

PALM BEACH COUNTY TAX COLLECTOR- CENTRAL PALM BEACH SERVICE CENTER

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 12:16 P.M.
this 8th day of December 2014
and duly recorded in Plat Book 119
at Page(s) 4-5
Signed: R. Beck, Clerk & Comptroller
BY: *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT ANNE M. GANNON, CONSTITUTIONAL TAX COLLECTOR SERVING PALM BEACH COUNTY, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH COUNTY TAX COLLECTOR - CENTRAL PALM BEACH SERVICE CENTER, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 293.38 FEET OF THE EAST 333.38 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LESS HOWEVER:

THE EAST 27.00 FEET THEREOF FOR ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AS DEDICATED BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 6021, PAGE 1258, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO, LESS:

THE SOUTH 60.00 FEET THEREOF FOR RIGHT-OF-WAY FOR LANDAR DRIVE AS SHOWN AND DEDICATED TO THE PUBLIC ON THE PLAT OF COUNTRYSIDE TOWNHOMES PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 145 AND 146, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND FURTHER LESS:

THE NORTH 70.00 FEET THEREOF FOR RIGHT-OF-WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL 12,

AND FURTHER LESS:

CORNER CLIP "A" AND CORNER CLIP "B" CONVEYED TO PALM BEACH COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 22398, PAGE 1295, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE PROPERTY CONTAINS 3.29 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 FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT SET FORTH IN OFFICIAL RECORD BOOK 22210, PAGE 1010 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. TRACT B:

TRACT B AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

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.

4. UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

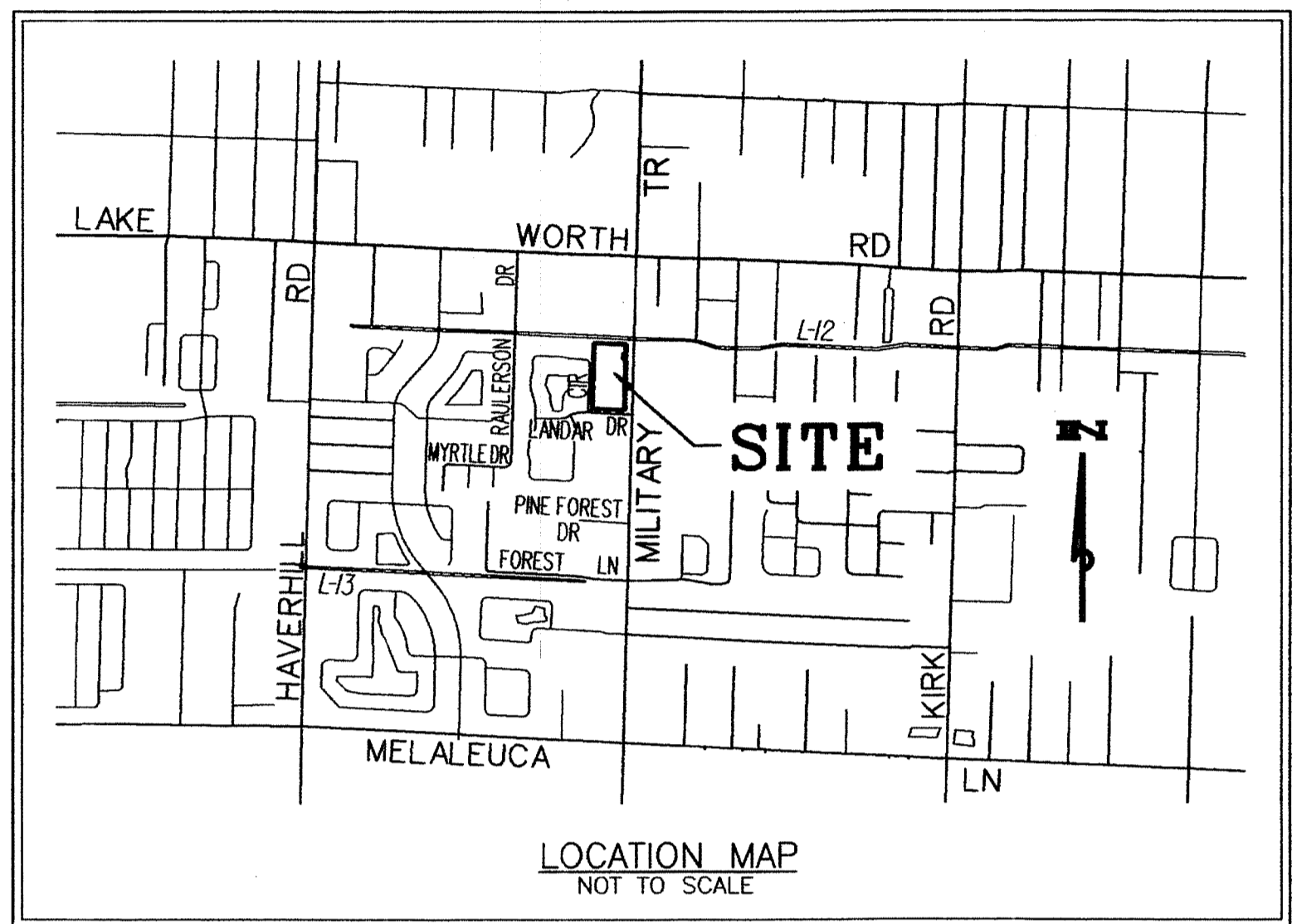
IN WITNESS WHEREOF, ANNE M. GANNON, CONSTITUTIONAL TAX COLLECTOR SERVING PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CONSTITUTIONAL OFFICER AND ITS SEAL TO BE AFFIXED HERETO THIS 3RD DAY OF NOVEMBER 2014.

