

# PALM BEACH COUNTY STOCKADE

LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 8 AND THE WEST ONE-HALF OF TRACTS 7 AND 12, BLOCK 8, PALM BEACH FARMS Co. PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MARCH 2011

SHEET 1 OF 2

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SHOWN HEREON AS:

#### PALM BEACH COUNTY STOCKADE

LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT 8 AND THE WEST ONE-HALF OF TRACTS 7 AND 12, BLOCK 8, PALM BEACH FARMS Co. PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W 1/2) OF TRACT 7, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND

TRACT 8, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 20.59 FEET THEREOF, (AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE), AND LESS THE WEST 45.48 FEET THEREOF, (AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE);

AND

THE WEST HALF (W 1/2) OF TRACT 12 BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 7;  
THENCE ALONG THE NORTH LINE OF SAID TRACT 7, N89°01'09"E FOR 660.23 FEET TO THE EAST LINE OF THE WEST HALF OF SAID TRACT 7;  
THENCE ALONG THE SAID EAST LINE, AND ALONG THE EAST LINE OF THE WEST HALF OF SAID TRACT 12, S00°59'30"E, FOR 1320.27 FEET TO THE SOUTH LINE OF SAID TRACT 12;  
THENCE ALONG SAID SOUTH LINE, S89°02'12"W FOR 660.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12;  
THENCE ALONG THE WEST LINE OF SAID TRACT 12, N01°00'00"W FOR 680.62 FEET TO THE NORTH LINE OF THE SOUTH 20.59 FEET OF SAID TRACT 8;  
THENCE ALONG SAID NORTH LINE, S89°01'41"W FOR 1274.74 FEET TO THE EAST BOUNDARY OF THE PLAT OF CORAL SKY PLAZA, RECORDED IN PLAT BOOK 83, PAGE 120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG SAID EAST LINE, N01°01'16"W FOR 639.25 FEET TO THE NORTH LINE OF SAID TRACT 8;  
THENCE ALONG SAID NORTH LINE, N89°01'09"E FOR 1274.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.72 ACRES, MORE OR LESS.

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

#### 1. TRACT A

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER.

#### 2. TRACTS B AND C

TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS.

#### 3. UTILITY EASEMENTS (U.E.)

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

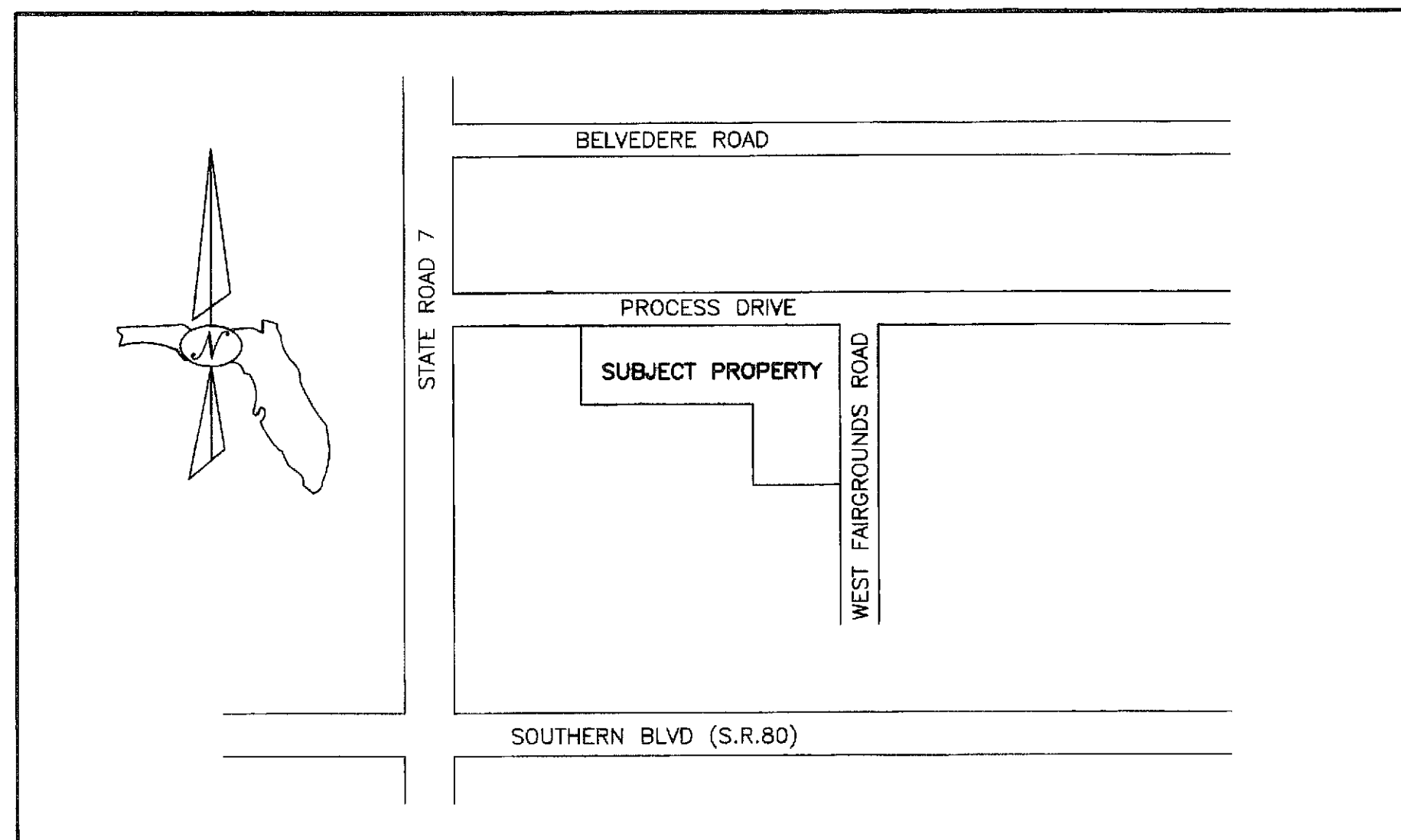
#### 4. LIMITED ACCESS EASEMENTS (L.A.E.)

