

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.

MORTGAGEE'S JOINDER AND CONSENT

State of Florida } SS
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 33371 AT PAGE 1447 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 DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF June 2024.

D.R. HORTON, INC.
A DELAWARE CORPORATION
BY: [Signature]
RAFAEL J. ROCA, DIVISION PRESIDENT

WITNESS: [Signature]
Maria Lamporosa
(PRINT NAME)
WITNESS: [Signature]
Guillelmo
(PRINT NAME)

ACKNOWLEDGEMENT

State of Florida } SS
County of Palm Beach }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10 DAY OF June, 2024, BY RAFAEL J. ROCA AS DIVISION PRESIDENT FOR D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: [Signature]
SIGNATURE: [Signature]
Michelle Mackenrodt
(PRINTED NAME) - NOTARY PUBLIC
(SEAL)

TITLE CERTIFICATION

State of Florida } SS
County of Palm Beach }

I, Karri Michelle Jessell, 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 Forestar USA Real Estate Group Inc., a Delaware Corporation; 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: June 10, 2024
By: [Signature]
Karri Michelle Jessell
Attorney-at-Law
Licensed in Florida
Florida Bar No. 123757

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF GREENACRES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 31st DAY OF July, 2024.

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LICENSE NO. 4038
RICHARD D. PRYCE, RLS/PSM

CITY APPROVAL

It is hereby certified that the plat of Blossom Trail has been officially approved for record by the City of Greenacres, Florida, this 18 day of November, 2024.

By: [Signature]
Chuck Shaw
Mayor, City of Greenacres, Florida
By: [Signature]
Leonard Z. Gamble, P.E. City Engineer
By: [Signature]
Andrea McCue, City Manager
By: [Signature]
Quintella Moorer, CMC
City Clerk, City of Greenacres, Florida

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 THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE OF PALM BEACH COUNTY, FLORIDA.

THIS 5th DAY OF JUNE, 2024

[Signature]
KELSEY M. SMITH P.S.M.
LICENSE NO. 7096
STATE OF FLORIDA

SURVEYOR & MAPPER'S 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 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.
- 2.) THE BEARINGS SHOWN HEREON ARE GRID NORTH, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT), AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 02°08'51" WEST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.
- 3.) THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000034952
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 4.) 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.
- 5.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 6.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 7.) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.

TABULAR DATA

TRACTS	ACRES
TRACT OS-1	1.6303
TRACT OS-2	1.0091
TRACT OS-3	0.4937
TRACT OS-4	0.2714
TRACT OS-5	0.0793
TRACT RW-1	3.1171
TRACT RW-1	2.7343
TRACT R-1	0.9926
TRACT L-1	4.2920
RESIDENTIAL LOTS	18.4396

D.R. HORTON, INC. CITY OF GREENACRES CITY OF GREENACRES ENGINEER REVIEWING SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER

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.