ANNE M. GANNON, CONSTITUTIONAL TAX COLLECTOR SERVING PALM BEACH COUNTY, OF THE STATE OF FLORIDA

BY: *[Signature]*
ANNE M. GANNON, CONSTITUTIONAL TAX COLLECTOR

WITNESS: *[Signature]*
PRINT NAME: James McConnell

WITNESS: *[Signature]*
PRINT NAME: GREGORY ZIELINSKI



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANNE M. GANNON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CONSTITUTIONAL TAX COLLECTOR OF PALM BEACH COUNTY, OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH CONSTITUTIONAL OFFICER OF PALM BEACH COUNTY, FLORIDA AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CONSTITUTIONAL TAX COLLECTOR AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CONSTITUTIONAL AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CONSTITUTIONAL TAX COLLECTOR.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF NOVEMBER 2014.

MY COMMISSION EXPIRES: 2/5/15
[Signature]
NOTARY PUBLIC # EE 058816

TITLE CERTIFICATION

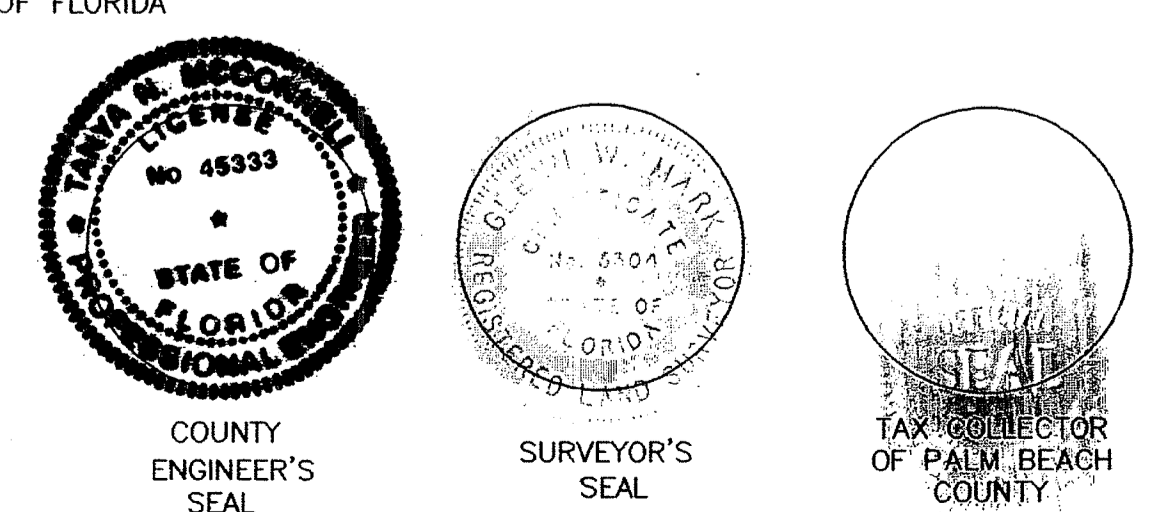
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ANNE M. GANNON, CONSTITUTIONAL TAX COLLECTOR SERVING PALM BEACH COUNTY; THAT THE CURRENT TAXES HAVE BEEN PAID (IF APPLICABLE); AND THAT PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED (IF APPLICABLE); 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: 11/3/2014 BY: *[Signature]*
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 SEC.177.091(9), F.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.

[Signature] 11/03/14
DATE
GLENN W. MARK P.L.S.
FLORIDA CERTIFICATE NO. 5304
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 11th DAY OF December 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
for GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- BEARINGS ARE BASED ON A GRID (NAD 83, 1990) BEARING OF SOUTH 01°29'10" WEST ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS DETERMINED BY PALM BEACH COUNTY AS SHOWN ON THIS PLAT AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENT (P.R.M.), 4"x4" CONCRETE MONUMENT SET WITH ALUMINUM CAP STAMPED G.M.A.R.K. L.S. 5304, UNLESS NOTED OTHERWISE.
