

44/74

# PALMETTO PARK ROAD

A Part of a P.U.D.

## DESCRIPTION

A portion of Tract "S-5", BOUNDARY PLAT OF ORIOLE COUNTRY, as recorded in Plat Book 32, Pages 175 thru 180 inclusive, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGIN at the Southwest corner of said Tract "S-5"; thence North 01° 19' 13" West, 126.55 feet; thence North 01° 12' 07" West, 123.54 feet (the last two (2) courses described being coincident with the westerly boundaries of said Tract "S-5"); thence South 45° 43' 36" East, 35.06 feet; thence North 89° 44' 56" East, 317.06 feet; thence easterly along the arc of a tangent curve, being concave to the South, having a radius of 2009.86 feet, a delta of 11° 12' 06", an arc distance of 392.94 feet; thence tangent to said curve South 79° 02' 59" East, 1169.74 feet; thence easterly along the arc of a tangent curve, being concave to the North, having a radius of 1809.86 feet, a delta of 24° 58' 24", an arc distance of 788.86 feet; thence South 13° 17' 35" East, 200.02 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 13° 57' 01" West); thence westerly along the arc of said curve, being concave to the North, having a radius of 2009.86 feet, a delta of 24° 54' 02", an arc distance of 873.48 feet; thence tangent to said curve North 79° 02' 59" West, 1169.74 feet; thence westerly along the arc of a tangent curve, being concave to the South, having a radius of 1809.86 feet, a delta of 11° 12' 06", an arc distance of 353.84 feet; thence tangent to said curve South 89° 44' 56" West, 312.65 feet; thence South 44° 12' 51" West, 35.68 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of said Tract "S-5", more particularly described as follows:

BEGIN at the intersection of the South boundary of said Tract "S-5" and the East boundary of said BOUNDARY PLAT OF ORIOLE COUNTRY; thence South 89° 44' 56" West, 151.76 feet; thence westerly along the arc of a tangent curve, being concave to the South, having a radius of 1809.86 feet, a delta of 18° 09' 47", an arc distance of 573.73 feet; thence tangent to said curve South 71° 35' 09" West, 351.84 feet; thence westerly along the arc of a tangent curve, being concave to the North, having a radius of 2009.86 feet, a delta of 00° 47' 59", an arc distance of 28.06 feet; thence North 12° 19' 08" West, 200.95 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North 18° 12' 05" West); thence easterly along the arc of said curve, being concave to the North, having a radius of 1809.86 feet, a delta of 00° 12' 46", an arc distance of 6.72 feet; thence tangent to said curve North 71° 35' 09" East, 351.84 feet; thence easterly along the arc of a tangent curve, being concave to the South, having a radius of 2009.86 feet, a delta of 18° 09' 47", an arc distance of 637.13 feet; thence tangent to said curve North 89° 44' 56" East, 148.27 feet to a point on the East boundary of said BOUNDARY PLAT OF ORIOLE COUNTRY; thence South 01° 14' 41" East along said line, a distance of 100.02 feet; thence South 01° 15' 24" East, 100.02 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 17.677 acres more or less.

## DEDICATION

Know all men by these presents that ORIOLE HOMES CORP., a Florida Corporation, owner of the lands shown hereon, being in Sections 23 and 26, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as PALMETTO PARK ROAD, being a replat of a Portion of Tract S-5, BOUNDARY PLAT OF ORIOLE COUNTRY, (Plat Book 32, Pages 175 thru 180), has caused the same to be surveyed and platted hereon and does hereby dedicate as follows:

- 1.) Parcels R-1 and R-2, as shown, are hereby dedicated to the Palm Beach County Board of County Commissioners for Roadway Purposes.

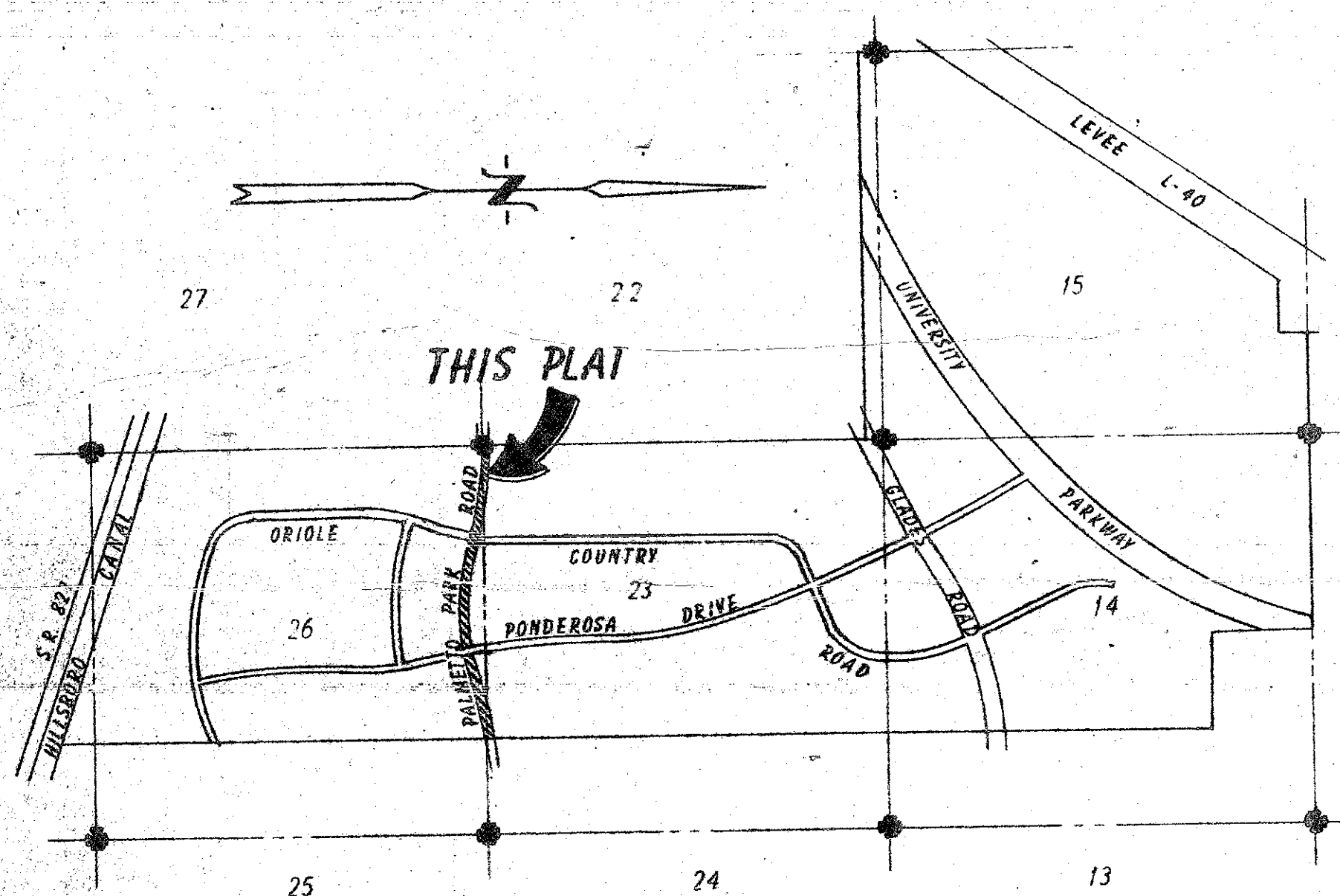
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF JANUARY A.D., 1980.

ATTEST  
A. NUNEZ Ass't Sec'y

ORIOLE HOMES CORP.  
BY R. D. Levy  
R.D. LEVY, Pres.

BEING A REPLAT OF A PORTION OF TRACT "S-5", BOUNDARY PLAT OF ORIOLE COUNTRY, AS RECORDED IN PLAT BOOK 32, PAGES 175 THRU 180 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SECTIONS 23 & 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST

PREPARED BY  
**BROOME AND FARINA, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
CORAL SPRINGS, FLORIDA  
BY JOHN A. FARINA, P.L.S. 1564



LOCATION MAP NOT TO SCALE

## OWNERS ACKNOWLEDGEMENT

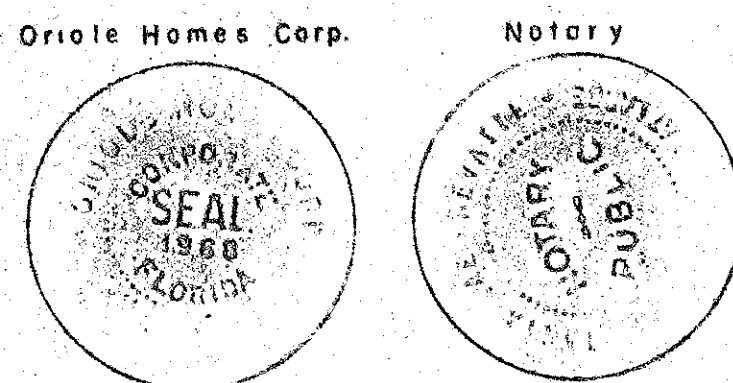
STATE of FLORIDA } S.S.  
COUNTY of BROWARD }

Before me personally appeared R.D. Levy and A. Nunez to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP. a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal, this 29th day of January A.D., 1980

June 28 1982  
My Commission Expires

Jamya Rae Prewatte  
Notary Public



## SURVEY NOTES

1. P.R.M. Indicates Permanent Reference Monuments.
2. P.C.P. Indicates Permanent Control Points.
3. Bearings shown hereon are relative to the Boundary Plat of Oriole Country, Plat Book 32, Pages 175 thru 180, Public Records of Palm Beach County, Florida.

