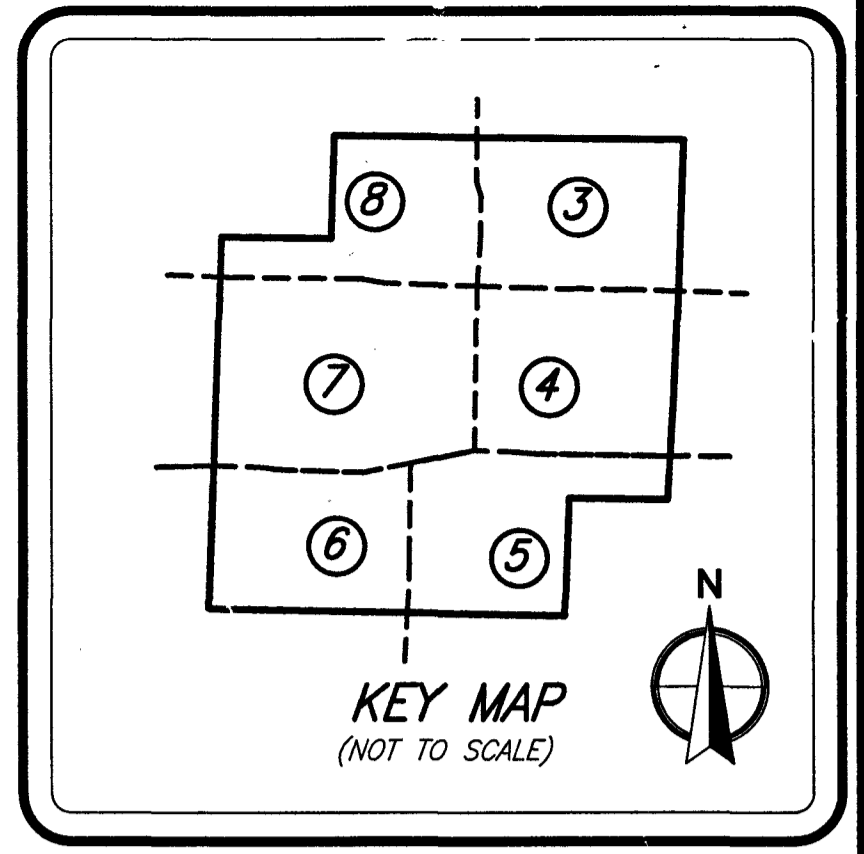
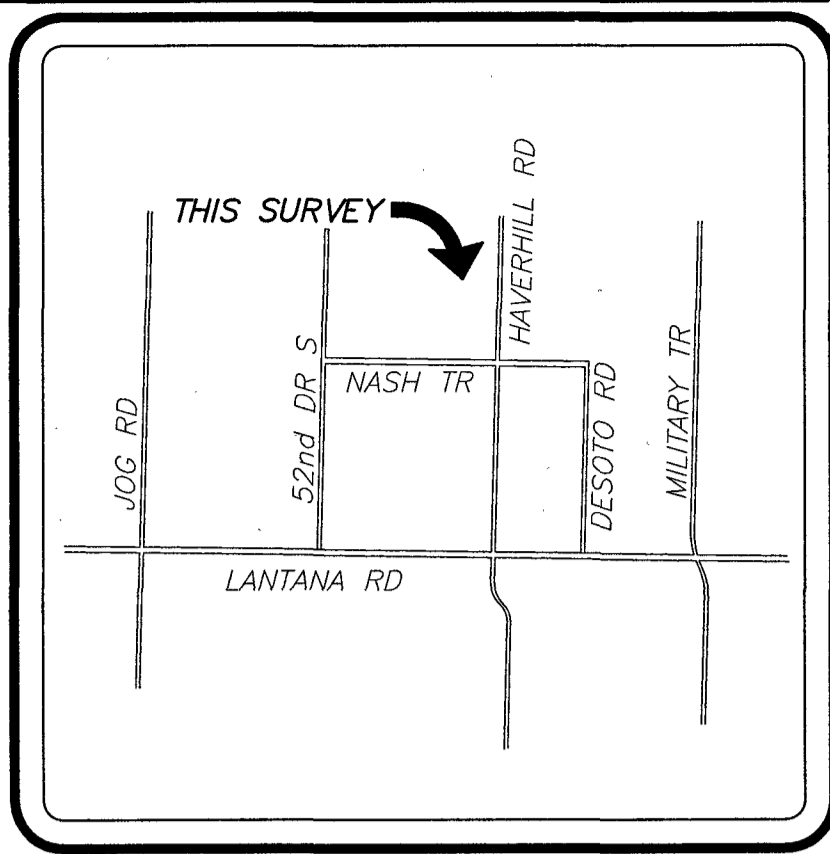


