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23817

# PLAT OF TRAILS-END PLAZA IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA  
COUNTY OF PALM BEACH }  
This Plat was filed for record at 1:15 P.M.  
this 19 day of MARCH  
1974, and duly recorded in Plat Book No.  
31 on page 57, 58 & 59  
JOHN B. DUNKLE, Clerk of Circuit Court  
By: *John B. Dunkle*



### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS that R.D. TAYLOR and JO ANN TAYLOR, his wife, and MYRTLE W. WARNKE, the owners of a Tract of Land lying and being in Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as TRAILS-END PLAZA, and being more particularly described as follows:

All of Tract No. 15 of the Northeast quarter (NE 1/4) of Section 12 and the North half (N 1/2) of Tract No. 6 of the Southeast quarter (SE 1/4) of Section 12, in Township 45 South, Range 42 East, as shown on Amended Plat of Section 12 for MARY A. LYMAN ET AL and recorded in Plat Book 9, Page 74, public records of Palm Beach County, Florida, less the right-of-way of Military Trail (S.R. 809) and the Lake Worth Drainage District Canal No. L-19 as shown hereon, also less the East 100 feet of the North half (N 1/2) of the aforementioned Tract No. 6, and being more fully described as follows:

### DESCRIPTION - PARCEL 1

COMMENCING at the North quarter section corner of Section 12, Township 45 South, Range 42 East; thence run on an assumed bearing of S4°37'39"W along the quarter section line of said Section 12, said line also being the centerline of Military Trail (S.R. 809) as now laid out and in use, a distance of 2014.67 feet to a point; thence run North 89°37'36" East, a distance of 53.20 feet to a point on the existing East right-of-way line of Military Trail and the POINT OF BEGINNING; thence continue North 89°37'36" East, a distance of 638.27 feet to a point; thence run South 3°58'40" West, a distance of 555.67 feet to a point on the North right-of-way line of Lake Worth Drainage District Canal No. L-19; thence run South 89°36'33" West, a distance of 208.70 feet to a point; thence run N 4°37'39" East, a distance of 208.70 feet to a point; thence run South 89°36'33" West, a distance of 208.70 feet to a point on the aforesaid existing East right-of-way line of Military Trail (S.R. 809); thence run N4°37'39"E along the said East right-of-way line, a distance of 447.78 feet to the POINT OF BEGINNING.

Containing 8.637 Acres, more or less.

Subject to any and all easements and rights of way of record.

### DESCRIPTION - PARCEL 2

COMMENCING at the North quarter section corner of Section 12, Township 45 South, Range 42 East; thence run on an assumed bearing of S4°37'39"W along the quarter section line of said Section 12, said line also being the centerline of Military Trail (S.R. 809) as now laid out and in use, a distance of 2671.16 feet to a point; thence run North 89°36'33" East, a distance of 53.20 feet to a point; said point being the intersection of the existing East right-of-way line of Military Trail (S.R. 809) and the North right-of-way line of Lake Worth Drainage District Canal No. L-19 and said point also being the POINT OF BEGINNING; thence run North 89°36'33" East, a distance of 208.70 feet to a point; thence run S 4°37'39" West, a distance of 208.70 feet to a point on the said North right-of-way line of Lake Worth Drainage District Canal No. L-19; thence run South 89°36'33" West along the said North right-of-way line a distance of 208.70 feet to the existing East right-of-way line of Military Trail (S.R. 809) and the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

Subject to any and all easements and rights of way of record.

### DESCRIPTION - PARCEL 3

COMMENCING at the North quarter section corner of Section 12, Township 45 South, Range 42 East; thence run on an assumed bearing of due South along the quarter section line of said Section 12, said line also being the centerline of Military Trail (S.R. 809) as now laid out and in use, a distance of 2746.49 feet to a point; thence run North 89°36'33" East, a distance of 53.20 feet to a point; said point being the intersection of the existing East right-of-way line of Military Trail (S.R. 809) and the South right-of-way line of Lake Worth Drainage District Canal No. L-19 and said point also being the POINT OF BEGINNING; thence continue North 89°36'33" East along the said South right-of-way line of Lake Worth Drainage District Canal No. L-19, a distance of 546.34 feet to a point; thence run S 3°57'52" West, a distance of 272.06 feet to a point; thence run South 89°40'56" West a distance of 549.44 feet to a point on the aforesaid existing East right-of-way line of Military Trail (S.R. 809) thence run N4°37'39"E along the said existing East right-of-way line a distance of 271.62 feet to the said South right-of-way line of Lake Worth Drainage District Canal No. L-19 and the POINT OF BEGINNING.

