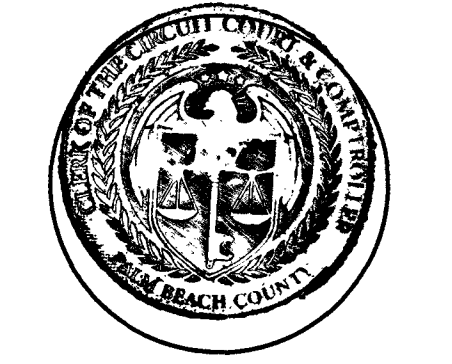


20240362602

79

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:56 P.M.  
THIS 23 DAY OF October  
A.D. 2024 AND DULY  
RECORDED IN PLAT BOOK  
138 ON PAGES 79  
AND 80.

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT  
COURT & COMPTROLLER  
  
BY: *Randy Leonard*  
DEPUTY CLERK



CLERK OF THE  
CIRCUIT COURT &  
COMPTROLLER'S SEAL

# 5575 CENTER STREET

BEING A PORTION OF GOVERNMENT LOT 5, SECTION 35, TOWNSHIP 40 SOUTH,  
RANGE 42 EAST, AND SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BRYANT MESSNER, OWNER OF THE LAND SHOWN HEREON AS 5575 CENTER STREET, BEING A PORTION OF GOVERNMENT LOT 5, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELA:

COMMENCING AT THE SOUTH ONE-QUARTER OF SAID SECTION 35, THENCE N 89°57'14"W, ALONG THE SOUTH LINE OF SECTION 35 (ALSO BEING THE CENTERLINE OF CENTER STREET AS LAID OUT AND IN USE), A DISTANCE OF 191.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 545.68 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°48'08", A DISTANCE OF 188.59 FEET; THENCE ON A RADIAL BEARING, PROCEED N 19°45'22" W, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CENTER STREET AND THE POINT OF BEGINNING; THENCE CONTINUE N 19°45'22" W, A DISTANCE OF 196.00 TO A POINT HEREINAFTER DESCRIBED AS "POINT A"; THENCE CONTINUE N 19°45'22" W TO THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE MEANDER NORTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER TO A POINT LYING N 09°36'53" E, A DISTANCE OF 15.47 FEET FROM "POINT A"; THENCE S 66°30'16" E, A DISTANCE OF 186.91 FEET TO THE WESTERLY EDGE OF A DRIVEWAY; THENCE ALONG SAID WESTERLY EDGE S 26°53'42" W, A DISTANCE OF 3.23 FEET; THENCE ALONG SAID WESTERLY EDGE S 30°22'34" W, A DISTANCE OF 42.31 FEET; THENCE ALONG SAID WESTERLY EDGE S 23°09'40" W, A DISTANCE OF 13.53 FEET; THENCE ALONG SAID WESTERLY EDGE S 15°55'30" W, A DISTANCE OF 13.05 FEET; THENCE ALONG SAID WESTERLY EDGE S 13°33'53" W, A DISTANCE OF 20.41 FEET; THENCE ALONG SAID WESTERLY EDGE S 16°28'08" W, A DISTANCE OF 22.91 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CENTER STREET BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 578.68 FEET (A RADIAL LINE THROUGH SAID POINT BEARS N 13°04'44" W); THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'38", A DISTANCE OF 67.44 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.42 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR BRYANT MESSNER, HIS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BRYANT MESSNER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
THE UTILITY EASEMENT, AS SHOWN HEREON, IS A NONEXCLUSIVE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.  
THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, BRYANT MESSNER, DO HERETO SET MY HAND AND SEAL THIS 23 DAY OF September 2024.

BY: *Bryant Messner*  
BRYANT MESSNER

WITNESS: *Robert Muller*  
PRINTED NAME: ROBERT MULLER  
WITNESS: *Jennifer West*  
PRINTED NAME: Jennifer West

## ACKNOWLEDGEMENTS

STATE OF Florida  
COUNTY OF Palm Beach  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
✓ PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 23 DAY OF  
Sept, 2024, BY BRYANT MESSNER, WHO IS PERSONALLY KNOWN TO ME  
OR HAS PRODUCED D. License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/28/2028

*Kelly Velez*  
SIGNATURE  
  
Kelly Velez  
PRINTED NAME - NOTARY PUBLIC

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, RICHARD KOZELL, 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 BRYANT MESSNER; 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: September 9, 2024

*Richard Kozell*  
RICHARD KOZELL  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

## COUNTY APPROVAL

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 23 DAY OF OCTOBER, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

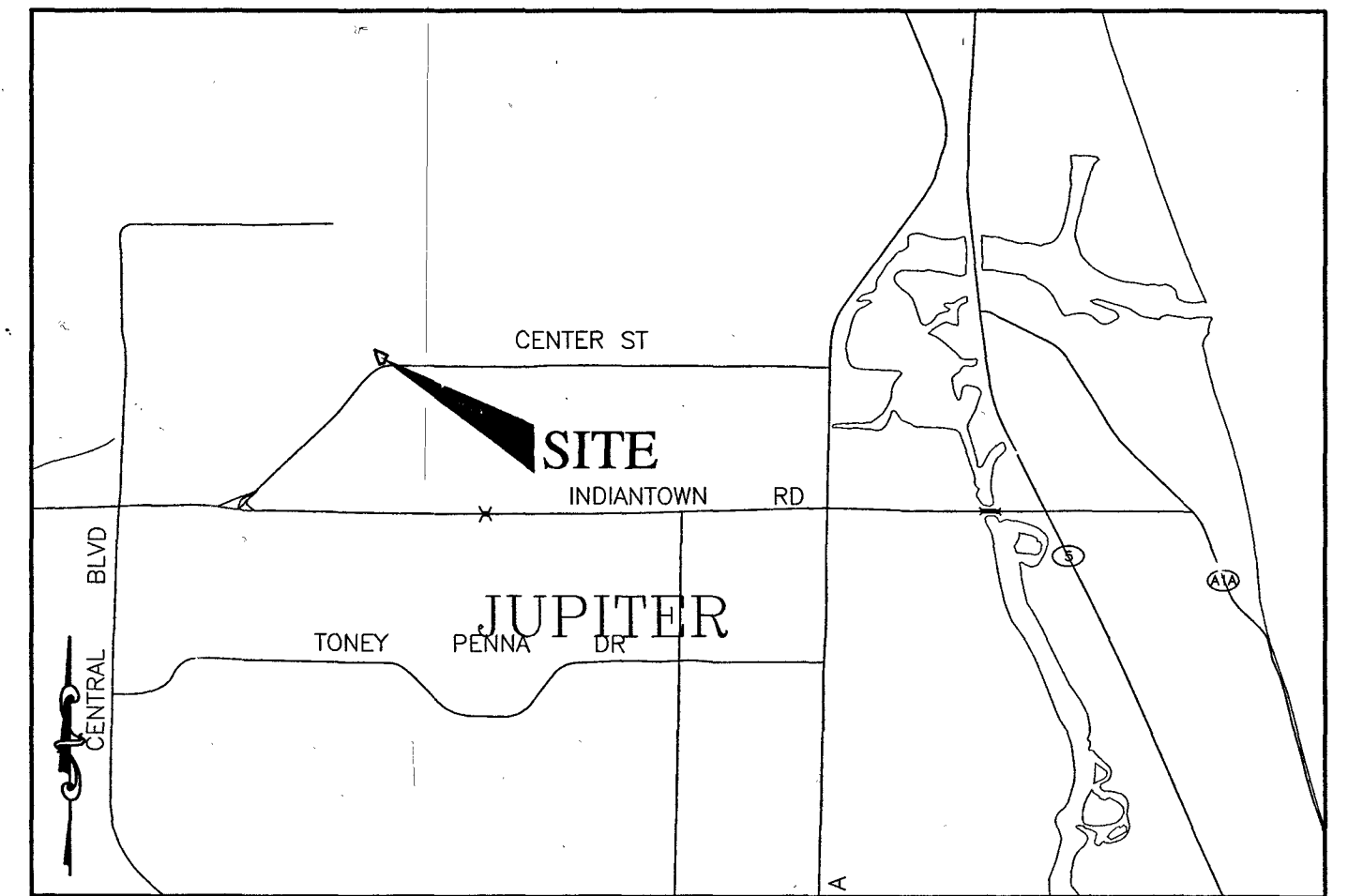
## SURVEYOR AND MAPPER'S NOTES

- 1) BEARINGS SHOWN HEREON ARE STATE PLANE GRID 83/90, BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 S, RANGE 42 E, BEING N 89°57'14" W, PER PALM BEACH COUNTY PUBLISHED DATA.
- 2) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
