

00074-081

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT _____ M THIS
DAY OF AUG
A.D. 2004 AND DULY RECORDED IN
PLAT BOOK 103 ON PAGES 10
AND 11

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT.
BY: Alvin E. Johnson DC

HARLEY SUBDIVISION

LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, FLORIDA

JULY 2004
SHEET 1 of 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PASSIVE INCOME PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HARLEY SUBDIVISION, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF 45th STREET (STATE ROAD NO. 702) AND WEST OF STATE ROAD NO. 9 (I-95), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 6 WITH THE CENTERLINE OF 45th STREET (SR NO. 702); THENCE EASTERLY, ALONG SAID CENTERLINE, A DISTANCE OF 2020.81 FEET; THENCE NORTHERLY AT RIGHT ANGLES AND ALONG A LINE RADIAL TO THE HEREINAFTER DESCRIBED CURVE, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°, THENCE WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTHERLY, ALONG A LINE TANGENT TO SAID CURVE, A DISTANCE OF 180 FEET; THENCE EASTERLY AT RIGHT ANGLES, A DISTANCE OF 401.58 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL WITH AND 70 FEET WESTERLY FROM (MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SR9 (I-95), AS SAME IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK 3, PAGES 219 AND 223; THENCE NORTHERLY ALONG SAID PARALLEL LINE, MAKING AN ANGLE WITH THE PRECEDING COURSE AT 80° 35' 41", MEASURED FROM WEST TO NORTH A DISTANCE OF 198.66 FEET; THENCE WESTERLY MAKING AN ANGLE WITH THE PRECEDING COURSE OF 99° 24' 19", MEASURED FROM SOUTH TO WEST, A DISTANCE OF 723.57 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, A DISTANCE OF 401.0 FEET TO THE NORTH RIGHT OF WAY LINE OF 45th STREET (S.R. # 702); THENCE EASTERLY AT RIGHT ANGLES ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 379.46 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS PLAT ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 6, BEING ALSO THE CENTERLINE OF VILLAGE BOULEVARD, ACCORDING TO THE PLAT OF NORTHPOINT, AS RECORDED IN PLAT BOOK 55, PAGE 156; THENCE S 87° 59' 23" E, ALONG THE CENTERLINE OF 45th STREET ALSO KNOWN AS STATE ROAD 702 (THE CENTERLINE OF 45th STREET IS ASSUMED TO BEAR S 87° 59' 23" E AND ALL BEARINGS CITED HEREIN ARE RELATIVE THERETO), A DISTANCE OF 2020.43 FEET; THENCE N02° 00' 37" E, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A 25 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 90° 00' 00", THROUGH WHICH A RADIAL LINE BEARS S02° 00' 37" W; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N02° 00' 37" E, A DISTANCE OF 180.00 FEET; THENCE S 87° 59' 23" E, A DISTANCE OF 400.79 FEET MORE OR LESS TO THE WESTERLY LINE OF A 70 FOOT WIDE DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1243, PAGES 590 AND 591; THENCE N07° 21' 26" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 198.64 FEET TO THE SOUTH LINE OF LOT 18 OF SAID PLAT OF NORTHPOINT; THENCE N87° 59' 23" W, ALONG SAID LOT LINE, A DISTANCE OF 723.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE S02° 00' 37" W, ALONG THE EAST LINE OF LOT 5 OF SAID PLAT OF NORTHPOINT, A DISTANCE OF 401.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF SAID 45th STREET; THENCE S87° 59' 23" E, ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 380.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO: RESERVATIONS, RESTRICTIONS AND EASEMENTS AND RIGHTS-OF-WAY

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

1. ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THE DECLARATION OF EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 17329, PAGES 1094 THROUGH 1111, IN PERPETUITY FOR THE USE AND PURPOSES AS STATED THEREIN WITH NO RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, PASSIVE INCOME PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT, AND IT'S SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS, THIS 30TH DAY OF JULY, 2004.

BY: Bob Rawe
BOB RAWE, PRESIDENT MANAGER

BY: Timothy J. Page
TIMOTHY J. PAGE
MANAGER

WITNESS: Ronald E. Antill
PRINT NAME: RONALD E. ANTILL
WITNESS: Debbie Spruill
PRINT NAME: DEBBIE SPRUILL

AS TO BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

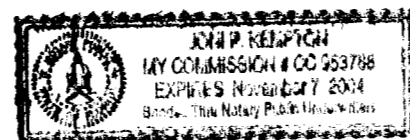
BEFORE ME PERSONALLY APPEARED BOB RAWE & TIMOTHY J. PAGE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE NUMBER AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PASSIVE INCOME PARTNERS, L.L.C., FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF JULY, 2004

MY COMMISSION EXPIRES: Nov 7, 2004 NOTARY PUBLIC: Jon P. Keen
PRINT NAME: Jon P. Keen

PRINT NOTARY NUMBER: CC 433755

NOTARY STAMP:



SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., HAVE BEEN SET UNDER GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 4th DAY OF August, 2004

Richard N. Dean
RICHARD N. DEAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 4406

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

THIS 15th DAY OF August, 2004

Vincent J. Noel
VINCENT J. NOEL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4169

TITLE CERTIFICATION:

I, RONALD E. ANTILL, 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 PASSIVE INCOME PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

30 July 2004
DATE

Ronald E. Antill
ATTORNEY AT LAW

PRINT NAME: RONALD E. ANTILL

FLORIDA BAR NO. 0849448

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS _____ DAY OF _____, 2004.

BY: _____
LOIS J. FRANKEL, MAYOR

CITY PLANNING BOARD

BY: _____
KENNETH SPILLIAS
PLANNING BOARD CHAIRMAN,

MORTGAGEE'S CONSENT

STATE OF FLORIDA _____

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 IS RECORDED IN OFFICIAL RECORD BOOK 14040, AT PAGE 586, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30TH DAY OF JULY, 2004.

RBC CENTURA formerly known as ADMIRALTY BANK
A FLORIDA BANKING CORPORATION

BY: John M. Oliver

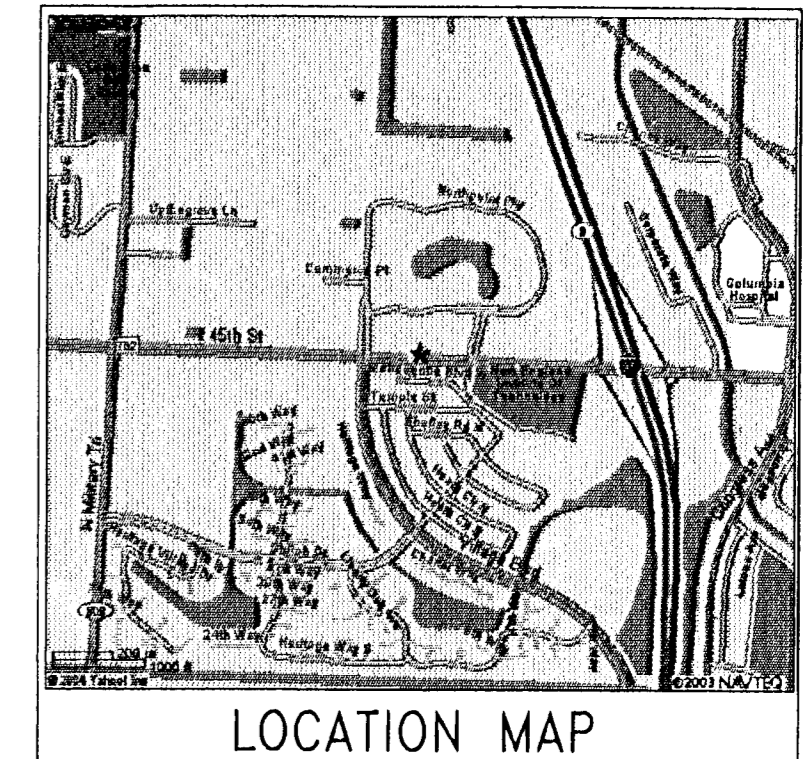
JOHN M. OLIVER, VICE PRESIDENT

WITNESS: Ronald E. Antill

PRINTED NAME: RONALD E. ANTILL

WITNESS: Debbie Spruill

PRINTED NAME: DEBBIE SPRUILL



SURVEYOR'S NOTES:

1. 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 RIGHTS GRANTED.
2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF WEST PALM BEACH, FLORIDA.
3. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME AND THE CITY OF WEST PALM BEACH. THE CITY APPROVED LANDSCAPE PLAN SHALL BE FOLLOWED.
5. ALL BUILDING SETBACKS ARE TO CONFORM TO THE REQUIREMENTS OF THE CITY OF WEST PALM BEACH.
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 45th STREET (S.R. 702), WHICH BEARS SOUTH 87° 59' 23" EAST.

NOTICE:

THIS PLAT, AS RECORDED IN IT'S 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 THIS COUNTY.

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN IN THE OFFICE OF:

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
5114 Okeechobee Blvd.
Suite 102
Tel: (561) 625-8748 West Palm Beach, Florida Facsimile (561) 626-4558

RECORD PLAT			
HARLEY SUBDIVISION			
C.A.D.D.	D.J.M.	Checked	Date JULY, 2004
Field			Job No.
Scale 1" = 40'	Sheet 1 of 2		04-609