Containing 3.408 Acres, more or less.

Subject to any and all easements and rights of way of record.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the perpetual use of the public those rights-of-way shown hereon as "Dedicated to Public use by this Plat".

In witness whereof, we R.D. TAYLOR, JO ANN TAYLOR, his wife, and MYRTLE W. WARNKE do hereunto set our hands and seals this 23rd day of October A.D. 1974.

Witness: *James A. Wainwright*  
Witness: *Charles R. Roberts*  
Witness: *James A. Wainwright*  
Witness: *Charles R. Roberts*  
Witness: *James A. Wainwright*  
Witness: *Charles R. Roberts*  
*R.D. Taylor*  
*Jo Ann Taylor*  
*Myrtle W. Warnke*

### ACKNOWLEDGEMENT

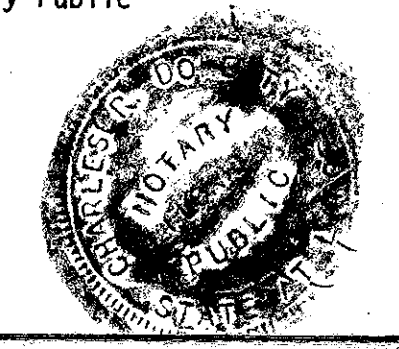
STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

Before me personally appeared R.D. TAYLOR, JO ANN TAYLOR, his wife, and MYRTLE W. WARNKE, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 23rd day of October A.D. 1974.

