

# REPLAT, PLAT I, SPANISH ISLES

Lying in Section 6, Township 47 South, Range 42 East, Palm Beach County, Florida, and being a replat of part of Plat I, Spanish Isles according to the plat thereof as recorded in Plat Book 29, Page 227, public records of Palm Beach County, Florida. Also being a replat of a portion of Palm Beach Farms Company Plat No. 3, Plat Book 2, Pages 45-54, inclusive, Public Records, Palm Beach County, Florida.

### DEDICATION

KNOW-ALL MEN BY THESE PRESENTS THAT KAY ESS REALTY CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF PART OF PLAT I, SPANISH ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 227, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF THAT CERTAIN CANAL RESERVATION, AND 20 FOOT ROAD RIGHT OF WAY, SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WESTERLY OF SPANISH ISLES BOULEVARD ON SAID PLAT I, SPANISH ISLES; SAID LAND SHOWN HEREON AS REPLAT, PLAT I, SPANISH ISLES, SITUATE IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PLAT I, SPANISH ISLES, THENCE SOUTH 00°29'13" EAST, ALONG THE WEST LINE OF SAID PLAT I, A DISTANCE OF 100.00 FEET FOR A POINT OF BEGINNING;

THENCE, NORTH 90°00'00" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TEMPORARY LAKE WORTH DRAINAGE DISTRICT CANAL E-1, AS RECORDED IN OFFICIAL RECORD BOOK 2082, PAGE 1430, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1008.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-1, AS SHOWN ON SAID PLAT I, SPANISH ISLES, AND AS RECORDED IN OFFICIAL RECORD BOOK 2082, PAGE 1429, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 545.00 FEET TO THE NORTH LINE OF THAT CERTAIN 15 FOOT BUFFER ZONE AS SHOWN ON SAID PLAT I, SPANISH ISLES; THENCE, NORTH 90°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 1081.19 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441); THENCE, NORTH 00°37'38" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.01 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 77.93 FEET TO THE WEST LINE OF SAID PLAT I, SPANISH ISLES; THENCE, NORTH 00°29'13" WEST, ALONG SAID WEST LINE, A DISTANCE OF 465.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.727 ACRES

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

1. THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. THE PARK, (TRACT "B") AS SHOWN, IS HEREBY DEDICATED TO THE SPANISH ISLES PROPERTY OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
3. THE ROADS AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.

IN WITNESS WHEREOF, KAY ESS REALTY CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF June 1977.

ATTEST: Daniel H. Jones BY: Daniel Brod  
DANIEL H. JONES, SECRETARY DANIEL BROD, PRESIDENT