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONER OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### TABULAR DATA

#### PALM BEACH COUNTY STOCKADE

TOTAL AREA THIS PLAT: 38.72 acres  
TRACT A: 38.64 acres  
TRACT B: 312 square feet (0.01 acres)  
TRACT C: 3,014 square feet (0.07 acres)  
CONTROL Nos.: 1988-030, 1973-200, 1973-203, 1993-045  
USE: GOVERNMENT SERVICES  
PARCEL CONTROL Nos.: 00-42-43-27-05-008-0081, -0072, -0121, -0122  
ZONING: PO  
FUTURE LAND USE: INST  
PROJECT No.1000-086



### LOCATION MAP

NOT TO SCALE

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO, THIS 19th DAY OF July, 2011.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BOARD OF COUNTY COMMISSIONERS

KAREN MARCUS, CHAIR

SHARON R. BOCK, CLERK & COMPTROLLER

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: MAY 22, 2011

KENNETH L. TOWNSEND, PRESIDENT

### SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M. LICENSE NO. 4826 STATE OF FLORIDA

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH CHAPTER 177.071(2), FLORIDA STATUTES, THIS 22nd DAY OF August, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

GEORGE T. WEBB, P.E. COUNTY ENGINEER

### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N89°01'09"E (GRID, NAD 83, 1980 ADJUSTMENT) ALONG THE NORTH LINE OF TRACT 7, BLOCK 8, PALM BEACH FARMS COMPANY PLAT No.3.
- 2. PERMANENT REFERENCE MONUMENT (P.R.M.) No.4826 SET, UNLESS NOTED OTHERWISE. MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
- 3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. STATE PLANE COORDINATES: A. COORDINATES SHOWN ARE GRID B. DATUM - NAD 83, 1980 ADJUSTMENT C. ZONE - FLORIDA EAST D. LINEAR UNIT - US SURVEY FOOT E. COORDINATE SYSTEM 1983 STATE PLANE F. TRANSVERSE MERCATOR PROJECTION G. ALL DISTANCES ARE GROUND H. SCALE FACTOR - 1.000203 I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE J. ROTATION EQUATION: NONE
- 5. ABBREVIATIONS: PBCo - PALM BEACH COUNTY LWDD - LAKE WORTH DRAINAGE DISTRICT ORB - OFFICIAL RECORD BOOK P.B. - PLAT BOOK PG. - PAGE U.E. - UTILITY EASEMENT D.E. - DRAINAGE EASEMENT R/W - RIGHT-OF-WAY FPL - FLORIDA POWER & LIGHT FRM - PERMANENT REFERENCE MONUMENT C.M. - 4"x4" CONCRETE MONUMENT (P) - DIMENSION PER PALM BEACH FARMS COMPANY PLAT No.3 C - CENTERLINE R - RADIUS A - ARC LENGTH L.B.E. - LANDSCAPE BUFFER EASEMENT WMT - WATER MANAGEMENT TRACT L.A.E. - LIMITED ACCESS EASEMENT
- 6. PLAT AREA: 38.72 ACRES, MORE OR LESS.

BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PKWY., SUITE 119 WEST PALM BEACH, FLORIDA 33407 561-615-3988, 615-3986 FAX

NOTICE: THIS PLAT, AS RECORDED IN ITS 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 WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 11/18/2011 this 22nd day of August 2011 and duly recorded in Plat Book 114 on Page(s) 18-19 Sharon R. Bock, Clerk & Comptroller