*Charles R. Roberts*  
Notary Public

My Commission Expires May 20, 1978

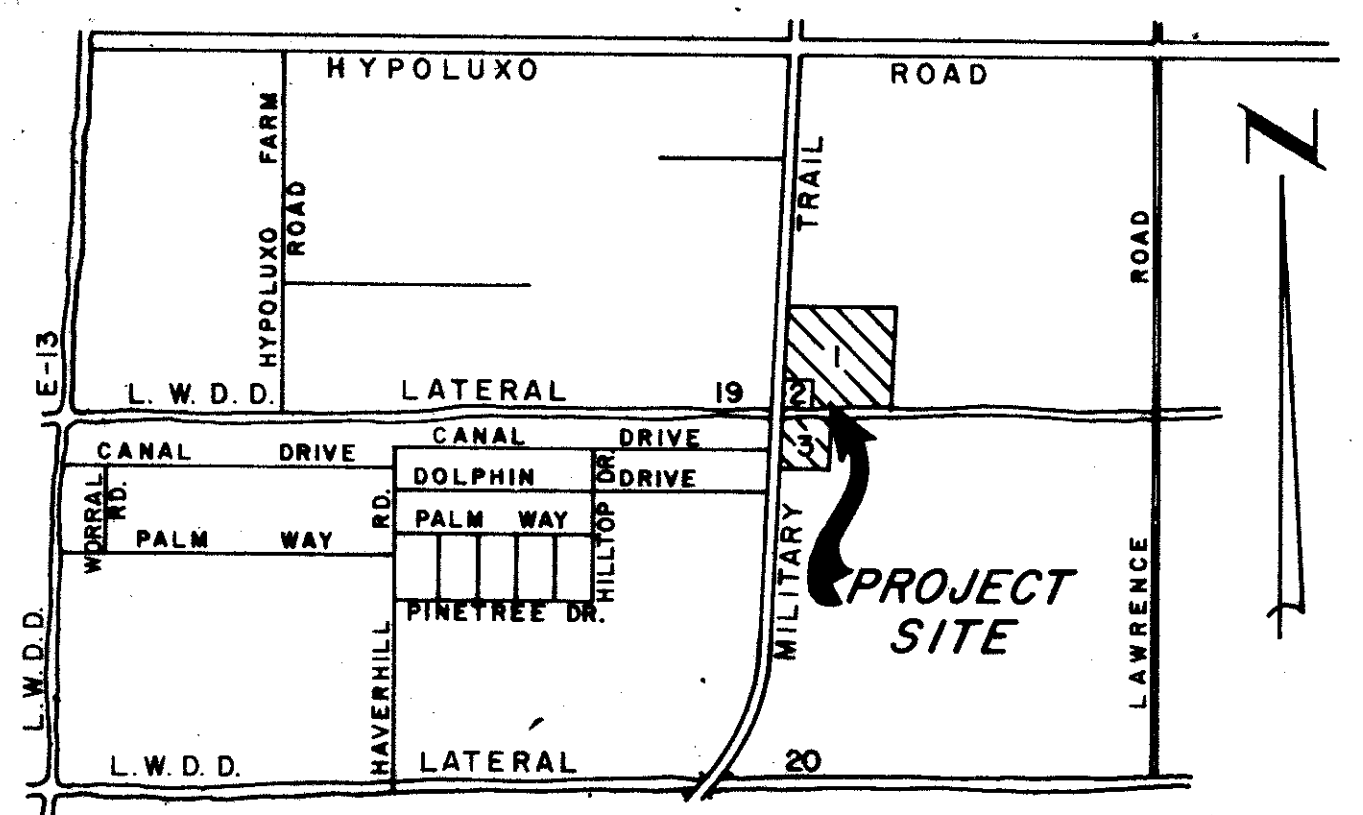


### NOTE:

**BUILDING PERMITS NOT TO BE ISSUED UNTIL PROPER PERMITS ARE OBTAINED PER CONDITIONS LISTED ON ZONING RESOLUTION # 74-275, DATED APRIL 16, 1974**

The rezoning of the herein described property was granted by the Palm Beach County Commissioners on March 28, 1974 under Petition No. 74-18, allowing a community shopping center including a financial institution and a water/sewer treatment plant, subject to the following special conditions:

- 1) Developer shall construct at his expense, a left turn lane on the North approach of Military Trail (S.R. 809);
- 2) Developer shall construct at his expense, a right turn lane on the South approach of Military Trail (S.R. 809);
- 3) When required by traffic volume, the developer shall install at his expense, signalization of the entrance point (or points).



VICINITY SKETCH  
NOT TO SCALE

### APPROVALS - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 19th day of March A.D. 1974.

By: *John B. Dunkle*  
Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: *John B. Dunkle*  
County Engineer

JOHN B. DUNKLE, CLERK  
Board of County Commissioners  
*John B. Dunkle*  
County Clerk

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.W.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 71-339, Sections 177-011 through 177-151, Florida Statutes, amended, and ordinances of Palm Beach County, Florida.

*Richard L. Shepherd*  
Registered Land Surveyor, No. 2474  
State of Florida

Subscribed and sworn to before me this 5th day of Dec. A.D. 1974 at the City of West Palm Beach, County of Palm Beach, State of Florida.

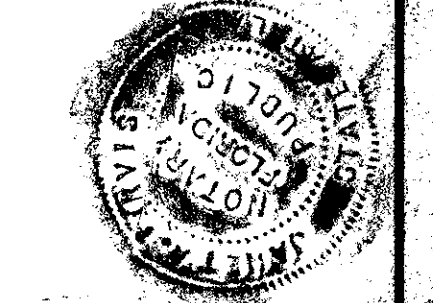
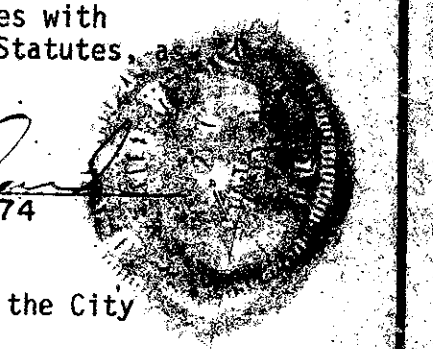
*James A. Quinn*  
Notary Public

My Commission Expires June 4, 1976

THIS INSTRUMENT WAS PREPARED BY  
R. SHEPHARD IN THE OFFICE OF

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		PLAT OF TRAILS-END PLAZA PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. 1					
Date	AUGUST, 1974	Designed	R. SHEPHARD	Scale	1" = 50'	Sheet	1 of 3
Drawn	F. MCELROY	Job No.	3046-74	File No.			
Approved		Checked					

TRAILS END PLAZA



1000-17531/57