

20150351229

151

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:43 P.M.  
THIS 22 DAY OF August  
A.D. 2015 AND DULY RECORDED  
IN PLAT BOOK 222 ON  
PAGES 151 AND 152

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*  
DEPUTY CLERK

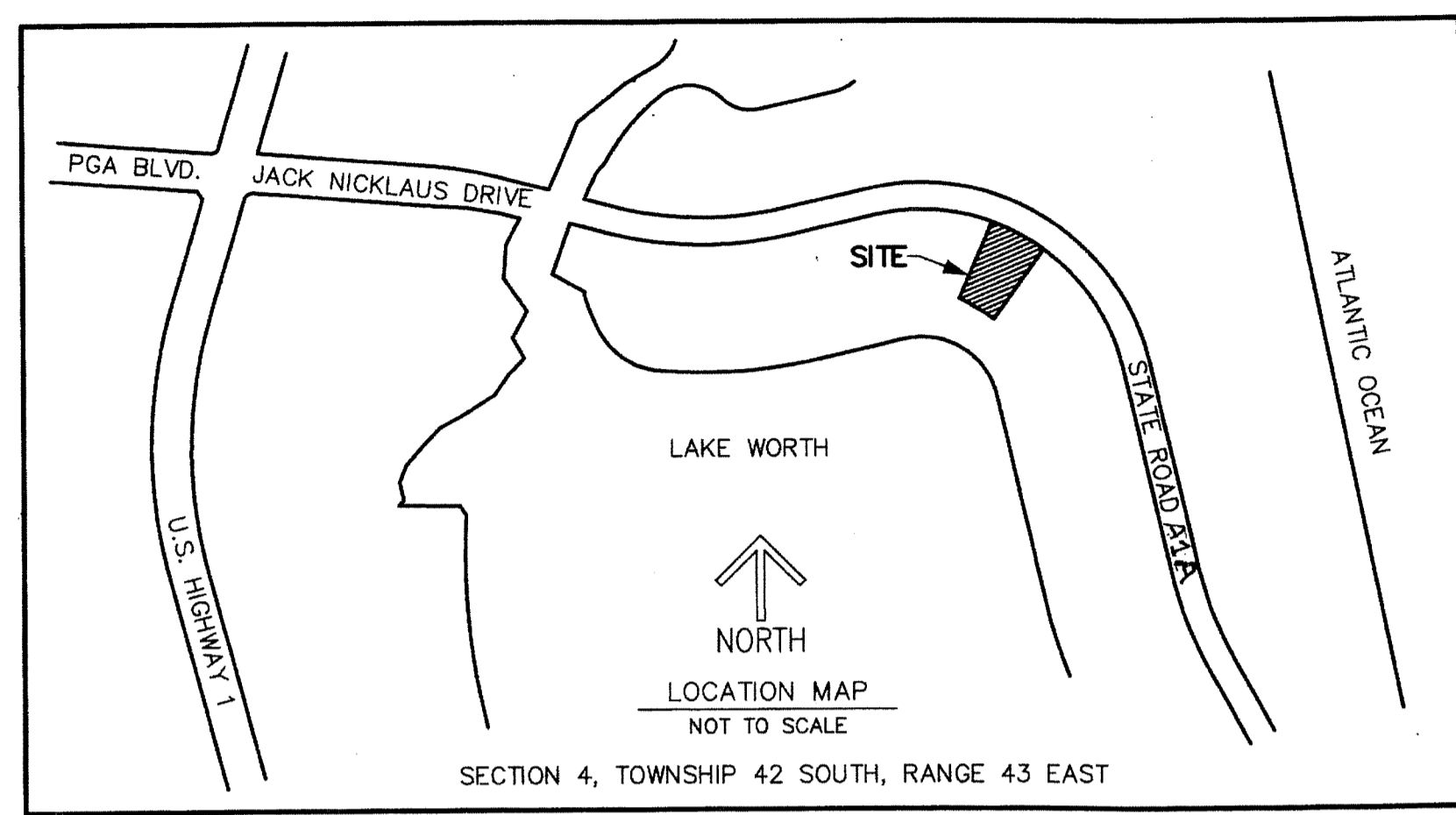
SHEET 1 OF 2

0187.008

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

# OLD PORT VILLAGE PLAT NO. 1-A REPLAT 3

BEING A REPLAT OF LOT 44A, TOGETHER WITH A PORTION OF LOT 45A, PLAT NO. 1-A, OLD PORT VILLAGE,  
AS RECORDED IN PLAT BOOK 28, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA



### TABULAR DATA:

TOTAL AREA OF THIS PLAT	0.5307 ACRES
AREA OF LOTS	0.5307 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	1
CONTROL NUMBER 73-30	

### DEDICATIONS AND RESERVATIONS:

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT ELEANOR A. DANIELS, INDIVIDUALLY AND AS TRUSTEE OF THE ELEANOR A. DANIELS PERSONAL RESIDENCE TRUST DATED OCTOBER 26, 2011, SHOWN HEREON AS OLD PORT VILLAGE PLAT NO. 1-A REPLAT 3, BEING A REPLAT OF LOT 44A, TOGETHER WITH A PORTION OF LOT 45A, PLAT NO. 1-A, OLD PORT VILLAGE, AS RECORDED IN PLAT BOOK 28, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 44A, TOGETHER WITH A PORTION OF LOT 45A, PLAT NO. 1-A, OLD PORT VILLAGE, AS RECORDED IN PLAT BOOK 28, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 44A; THENCE N.32°54'50"E. ALONG THE NORTHWESTERLY LINE OF SAID LOT 44A, A DISTANCE OF 190.00 FEET TO THE NORTHERN MOST CORNER OF SAID LOT 44A, AND A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 703, AS SHOWN IN ROAD BOOK 6, PAGE 29 OF SAID PUBLIC RECORDS, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 796.32 FEET, AND A CENTRAL ANGLE OF 09°26'59" (A RADIAL BEARING FROM THIS POINT BEARS S.32°54'50"W.; THENCE SOUTHEASTERLY ALONG THE ARC OF THE NORTHEASTERLY LINE OF SAID LOT 44A, AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 131.33 FEET TO THE MOST NORTHERN CORNER OF SAID LOT 45A; THENCE, S.38°45'09"W., A DISTANCE OF 190.50 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HARBOUR ROAD, AS SHOWN ON SAID PLAT NO. 1-A, OLD PORT VILLAGE, AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 606.32 FEET, AND A CENTRAL ANGLE OF 10°35'01" (A RADIAL BEARING FROM THIS POINT BEARS S.43°29'51"W.; THENCE NORTHWESTERLY ALONG THE ARC OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HARBOUR ROAD, A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,116 SQUARE FEET/0.5307 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

### 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, I, ELEANOR A. DANIELS, INDIVIDUALLY AND AS TRUSTEE OF THE ELEANOR A. DANIELS PERSONAL RESIDENCE TRUST DATED OCTOBER 26, 2011, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY SET MY HAND AND SEAL THIS 19th DAY OF August, 2015.

WITNESS: *Robert Brody*  
PRINT NAME **Robert Brody**  
WITNESS: *Luanna A. Blizard*  
PRINT NAME **LUANNA BLIZARD**

BY: *Eleanor A. Daniels*, individually and as trustee of the ELEANOR A. DANIELS PERSONAL RESIDENCE TRUST DATED OCTOBER 26, 2011

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

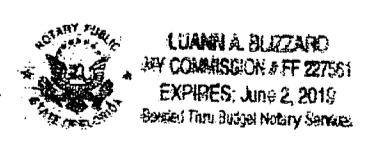
BEFORE ME PERSONALLY APPEARED ELEANOR A. DANIELS, INDIVIDUALLY AND AS TRUSTEE OF THE ELEANOR A. DANIELS PERSONAL RESIDENCE TRUST DATED OCTOBER 26, 2011, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Florida De. Lic.* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August, 2015

MY COMMISSION EXPIRES: 6/2/19

COMMISSION NUMBER: FF 227561

*Luanna A. Blizard*  
NOTARY PUBLIC  
*Luanna A. Blizard*  
PRINT NAME



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ROBERT BRODY, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ELEANOR A. DANIELS, INDIVIDUALLY AND AS TRUSTEE OF THE ELEANOR A. DANIELS PERSONAL RESIDENCE TRUST DATED OCTOBER 26, 2011; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: August 14, 2015

*Robert Brody*  
ROBERT BRODY, ESQUIRE  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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 22nd DAY OF September, 2015 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8-21-15

*David P. Lindley*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB#3591

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990  
ADJUSTMENT ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE  
MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.0000428  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- Lines intersecting curves are non-radial unless shown otherwise.
- "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 PALM BEACH COUNTY.
- BEARINGS AND COORDINATES HEREON ARE RELATIVE TO A GRID BEARING OF 50°22'27" ALONG THE WEST LINE OF THE S.W. 1/4 OF SECTION 4, TOWNSHIP 42, SOUTH, RANGE 43 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