## TITLE CERTIFICATE

STATE of FLORIDA } S.S.  
COUNTY of PALM BEACH }

We, Alpha Title Company, Inc., a title insurance company, 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 ORIOLE HOMES CORP.; that the current taxes have been paid; and that we find the property is not encumbered by any mortgages.

Date: Feb 13, 1982

By: Harold J. Elkmann  
Alpha Title Company, Inc.  
Harold J. Elkmann, Vice President

## APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 13 day of April, A.D., 1982

By: Norman Gregory  
NORMAN GREGORY  
Chairman, Palm Beach County,  
Board of County Commissioners

COUNTY ENGINEER

This plat is hereby approved for record, this 1 day of April, A.D., 1982

By: Herbert F. Kahlert  
Herbert F. Kahlert  
Palm Beach County Engineer

ATTEST: John B. Dunkle Clerk

BOARD OF COUNTY COMMISSIONERS

By: Kathryn S. Thiller  
Deputy Clerk

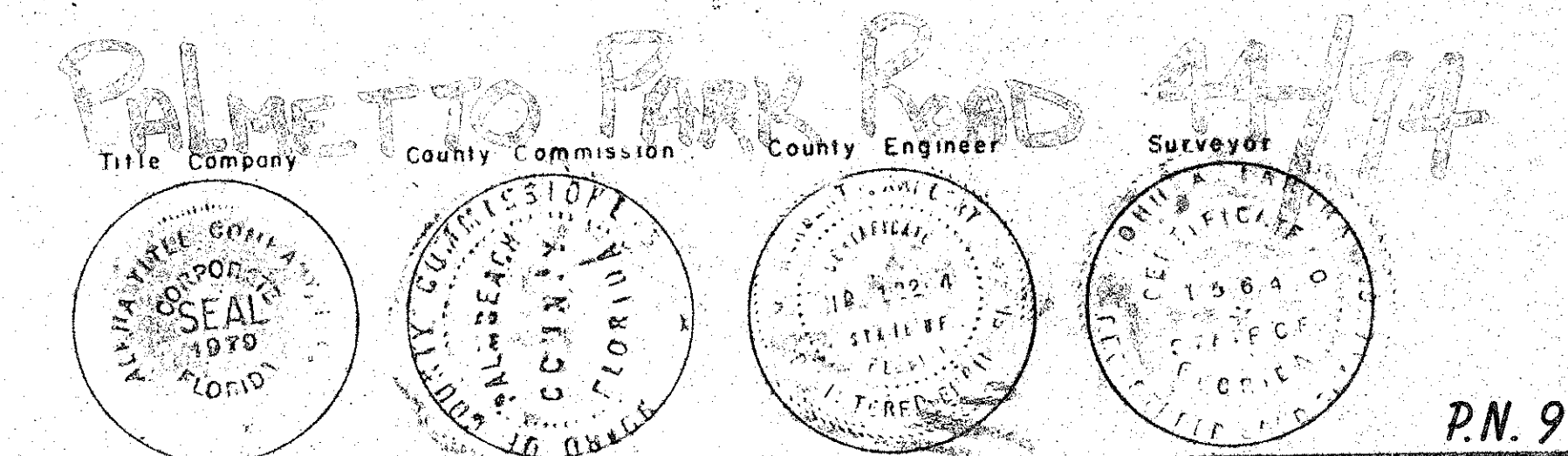
## SURVEYOR'S CERTIFICATE

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.s.) Permanent Reference Monuments have been placed and (P.C.P.s.) Permanent Control Points will be 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.

BROOME & FARINA, INC.  
Engineers - Planners - Surveyors

Date: July 29, 1980

By: John A. Farina P.S. 35  
JOHN A. FARINA  
Professional Land Surveyor  
Florida Registration No. 1564



P.N. 9737

74  
STATE of FLORIDA } S.S.  
COUNTY of PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT 2:58 PM ON THE 16 DAY OF April 1982 AND DULY RECORDED IN PLAT BOOK 44 PAGE 74-75

JOHN B. DUNKLE  
CLERK OF CIRCUIT COURT

BY: Kyle Shreffers

SHEET 1 of 2 SHEETS