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502/82

PLAT NO. 3 OF LAKE CLARKE GARDENS

BEING A REPLAT OF A PORTION OF TRACT A OF THE PLAT OF
LAKE CLARKE GARDENS AS RECORDED IN PLAT BOOK 28,
PAGE 110, PALM BEACH COUNTY PUBLIC RECORDS
IN THE SW 1/4 OF SECTION 17, TWP. 44S., RGE 43E
PALM BEACH COUNTY, FLORIDA

(17)

205
28/205

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS
that FLA-MANGO, INC, a Florida Corporation and HOWLEN
CONSTRUCTION COMPANY, a Florida Corporation, and HOWARD
GREENFIELD, a single man, the owners of a tract of land lying and
being in TRACT "A", LAKE CLARKE GARDENS, according to the
plat thereof recorded in Plat Book 28, page 110, Public Records
of Palm Beach County, Florida, being a part of the Southwest
Quarter (SW 1/4) of Section 17, Township 44 South, Range 43
East, shown hereon as PLAT NO. 3 OF LAKE CLARKE GARDENS,
and more particularly described as follows, to wit:

Beginning at the 1/4 corner in the South line of said Section
17; thence on an assumed bearing of due West, along the South
line of said Section 17, a distance of 885.15 feet; thence due North,
a distance of 80 feet; thence N. 45° E., a distance of 28.25 feet;
thence due North, a distance of 280 feet; thence due East, a distance
of 412.51 feet to the beginning of a curve concave to the North, having
a radius of 224.08 feet and a central angle of 30°; thence Northeasterly,
along the arc of said curve, a distance of 117.33 feet to the end of said
curve; thence S. 30° E., a distance of 60 feet; thence N. 60° E., a distance
of 141.08' to the beginning of a curve concave to the Northwest, having
a radius of 130' and a central angle of 60° 21' 45"; thence Northeasterly,
along the arc of said curve, a distance of 136.32' to the point of reverse
curvature, with a curve concave to the Southeast, having a radius of 25 feet
and a central angle of 90°; thence Northeasterly and Easterly, along the arc
of said curve, a distance of 39.27 feet to the end of said curve; thence
N. 83° 38' 15" E., a distance of 30 feet to the beginning of a curve concave to the
Southwest, having a radius of 25 feet and a central angle of 90°; thence
Southeasterly and Southerly, along the arc of said curve, a distance of
33.27' to the end of said curve; thence N. 0° 21' 45" W., a distance of 755.47
feet to the beginning of a curve, concave to the Southwest, having a
radius of 25 feet and a central angle of 89° 35' 15"; thence Northerly and
Westerly, along the arc of said curve, a distance of 39.09' feet to the end
of said curve; thence N. 89° 57' 00" W., a distance of 1012.0 feet; thence
S. 00° 03' 00" W., a distance of 364.47 feet; thence S. 80° 39' 30" W., a
distance of 41.65 feet; thence N. 00° 03' 00" E., a distance of 401.25
feet; thence S. 89° 57' 00" E., a distance of 1117.60 feet; thence S. 0° 21' 45" E.,
a distance of 1352.78 feet to the Point of Beginning.
Less existing Rights-of-Way of Record.

have caused the same to be surveyed and replatted, as shown here on,
and do hereby dedicate to the perpetual use of the public the use of the
easement shown hereon for the construction and maintenance of public
utilities, and of drainage purposes.
IN WITNESS WHEREOF they have set their hands and seals
this 10th day of JANUARY A.D. 1968.

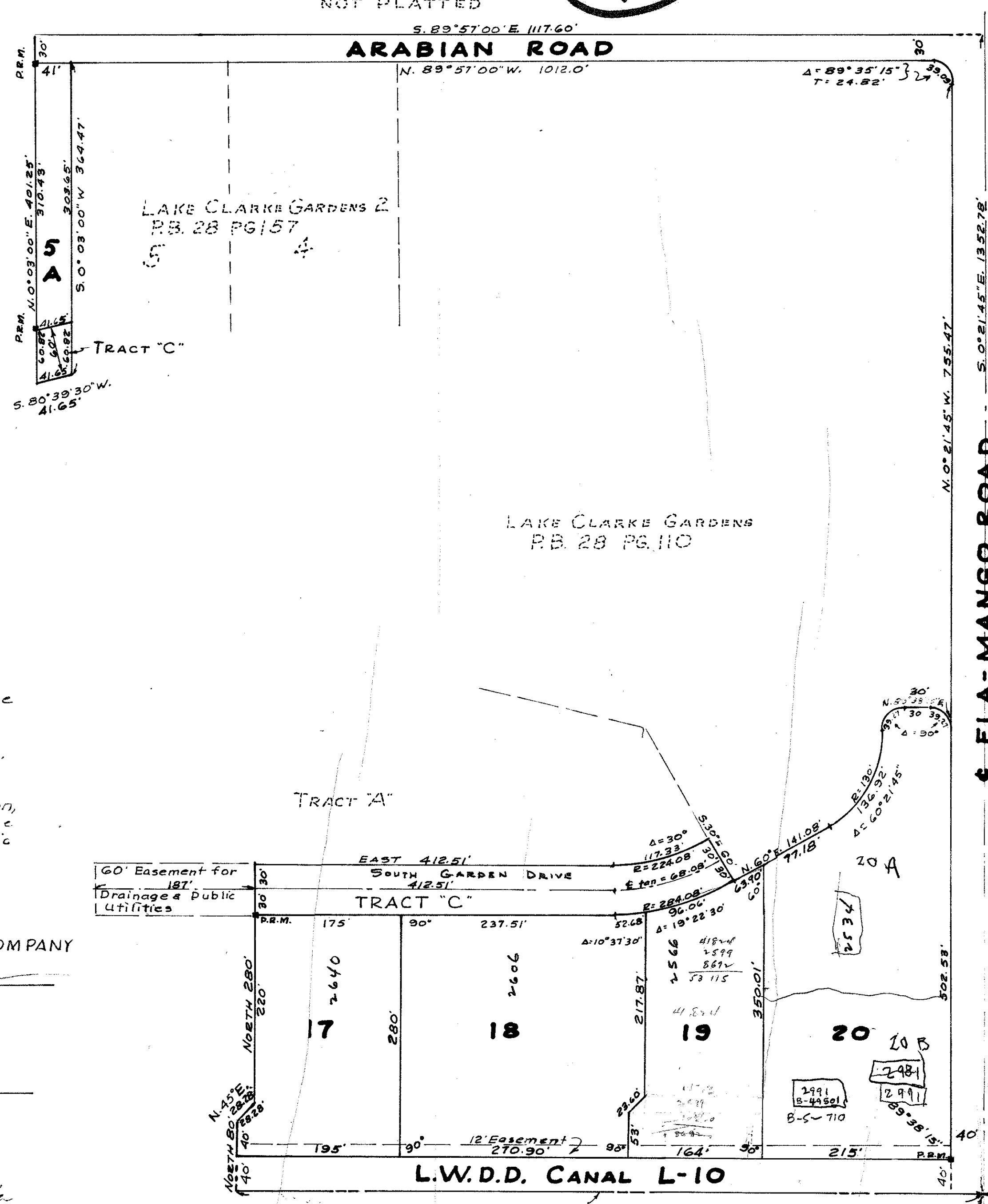
HOWLEN CONSTRUCTION COMPANY
Attest: By: Howard Greenfield
President

Attest:
By: Lenora Greenfield
Secretary
Witness: James D. Carlton
Witness: Donald E. Hennessey

Approved: January 14 A.D. 1968
BOARD OF COUNTY COMMISSIONERS
By: Ed Saylor
Chairman
By: Wesley Hill
County Engineer

FLA-MANGO, INC.
Attest: By: Howard Greenfield
President
By: Lenora Greenfield
Secretary

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgments,
HOWARD GREENFIELD, to me well known and known to me to be the
individual who is described in and who executed the foregoing dedication,
and he acknowledged before me that he executed the same freely and
voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at WEST PALM BEACH
County of Palm Beach and the State of Florida, this 10th day of
January A.D. 1968
By: Calvin G. Garrison
Notary Public
My Commission expires: March 6, 1972



NOTES:
Easements are for Public Utilities, unless otherwise noted.
Tract "A" is not to be used for any building site, unless replatted
Tract "C" is to be used for private road purposes, drainage
and utility services.
Roads and road drainage within this subdivision will not be
maintained by Palm Beach County.
All block corners are rounded with a 25 foot radius curve
unless otherwise noted.
There shall be no building or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or
shrubs placed on Drainage Easements.
Title to Lot 5A shown hereon shall run concurrently with Lot 5,
LAKE CLARKE GARDENS Plat #2, Plat Book 28, page 157 and shall not
be used as a separate building site.

This instrument prepared by:
Klayton P. Koepke, R.L.S.
2750 Okeechobee Blvd.
West Palm Beach, Florida

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
I HEREBY CERTIFY that the plat shown hereon is a true and
correct representation of a survey, made under my direction, of
the above described property and that said survey is accurate
to the best of my knowledge and belief, and that Permanent
Reference Monuments (P.R.M.) have been placed as required
by law.

Subscribed and sworn
before me, this 30th day
of December A.D. 1968
By: Calvin G. Garrison
Notary Public
My Commission expires
March 6, 1972
227
1000-227
28/205
LAKE CLARKE GARDENS

LAKE CLARKE GARDENS

FIELD:	W.S.C.	SCALE:	1"=100'
OFFICE:	K.P.K.	DATE:	NOV. 1968
DR. BY:	K.P.K.		
BOOK:	G-8		