- 4) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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.
- 5) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 6) COORDINATES SHOWN HEREON MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY OF 1:10,000
- 7) STATE PLANE COORDINATE INFORMATION:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NAD 83, 1990 ADJUSTMENT, READJUSTED 1998  
C. ZONE = FLORIDA EAST ZONE  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, READJUSTED 1998  
F. ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED.  
G. SCALE FACTOR = 1.000035893  
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 8) 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.
- 9) THIS INSTRUMENT WAS PREPARED BY GREGORY T. TUCKER, P.S.M., LEGACY SURVEYING AND MAPPING, INC. 1530 CYPRESS DRIVE UNIT H, JUPITER, FLORIDA 33469.

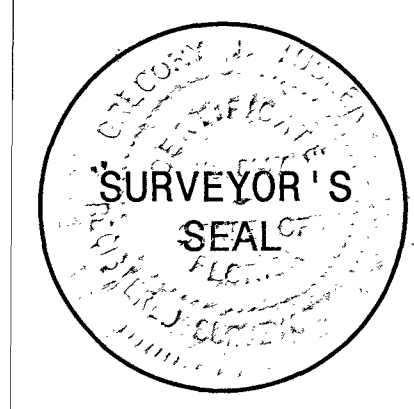
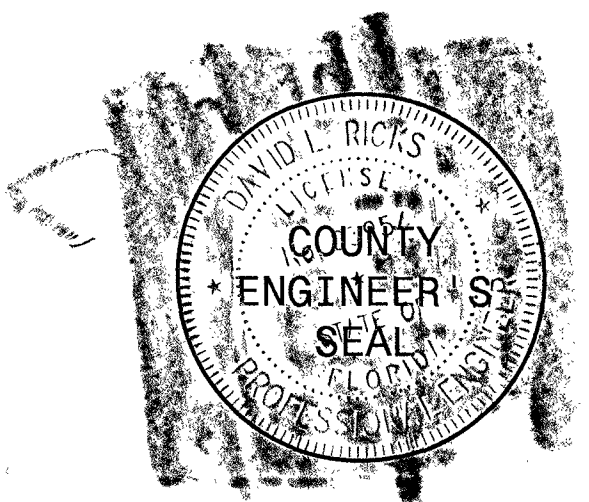
## SURVEYOR AND MAPPER'S CERTIFICATE

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 PALM BEACH COUNTY, FLORIDA.

*Gregory T. Tucker*  
GREGORY T. TUCKER P.S.M.  
LICENSE NO. 6147  
STATE OF FLORIDA  
  
9/10/2024  
DATE



(NOT TO SCALE)  
LOCATION MAP



SHEET 1 OF 2

**Legacy**  
Surveying and Mapping, Inc.  
1530 CYPRESS DR. UNIT H  
JUPITER, FL. 33458  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 8130

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