### ACKNOWLEDGEMENT:

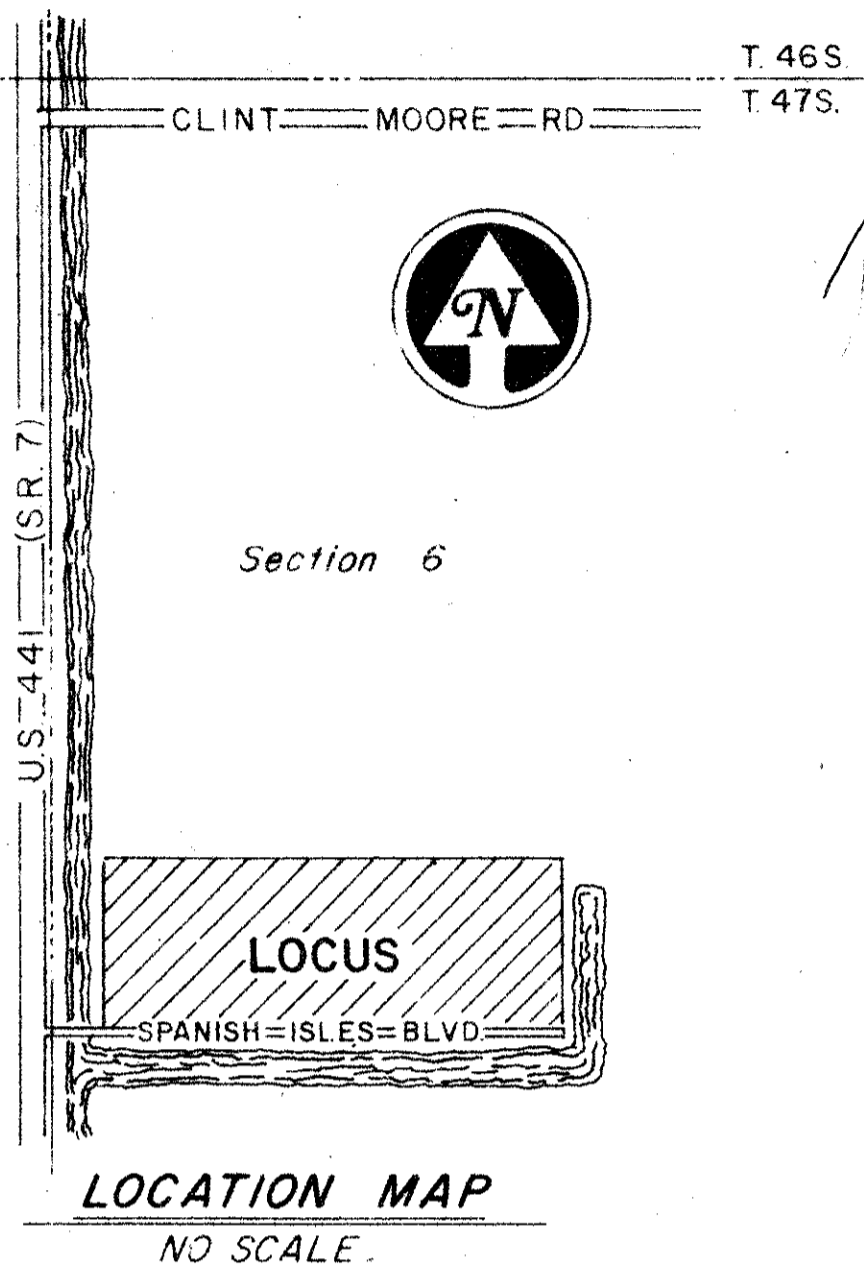
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL BROD AND DANIEL H. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED KAY ESS REALTY CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AS DANIEL BROD, PRESIDENT AND DANIEL H. JONES, SECRETARY OF SAID KAY ESS REALTY CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID KAY ESS REALTY CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID KAY ESS REALTY CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF June AD 1977.

NOTARY PUBLIC: Susan B. Gutmann  
MY COMMISSION EXPIRES: 4-8-79

4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL & JURISDICTION OVER ACCESS RIGHTS.



### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

WALTER E. HELLER & COMPANY SOUTHEAST, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2152, PAGE 1819, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WALTER E. HELLER & COMPANY SOUTHEAST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Walter E. Heller AND ATTESTED BY ITS Walter E. Heller AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF May A.D., 1977.

ATTEST: Walter E. Heller BY: Walter E. Heller

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED W. E. Heller AND Walter E. Heller, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Secretary OF THE ABOVE NAMED WALTER E. HELLER & COMPANY SOUTHEAST, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH President AND Secretary RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF May A.D., 1977.

NOTARY PUBLIC: Walter E. Heller  
My Commission Expires: 3-15-79

### SURVEYORS CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 24th DAY OF May A.D., 1977. BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CHARLES J. KING, 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 THAT TITLE TO THE PROPERTY IS VESTED TO KAY ESS REALTY CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: \_\_\_\_\_ CHARLES J. KING, ATTORNEY

APPROVAL: PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July AD 1977.

BY: Lake Lital  
LAKE LITAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July AD 1977.

ATTEST: John B. Dinkler  
JOHN B. DINKLER, COUNTY ENGINEER

53

### SURVEYORS NOTES:

1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. ALL PERMANENT REFERENCE MONUMENTS, P.R.M.'s, ARE DESIGNATED THIS: ■
3. ALL PERMANENT CONTROL POINTS, P.C.P.'s, ARE DESIGNATED THIS: +
4. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
5. ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT I SPANISH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 227, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6/47/42 0310-301

33/58

# REPLAT, PLAT I, SPANISH ISLES

BENCH MARK  
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.  
PALM BEACH COUNTY, FLORIDA

REPLAT, PLAT I, SPANISH ISLES

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
R.W.	E.L.O.		1705	
DATE	SCALE	APPROVED	FILE NO.	SHEET OF
FEB. 77	1"=50'			1 OF 2

INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK AND SURVEYING AND MAPPING, PHONE 689-2111, FOR THE FIRM OF CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC., 220 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA.