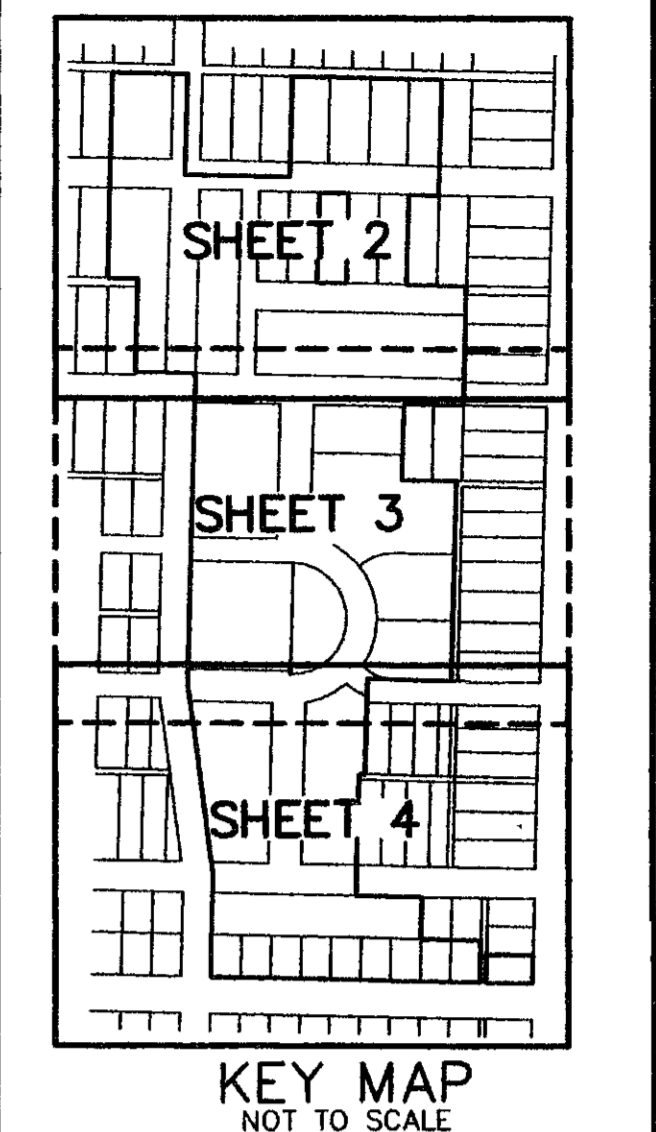
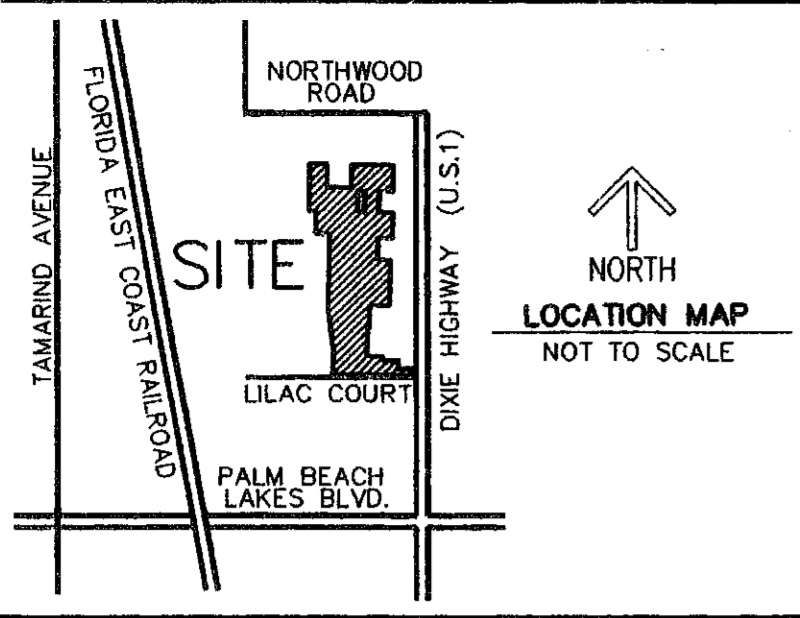


2006-0664828

# MERRY PLACE

A REPLAT OF A PORTION OF PLEASANT CITY, AS RECORDED IN PLAT BOOK 1, PAGE 1, TOGETHER WITH A REPLAT OF A PORTION OF THE UPDATE ADDITION TO PLEASANT CITY AND CURRIE ADDITION TO PALM BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 3, TOGETHER WITH A PORTION OF PALM BEACH NORTH RESUBDIVISION OF BLOCKS 7 AND 8, AS RECORDED IN PLAT BOOK 8, PAGE 77, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



190  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:03 P.M.  
THIS 22 DAY OF NOV 2006  
A.D. 2006 AND IS RECORDED  
IN PLAT BOOK 190 ON  
PAGES 190 AND 194  
SHARON R. BOCK  
CLERK AND COMPROLLER  
Deputy Clerk

SHEET 1 OF 5

00074-092

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF WEST PALM BEACH, A GOVERNMENTAL ENTITY AND THE WEST PALM BEACH HOUSING AUTHORITY, A GOVERNMENTAL ENTITY, OWNERS OF THE LAND SHOWN HEREON AS: MERRY PLACE

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. **UTILITY EASEMENTS: (UE)**  
NON-EXCLUSIVE UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS WITHOUT PROPER APPROVAL.

2. **DRAINAGE EASEMENTS: (DE)**  
THE DRAINAGE EASEMENTS (DE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WEST PALM BEACH HOUSING AUTHORITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. **SIDEWALK EASEMENTS: (SWE)**  
THE SIDEWALK EASEMENTS (SWE), AS SHOWN HEREON ARE DEDICATED TO THE CITY OF WEST PALM BEACH FOR SIDEWALK PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF WEST PALM BEACH, ITS SUCCESSORS AND/OR ASSIGNS.

4. **TRACTS Z AND Z1:**  
THE COMMON AREAS AS SHOWN HEREON AS TRACTS Z AND Z1 ARE HEREBY RESERVED BY THE OWNERS, FOR OPEN SPACE, PEDESTRIAN ACCESS, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

5. **PRIVATE ACCESS EASEMENTS**  
THE PRIVATE ACCESS EASEMENTS AS SHOWN HEREON ARE RESERVED BY THE WEST PALM BEACH HOUSING AUTHORITY FOR PRIVATE ACCESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

6. **RIGHTS-OF-WAY**  
THE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES.

7. **PRIVATE SANITARY EASEMENTS: (PSE)**  
THE PRIVATE SANITARY EASEMENTS (PSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WEST PALM BEACH HOUSING AUTHORITY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE AUTHORIZED SIGNATORIES AND THEIR RESPECTIVE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF COMMISSIONERS THIS 13th DAY OF NOVEMBER 2006.

THE CITY OF WEST PALM BEACH  
BY: LOIS FRANKEL, MAYOR

ATTEST: BLANE KAUTHEN, CITY CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED LOIS FRANKEL, MAYOR AND BLANE KAUTHEN, CITY CLERK WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY CLERK ON BEHALF OF THE CITY OF WEST PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID AGENCY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MUNICIPAL AUTHORITY AND IS THE FREE ACT AND DEED OF SAID CITY.

IN WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF NOVEMBER 2006.

NOTARY PUBLIC  
COMMISSION NUMBER: NAME: DATE: EXPIRES:

IN WITNESS WHEREOF, THE WEST PALM BEACH HOUSING AUTHORITY, A GOVERNMENTAL ENTITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE DIRECTOR THIS 13th DAY OF NOVEMBER 2006.

THE WEST PALM BEACH HOUSING AUTHORITY, A GOVERNMENTAL ENTITY  
BY: LAUREL ROBINSON, EXECUTIVE DIRECTOR

WITNESS: Victoria Johnson  
PRINT NAME: Victoria Johnson

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF NOVEMBER 2006, BY LAUREL ROBINSON, EXECUTIVE DIRECTOR OF THE WEST PALM BEACH HOUSING AUTHORITY, A GOVERNMENTAL ENTITY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

IN WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF NOVEMBER 2006.  
Teresa J. Gonzalez  
NOTARY PUBLIC  
COMMISSION NUMBER: #0028950 NAME: Teresa J. Gonzalez

### MORTGAGEES 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15216, AT PAGE 457, 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF NOVEMBER 2006.

WITNESS: NAME: GRAND BANK AND TRUST OF FLORIDA  
A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: Kimberley Burns-Donnell  
KIMBERLEY BURNS-DONNELL  
SENIOR VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KIMBERLEY BURNS-DONNELL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF GRAND BANK AND TRUST OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF NOVEMBER 2006.

MY COMMISSION EXPIRES: 4/28/08  
COMMISSION NUMBER: 00289412  
NOTARY PUBLIC  
MARLENE M. STANK  
PRINT NAME

### 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 GEOMETRIC DATA OR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

VINCENT U. NOEL, PSM  
FLORIDA CERTIFICATE NO. 4169  
11/22/06

### APPROVALS

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THE UNDERLYING PLATS THAT LIE WITHIN THE LIMITS OF THIS PLAT.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

BY: LOIS FRANKEL, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

BY: KEN SPILLIAS, CHAIRMAN

CITY OF WEST PALM BEACH HOUSING AUTHORITY  
CITY OF WEST PALM BEACH HOUSING AUTHORITY NOTARY  
CITY OF WEST PALM BEACH SURVEYOR  
GRAND BANK AND TRUST OF FLORIDA  
GRAND BANK AND TRUST OF FLORIDA NOTARY  
CITY OF WEST PALM BEACH SURVEYOR  
SURVEYOR

PREPARED BY  
DONALD L. TODD  
OF  
ATLANTIC-CARIBBEAN MAPPING, INC.  
357 LIANA DRIVE - WEST PALM BEACH, FLORIDA 33415  
(561)964-7884  
NOVEMBER - 2006

TABULAR DATA

TOTAL AREA OF THIS PLAT	13.570 ACRES
AREA OF STREETS	3.975 ACRES
AREA OF TRACTS	7.621 ACRES
AREA OF LOTS	1.645 ACRES
AREA OF OPEN SPACE TRACTS Z-Z1	0.329 ACRES

### DESCRIPTION

A PORTION OF PLEASANT CITY, AS RECORDED IN PLAT BOOK 1, PAGE 1, ACCORDING TO THE PLAT THEREOF; TOGETHER WITH: A PORTION OF THE UPDATE ADDITION TO PLEASANT CITY AND CURRIE ADDITION TO PALM BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 3, ACCORDING TO THE PLAT THEREOF; TOGETHER WITH: A PORTION OF PALM BEACH NORTH RESUBDIVISION OF BLOCKS 7 AND 8, AS RECORDED IN PLAT BOOK 8, PAGE 77, ACCORDING TO THE PLAT THEREOF; TOGETHER WITH: PORTIONS OF PUBLIC ROAD RIGHT-OF-WAYS AND ALLEYS, LYING WITHIN THE ABOVE SAID PLATS, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE SOUTH 01°18'19" WEST, 671.93 FEET; THENCE NORTH 88°47'56" WEST, ALONG THE SOUTH LINE OF PARADISE ALLEY AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 224.78 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 5 OF SAID PLEASANT CITY; THENCE SOUTH 01°18' 18" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 189.97 FEET; THENCE NORTH 88°47'57" WEST, A DISTANCE OF 49.93 FEET; THENCE SOUTH 01°18'17" WEST, A DISTANCE OF 150.11 FEET; THENCE SOUTH 88°47'34" EAST, A DISTANCE OF 99.87 FEET; THENCE SOUTH 01°18' 18" WEST, A DISTANCE OF 185.13 FEET TO THE CENTERLINE OF 19th STREET, HAPPY STREET (PLAT); THENCE NORTH 88°47'12" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 99.87 FEET; THENCE SOUTH 01°18'17" WEST, ALONG THE WEST LINE OF LOT 5, BLOCK 4, OF SAID PLEASANT CITY AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 150.08 FEET; THENCE SOUTH 88°47'12" EAST, ALONG THE SOUTH LINE OF LOT 5 AND LOT 4 OF SAID BLOCK 4, A DISTANCE OF 90.58 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF DIVISION ALLEY (PLAT); THENCE SOUTH 01°18'45" WEST, ALONG SAID WEST LINE OF, A DISTANCE OF 335.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 18th STREET, HEALTHY STREET (PLAT); THENCE NORTH 88°46'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 139.97 FEET; THENCE SOUTH 01°27'50" WEST, ALONG THE EAST LINE OF LOT 5, BLOCK 11, OF SAID THE UPDATE ADDITION TO PLEASANT CITY AND CURRIE ADDITION TO PALM BEACH NORTH AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 165.07 FEET; THENCE NORTH 88°46' 53" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°27' 50" WEST, ALONG THE EAST LINE OF LOT 11, BLOCK 12, OF SAID THE UPDATE ADDITION TO PLEASANT CITY AND CURRIE ADDITION TO PALM BEACH NORTH AND THE NORTHERLY AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 200.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 17th STREET, FIFTEENTH AVE (PLAT); THENCE SOUTH 88°56' 02" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.12 FEET; THENCE SOUTH 01°18'19" WEST, ALONG THE EAST LINE OF LOT 7, BLOCK 9 OF SAID PALM BEACH NORTH RESUBDIVISION OF BLOCKS 7 AND 8, A DISTANCE OF 68.57 FEET; THENCE SOUTH 88°56'16" EAST, ALONG THE NORTH LINE OF LOT 14 AND 13 OF SAID BLOCK 9, A DISTANCE OF 100.01 FEET; THENCE SOUTH 01°18'19" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 68.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LILAC COURT; THENCE NORTH 88°56'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 449.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF SPRUCE AVENUE, QUINCE STREET (PLAT); THENCE NORTH 01°18'19" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 07°21'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 326.57 FEET; THENCE NORTH 01°18' 15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 519.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 19th STREET, HAPPY STREET (PLAT); THENCE NORTH 88°47'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.02 FEET; THENCE NORTH 01°18'15" EAST, ALONG THE WEST LINE OF LOT 26, BLOCK 2 OF SAID PLEASANT CITY AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 165.06 FEET; THENCE NORTH 88°47' 35" WEST, ALONG THE SOUTH LINE OF LOT 2 OF SAID BLOCK 2, A DISTANCE OF 50.02 FEET; THENCE NORTH 01°18'15" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 2 OF BLOCK 6 OF SAID PLEASANT CITY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 340.03 FEET; THENCE SOUTH 88°47'53" EAST, ALONG THE NORTH LINE OF LOT 2 AND LOT 1 OF SAID BLOCK 6 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 125.03 FEET TO THE CENTERLINE OF AFORESAID SPRUCE AVENUE; THENCE SOUTH 01°18'15" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 164.97 FEET TO THE CENTERLINE OF 20th STREET, BROAD STREET (PLAT); THENCE SOUTH 88°47'57" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 224.75 FEET; THENCE NORTH 01°18' 16" EAST, ALONG THE WEST LINE OF LOT 8, BLOCK 5 OF SAID PLEASANT CITY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 164.97 FEET; THENCE SOUTH 88°47'56" EAST, ALONG THE NORTH LINE OF LOTS 8, 7, 6 AND 5, BLOCK 5 OF SAID PLEASANT CITY, A DISTANCE OF 199.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
LOT 12, BLOCK 9, PALM BEACH NORTH RESUBDIVISION OF BLOCKS 7 AND 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCELS:  
ALL OF LOT 11, BLOCK 1, OF PLEASANT CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 591,123 SQUARE FEET OR 13.570 ACRES MORE OR LESS.

DATE PLOTTED: 11/22/06 3:10:37 PM