENCE MONUMENT	(M)	= MEASURE
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER	CL	= CENTERLINE
PG.	= PAGE		
PGS.	= PAGES		
R/W	= RIGHT OF WAY		

**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD:	K:\N\UST \ 354042 \ 16-092A-306 \ 16-092A-306.DGN				
REF:					
FLD:		FB:	PG.	JOB:	16-092A-306
OFF:	R.J.W.			DATE:	06/04/2018
CKD:	D.C.L.	SHEET:	1 OF 2	DWG:	016-092P