

# PALM BEACH GARDENS ELEMENTARY SCHOOL

20120315678  
SHEET 1 OF 2

185

BEING A PORTION OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

07-16-2012

0052-187

COUNTY OF PALM BEACH, SS  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR  
RECORD AT 3:25  
THIS 10th DAY OF  
Aug 2012,  
AND DULY RECORDED  
IN PLAT BOOK NO. 185-115  
AT PAGE(S) 185-115



SHARON B. ROCK, CLERK  
BY: *[Signature]*  
DEPUTY CLERK

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 7 WITH THE CENTERLINE OF THE RIGHT OF WAY OF 4TH AVENUE (NOW RIVERSIDE DRIVE), AS SHOWN ON PLAT NO. 1, PALM BEACH GARDENS ESTATES, RECORDED IN PLAT BOOK 26, PAGES 188 AND 189, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE NORTHERLY EXTENSION OF SAID CENTER LINE OF THE RIGHT OF WAY OF 4TH AVENUE, A DISTANCE OF 640 FEET; THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 609.91 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 50 FEET WESTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 705.18 FEET; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO SAID PARALLEL LINE A DISTANCE OF 161.37 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID SECTION 7; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 947.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

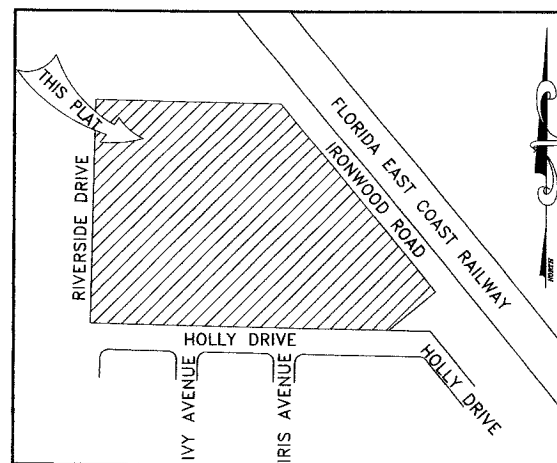
SUBJECT TO AN EASEMENT FOR ROAD RIGHT OF WAY PURPOSES OVER THE SOUTHERLY 40 FEET AND OVER THE WESTERLY 30 FEET THEREOF AND TO AN EASEMENT FOR DRAINAGE PURPOSES OVER A STRIP OF LAND 12 FEET IN WIDTH BETWEEN PARALLEL LINES; THE EASTERLY LINE OF SAID EASEMENT BEING PARALLEL TO AND 50 FEET WESTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY.

AND LESS THE FOLLOWING PARCEL DESCRIBED IN RIGHT OF WAY DEED RECORDED IN O.R.B. 1019, PAGE 578.

A PARCEL OF LAND (BEING AN EASEMENT FOR ROAD PURPOSES) IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 640 FEET OF SAID SECTION 7 WITH A LINE PARALLEL TO AND 50 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 705.18 FEET; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 161.37 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID SECTION 7; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 92.06 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 60 FEET NORTHWESTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTHWESTERLY EXTENSION OF THE IMMEDIATELY ABOVE DESCRIBED COURSE; THENCE NORTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 171.19 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 110 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 696.74 FEET, MORE OR LESS, TO A POINT IN SAID NORTH LINE OF THE SOUTH 640 FEET OF SAID SECTION 7; THENCE EASTERLY, ALONG SAID NORTH LINE A DISTANCE OF 79.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF PALM BEACH GARDENS, FLORIDA.



LOCATION SKETCH  
NOT TO SCALE

**ACKNOWLEDGMENT:**

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED FRANK COUNTY OF PALM BEACH } A. BARBIERI JR., ESQ., AND E. WAYNE GENT, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SUPERINTENDENT, RESPECTIVELY, OF THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH CHAIRMAN AND SUPERINTENDENT OF SAID SCHOOL BOARD, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID SCHOOL BOARD AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SCHOOL BOARD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JUNE 2012.



*[Signature]*  
NOTARY PUBLIC  
TYPED, PRINTED OR STAMPED  
NAME OF NOTARY PUBLIC

**DEDICATION:**

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF PALM BEACH } THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALM BEACH GARDENS ELEMENTARY SCHOOL.

PARCELS X AND Y, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROAD PURPOSES AND WITHOUT RECOURSE TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND AFFIX OUR SEAL THIS 10th DAY OF June 2012.

THE SCHOOL BOARD OF PALM BEACH COUNTY, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA

ATTESTED: *[Signature]*  
E. WAYNE GENT,  
SUPERINTENDENT

BY: *[Signature]*  
FRANK A. BARBIERI JR., ESQ.,  
CHAIRMAN

**TITLE CERTIFICATION:**

STATE OF FLORIDA } SS I, BLAIR LITTLEJOHN, AS DULY LICENSED COUNTY OF PALM BEACH } ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SCHOOL BOARD OF PALM BEACH COUNTY; THAT ALL CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12/12/11 *[Signature]*  
PRINT NAME: BLAIR LITTLEJOHN III SENIOR COUNSEL FOR THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

**CITY OF PALM BEACH GARDENS APPROVALS:**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF PALM BEACH GARDENS, FLORIDA; AND FURTHER, THE CITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS SHOWN HEREON. THIS 12th DAY OF July 2012.

BY: *[Signature]*  
DAVID J. LEVY, MAYOR

ATTESTED BY: *[Signature]*  
PATRICIA SNIDER, CMC, CLERK

BY: *[Signature]*  
TODD B. ENGLE, P.E., CITY ENGINEER

**CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:**

ON BEHALF OF THE CITY OF PALM BEACH GARDENS, THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7-12-12 BY: *[Signature]*  
RONNIE L. FURNISS, PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 6272, STATE OF FLORIDA

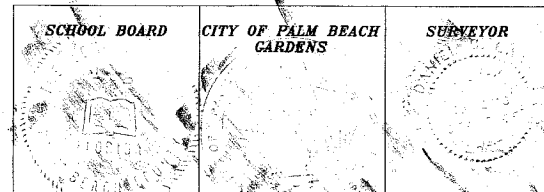
**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET.

HELLER-WEAVER AND SHEREMETA, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 3449.

DATE: FEB 7, 2012 FOR THE FIRM BY: *[Signature]*  
DANIEL C. EAK  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5118  
STATE OF FLORIDA

PREPARED UNDER CONTRACT TO  
HELLER-WEAVER AND SHEREMETA, INC.  
BY KEITH & ASSOCIATES, INC.  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX(954) 788-3500 LB NO. 6860



PREPARED BY:  
**Heller - Weaver and Sheremeta, inc.**  
Engineers ... Surveyors and Mappers  
L.B. NO. 0003449  
310 S.E. 1ST STREET, SUITE 5 DELRAY BEACH, FLORIDA 33483  
(561) 243-8700 - FAX (561) 243-8777