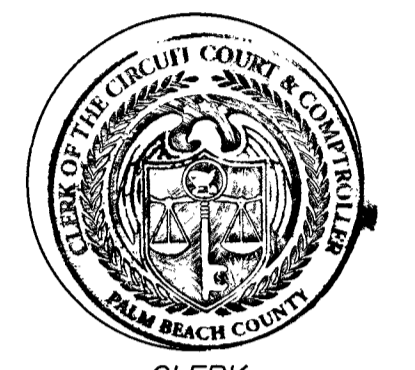
BLOSSOM TRAIL

BEING A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.



State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 1:35 P. M.
THIS 16 DAY OF December A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 138 ON PAGES 127 THROUGH 134
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *Dwight Leach*
DEPUTY CLERK

SHEET 1 OF 8 SHEETS



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BLOSSOM TRAIL, BEING A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 02°08'51" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 35, A DISTANCE OF 63.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-15 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, BEING 63.69 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°14'59" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 12028, PAGE 816 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 02°08'57" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE NORTHERLY EXTENSION THEREOF, FOR 414.31 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST, SAID CURVE BEING THE WEST RIGHT-OF-WAY OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13074, PAGE 1022, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 18,154.93 FEET AND A CENTRAL ANGLE OF 01°46'26"; THENCE SOUTHERLY ALONG SAID CURVE FOR 562.08 FEET TO THE SOUTH LINE OF LAND RECORDED IN OFFICIAL RECORDS BOOK 25925, PAGE 1423, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°56'49" WEST ALONG SAID SOUTH LINE, FOR 267.90 FEET TO A POINT ON THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13006, PAGE 1083, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°07'22" WEST ALONG SAID EAST LINE, FOR 321.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NASH TRAIL, ACCORDING TO OFFICIAL RECORDS BOOK 1689, PAGE 895, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°50'45" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR NASH TRAIL AND A COMMON SOUTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13006, PAGE 1083, OFFICIAL RECORDS BOOK 6071, PAGE 1082, OFFICIAL RECORDS BOOK 31027, PAGE 668, OFFICIAL RECORDS BOOK 27089 PAGE 440, ALL BEING OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, FOR 970.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY FOR 52ND DRIVE SOUTH (FORMALLY MYERS RD.) ACCORDING TO DEED BOOK 1088, PAGE 518, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°02'52" EAST ALONG SAID EAST RIGHT-OF-WAY FOR 52ND DRIVE SOUTH, AND A COMMON WEST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 27089, PAGE 440, OFFICIAL RECORDS BOOK 30058, PAGE 5, ALL BEING OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, FOR 1,008.20 FEET; THENCE SOUTH 89°08'56" EAST ALONG A COMMON NORTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 30058, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR 297.38 FEET; THENCE NORTH 02°04'22" EAST, FOR 281.22 FEET TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-15 CANAL, LYING 63.69 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°14'59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 952.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 33.063 ACRES, MORE OR LESS.

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

- TRACT RW-1 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.
- THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.
- THE PUBLIC DRAINAGE EASEMENTS (PLE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.
- TRACT L-1 (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.
- THE LAKE MAINTENANCE EASEMENT (LME) IS HEREBY RESERVED FOR THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5 (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS. TRACT OS-1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 34819, PAGE 858 AND OFFICIAL RECORDS BOOK 34840, PAGE 1161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

7. TRACT R-1 (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF GREENACRES.

8. MAINTENANCE AND ROOF OVERHANG EASEMENTS (OHE) ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENTS AND IMPACT SHUTTERS WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO CITY OF GREENACRES.

