



LOCATION PLAN  
NO SCALE

# ARVIDA AUTO MARINE PLAZA

A PARCEL OF LAND IN THE NORTHEAST ONE QUARTER (NE 1/4)  
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

PREPARED BY T. B. BISHAM, JR. OFFICE  
ARTHUR V. STROCK & ASSOCIATES, INC.  
CONSULTING ENGINEERS, LAND SURVEYORS  
DEERFIELD BEACH - DELRAY BEACH, FLORIDA  
COMM. NO. 654101

PLAT OF THE SOUTHWEST  
CORNER OF PALM BEACH COUNTY  
SECTION 23, TOWNSHIP 47 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY,  
FLORIDA, BEING THE FOLLOWING  
LAND SITUATE, LYING AND BEING IN  
SECTION 23, TOWNSHIP 47 SOUTH,  
RANGE 42 EAST, PALM BEACH COUNTY,  
FLORIDA, TO WIT:

**DEDICATION**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
KNOW ALL MEN BY THESE PRESENTS: THAT ARVIDA CORPORATION, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF LAND SHOWN ON THIS PLAT ENTITLED ARVIDA AUTO MARINE PLAZA BEING THE FOLLOWING LAND SITUATE, LYING AND BEING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 23; THENCE RUN S 00°35'30"E 75.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER TO A POINT; THENCE RUN S 89°30'16"W 247.50 FEET ALONG A LINE 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°30'16"W 23.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AS SHOWN AND RECORDED IN ROAD PLAT BOOK 4, PAGES 139 THROUGH 142, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF S 45°40'09"W, A RADIUS OF 1697.02 FEET AND A CENTRAL ANGLE OF 17°40'56", FOR AN ARC DISTANCE OF 523.72 FEET TO A POINT OF TANGENCY; THENCE RUN S 54°30'37"W 1038.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE RUN S 35°29'23"E 440.00 FEET TO A POINT; THENCE RUN S 04°50'46"E 72.74 FEET TO A POINT; THENCE RUN S 40°36'05"W 92.20 FEET TO A POINT; THENCE RUN S 16°41'57"E 104.40 FEET TO A POINT; THENCE RUN S 48°48'51"E 106.30 FEET TO A POINT; THENCE RUN N 83°59'28"E 203.38 FEET TO A POINT ON A CURVE; THENCE RUN EASTERLY, SOUTHERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF N 76°22'39"E, A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 83°42'12", FOR AN ARC DISTANCE OF 584.36 FEET TO A POINT; THENCE RUN N 89°24'30"E 224.69 FEET TO A POINT OF INTERSECTION WITH A LINE 247.50 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23; THENCE RUN N 00°35'30"W 1488.84 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 28.62 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES; THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO GOVERNMENTAL AGENCIES AND FRANCHISED UTILITIES FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES; THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE TRAIL EAST PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM; THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**DEDICATION**

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF October, 1979.

ARVIDA CORPORATION, A CORPORATION OF THE STATE OF DELAWARE  
ATTEST:  
William J. Drury BY: Norman A. Cortese  
WILLIAM J. DRURY, ASST. SECRETARY NORMAN A. CORTESE, VICE-PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED NORMAN A. CORTESE AND WILLIAM J. DRURY, VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF ARVIDA CORPORATION AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF October, A.D. 1979.  
MY COMMISSION EXPIRES: October 31, 1981  
James M. Wilcox  
NOTARY PUBLIC, STATE OF FLORIDA

**TITLE CERTIFICATION**

I, H. WILLIAM WALKER, JR., 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 TO ARVIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS UNENCUMBERED BY ANY MORTGAGE.  
H. William Walker, Jr.  
H. WILLIAM WALKER  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF December, A.D. 1979.  
BY: H. F. Kahlert  
H. F. KAHLERT, COUNTY ENGINEER

**BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4<sup>th</sup> DAY OF December, A.D. 1979.  
BY: Bill Bailey ATTEST: JOHN B. DUNKLE, CLERK  
BILL BAILEY, CHAIRMAN DEPUTY CLERK

ARVIDA Auto Marine PLAZA  
1000-055

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY: THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WERE SET UNDER THE GUARANTEEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.  
Arthur V. Strock  
ARTHUR V. STROCK & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL SURVEYORS  
STATE OF FLORIDA

