

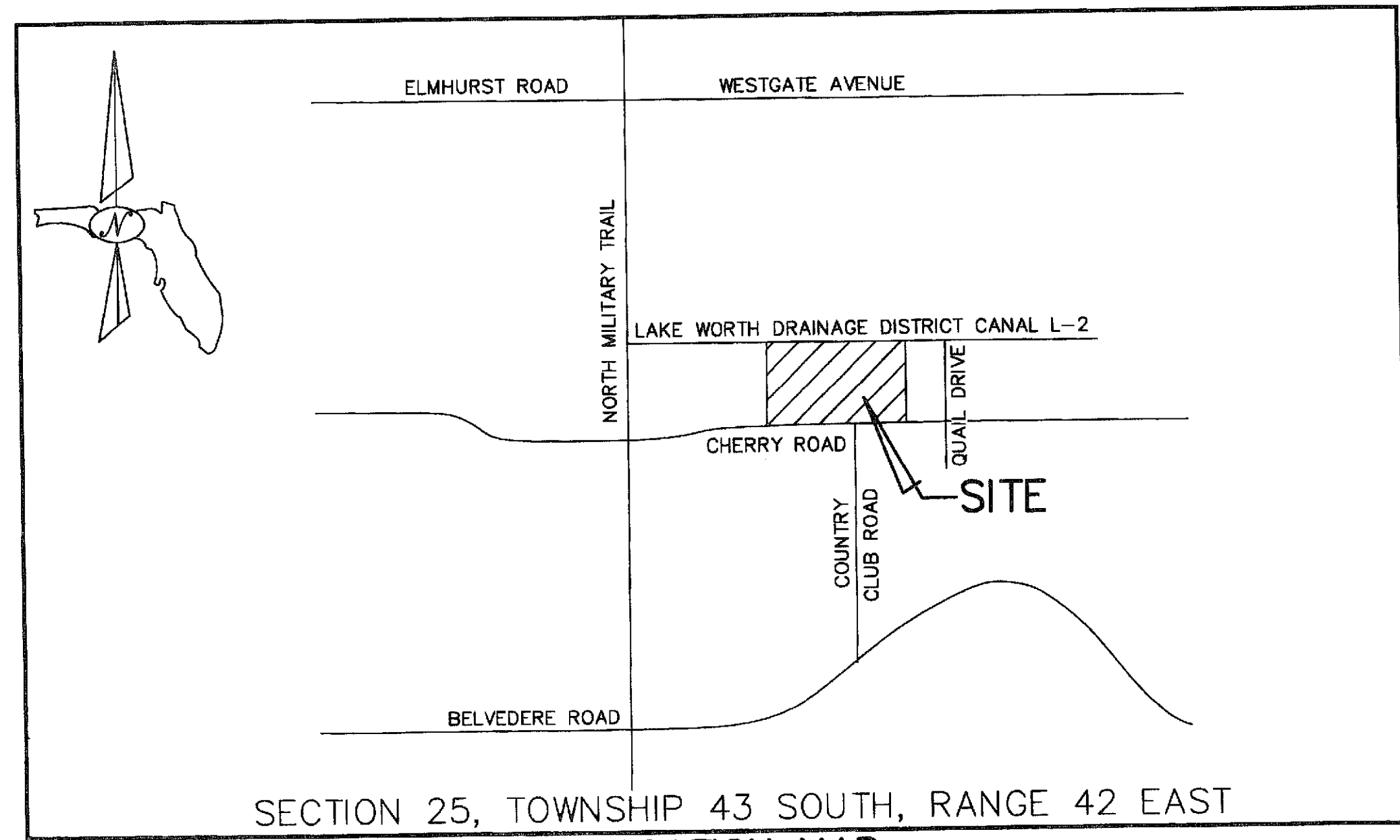
# CHERRY ROAD COMPLEX PLAT

LYING IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY 2011

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 12:02 PM,  
this 22 day of Sept 2011,  
and duly recorded in Plat Book 114  
on Page(s) 114-115  
Sharon R. Bock, Clerk & Comptroller  
By: J. E. Phillips III, P.S.M.



SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
LOCATION MAP  
NOT TO SCALE

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

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

### CHERRY ROAD COMPLEX PLAT

LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1.

ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LESS THE SOUTH 60 FEET OF THE NORTH 797 FEET, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING NORTH OF CHERRY ROAD RIGHT-OF-WAY, PALM BEACH COUNTY, FLORIDA, AND LESS THE NORTH 52 FEET OF SAID SECTION 25.

PARCEL 2:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID POINT BEING 1950.00 FEET NORTH OF SOUTH LINE OF SECTION 25;  
THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 700.00 FEET TO A POINT, SAID POINT BEING 52 FEET AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;  
THENCE RUN EASTERLY ALONG A LINE, 52 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 615.00 FEET;  
THENCE RUN SOUTHERLY AT AN ANGLE OF 89°39'00" WITH PRECEDING COURSE, MEASURED FROM WEST TO SOUTH A DISTANCE OF 700.00 FEET;  
THENCE RUN WESTERLY A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING,

LESS THE EAST 30 FEET THEREOF, PREVIOUSLY CONVEYED FOR DRAINAGE AND DITCH PURPOSES WITH RIGHT OF EGRESS AND INGRESS OVER SAID STRIP, BY DEED RECORDED IN DEED BOOK 999, PAGE 444, PALM BEACH COUNTY RECORDS,  
AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF PALM BEACH IN THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 123, PALM BEACH COUNTY, FLORIDA,  
AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6894, PAGE 934, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 25;  
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, N88°50'51"W FOR 781.98 FEET TO THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF PLAT No. 5 OF GOLFVIEW HEIGHTS, RECORDED IN PLAT BOOK 24, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG SAID NORTHERLY EXTENSION, S01°28'24"W FOR 52.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT No. 5 OF GOLFVIEW HEIGHTS, AND THE POINT OF BEGINNING;  
THENCE ALONG THE WEST BOUNDARY OF SAID PLAT, S01°28'24"W FOR 660.32 FEET TO THE NORTH RIGHT-OF-WAY OF CHERRY ROAD, RECORDED IN OFFICIAL RECORD BOOK 6894, PAGE 934 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:

THENCE N88°40'34"W FOR 5.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 320.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 55.85 FEET TO A POINT OF TANGENCY;  
THENCE S81°19'26"W FOR 30.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 290.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°43'19" FOR 49.21 FEET TO A POINT OF TANGENCY;  
THENCE N88°57'15"W FOR 444.94 FEET TO THE WEST LINE OF THE EAST ONE-HALF, OF THE SAID SOUTHEAST QUARTER OF SECTION 25, PER PALM BEACH COUNTY RIGHT-OF-WAY PROCUREMENT MAP, DRAWING No. 3-60-025;

THENCE ALONG SAID WEST LINE, S01°23'45"W FOR 10.00 FEET TO THE NORTH RIGHT-OF-WAY OF CHERRY ROAD PER SAID PALM BEACH COUNTY RIGHT-OF-WAY PROCUREMENT MAP;  
THENCE ALONG SAID RIGHT-OF-WAY, N88°57'15"W FOR 671.42 FEET TO THE WEST LINE OF THE EAST ONE-HALF, OF THE NORTHWEST ONE-QUARTER, OF THE SAID SOUTHEAST ONE-QUARTER OF SECTION 25, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA;  
THENCE ALONG SAID WEST LINE, N01°27'34"E FOR 686.61 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, RECORDED IN OFFICIAL RECORD BOOK 6975, PAGE 1773 OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID SOUTH LINE, S88°50'51"E FOR 1256.74 FEET TO THE POINT OF BEGINNING.

### TABULAR DATA

CHERRY ROAD COMPLEX PLAT  
TOTAL AREA THIS PLAT: 19.62 acres  
CONTROL No. 1973-157  
USE: GOVERNMENT SERVICES  
PROPERTY CONTROL NUMBER : 00-42-43-25-00-000-5010  
ZONING: PO  
FUTURE LAND USE: INST/IND  
PROJECT NUMBER: 05000-222

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.

SAID TRACT A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 6975, PAGE 1773, OFFICIAL RECORD BOOK 23599, PAGE 1204, AND OFFICIAL RECORD BOOK 23599, PAGE 1208, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

### 2. UTILITY EASEMENTS

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.

### 3. LIMITED ACCESS EASEMENT

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

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 13<sup>th</sup> DAY OF September, 2011.

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

BY: Karen T. Marcus  
KAREN T. MARCUS, CHAIR

ATTEST: Sharon R. Bock  
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.

SOUTHEAST GUARANTY & TITLE, INC.

DATED: July 8, 2011

BY: Kenneth L. Townsend  
KENNETH L. TOWNSEND, PRESIDENT

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.

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

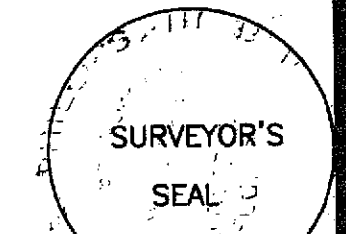
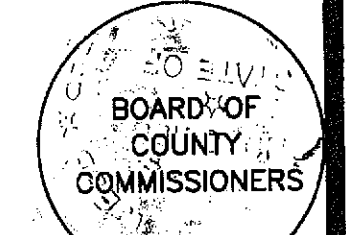


### COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 20<sup>th</sup> DAY OF September, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER



### SURVEYOR'S NOTES

- BEARINGS ARE BASED ON A GRID BEARING OF N88°57'15"W (NAD 83, 1990 ADJUSTMENT) ALONG THE CENTERLINE OF CHERRY ROAD.
- PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473".  
 PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL WITH DISK STAMPED "PRM LB6473".
- 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.
- STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 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 - 1.0000384  
I. GROUND DISTANCE x SCALE FACTOR= GRID DISTANCE  
J. ROTATION EQUATION: NONE
- ABBREVIATIONS:  
PBCo - PALM BEACH COUNTY  
LWDD - LAKE WORTH DRAINAGE DISTRICT  
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
ORB - OFFICIAL RECORD BOOK  
PG. - PAGE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
L.A.E. - LIMITED ACCESS EASEMENT  
WMT - WATER MANAGEMENT TRACT  
FPL - FLORIDA POWER & LIGHT  
PRM - PERMANENT REFERENCE MONUMENT  
(M) - MEASURED DIMENSION  
(C) - CALCULATED DIMENSION  
R - RADIUS  
Δ - CENTRAL ANGLE  
A - ARC LENGTH  
CL - CENTERLINE  
R/W - RIGHT-OF-WAY  
F.S. - FLORIDA STATUTES  
NAD - NORTH AMERICAN DATUM  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B. - PLAT BOOK  
D.B. - DEED BOOK  
(G) - GRID DIMENSION
- 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 USE RIGHTS GRANTED.
- PLAT AREA: 19.62 ACRES, MORE OR LESS.

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826



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