9. THE UTILITY EASEMENTS (UE) 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

10. THE LANDSCAPE BUFFER EASEMENTS (LBE) ARE HEREBY RESERVED IN PERPETUITY TO THE BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF LANDSCAPING IMPROVEMENTS WITHIN SAID EASEMENT WITHOUT RECOURSE TO CITY OF GREENACRES.

11. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON ARE NONEXCLUSIVE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

12. ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON AND ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 STORMWATER FACILITIES, 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.

13. THE LIFT STATION EASEMENT (LSE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 16th DAY OF June 2024.

FORESTAR USA REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
BY: *Anthony J. Squitieri*
ANTHONY J. SQUITIERI, VICE PRESIDENT
WITNESS: *Kristen P. Schaefer*
Kirsten P. Schaefer
(PRINT NAME)
WITNESS: *Steven Hart*
Steven Hart
(PRINT NAME)

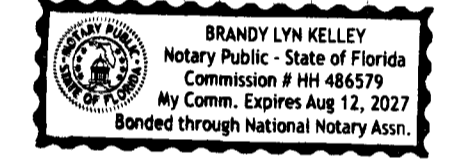
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF June 2024, BY ANTHONY J. SQUITIERI AS VICE PRESIDENT FOR FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-12-2027

Brandy Kelley
SIGNATURE
Brandy Kelley
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)



ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS
BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF June 2024.

BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *Christian Cotter*
CHRISTIAN COTTER, PRESIDENT
WITNESS: *Kristen P. Schaefer*
Kirsten P. Schaefer
(PRINT NAME)
WITNESS: *Steven Hart*
Steven Hart
(PRINT NAME)

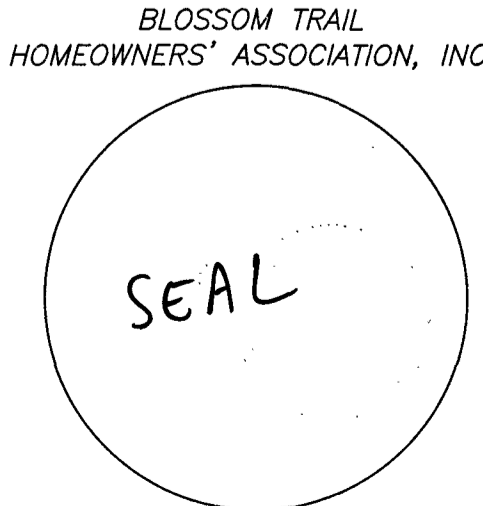
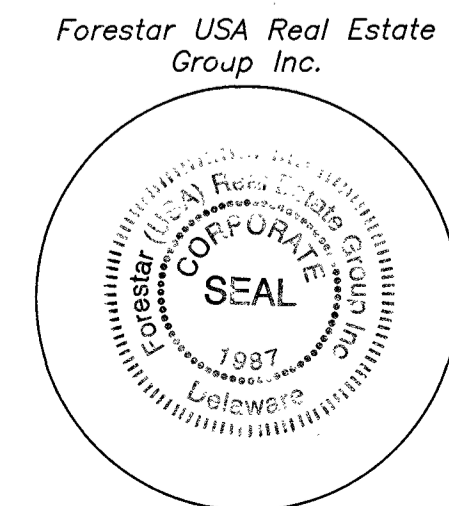
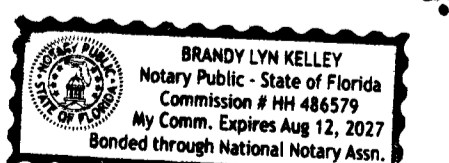
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF June 2024, BY CHRISTIAN COTTER AS PRESIDENT FOR BLOSSOM TRAIL HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-12-2027

Brandy Kelley
SIGNATURE
Brandy Kelley
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH,
P.S.M., PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 7096 FOR THE FIRM: WGI, INC.