 SET 5/8" IRON ROD AND CAP STAMPED G.M.A.R.K. L.S. 5304
- NO BUILDINGS OR 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 UNLESS OTHERWISE SHOWN
H. SCALE FACTOR - 1.000037298
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
R - RADIUS
A - CENTRAL ANGLE
A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG. - PAGE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
LWDD - LAKE WORTH DRAINAGE DISTRICT
FPL - FLORIDA POWER & LIGHT
PRM - PERMANENT REFERENCE MONUMENT
C - CENTERLINE
PBC or PBCo - PALM BEACH COUNTY
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
NAD - NORTH AMERICAN DATUM
N.T.S. - NOT TO SCALE
SR - STATE ROAD
(D) - DEED DIMENSION
(P) - PLAT DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION
(G) - GRID DIMENSION
(I.D.) - IDENTIFICATION
P.K. - PARKER KAELO
- PLAT AREA: 3.286 ACRES, MORE OR LESS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.

THIS INSTRUMENT PREPARED BY GLENN W. MARK P.L.S. FLORIDA CERTIFICATE NO. 5304 IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH FLORIDA 33411-2745.

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.

SITE PLAN DATA

CONTROL NO.: 1977-190
PROJECT NAME: CENTRAL PALM BEACH SERVICE CENTER
TRACT A AREA: 3.278 ACRES
TRACT B AREA: 0.008 ACRES
TOTAL AREA: 3.286 ACRES

SHEET: 1 OF: 2 PROJECT NO: 2013049-03	PALM BEACH COUNTY TAX COLLECTOR - CENTRAL PALM BEACH SERVICE CENTER DESIGN FILE NAME: S-3-14-3503.DGN DRAWING NO.: S-3-14-3503	SCALE: 1" = 30' APPROVED: G. W. M. DRAWN: E. A. O. CHECKED: C. S. P. DATE: 04/02/14	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2800 NORTH JOG ROAD WEST PALM BEACH, FL 33411
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