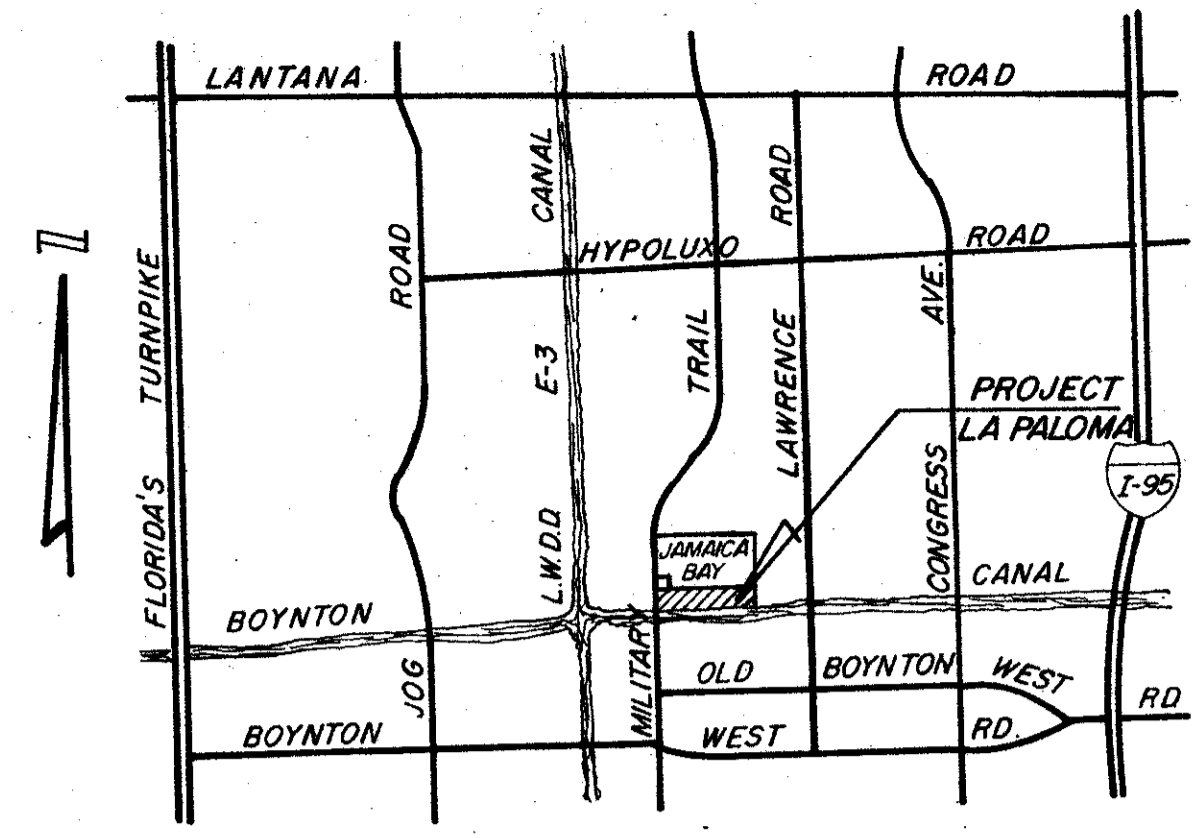


LA PALOMA - PLAT NO. 1

IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

JANUARY, 1984



LOCATION MAP

STATE OF FLORIDA
 COUNTY OF PALM BEACH } ss
 This Plat was filed for record at 12:56 AM
 this 18th day of MAY
 1984 and duly recorded in Plat Book No.
 48 on pages 75 & 76
 JOHN B. DUNKLE, Clerk Circuit Court
 By *Doody*, D.C.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, AS MENTIONED ABOVE; THENCE WITH A BEARING OF SOUTH 0° 05' 31" EAST, ALONG THE WEST LINE OF SECTION 24; SAID LINE ALSO BEING THE CENTERLINE OF MILITARY TRAIL (S.R. 809), A DISTANCE OF 660.14 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 89° 54' 29" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL (S.R. 809) AND THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 89° 44' 36" EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 0° 05' 23" WEST, A DISTANCE OF 0.51 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 89° 43' 55" EAST, A DISTANCE OF 412.69 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 0° 16' 05" EAST, A DISTANCE OF 591.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE BOYNTON CANAL AS RECORDED IN DEED BOOK 110, PAGE 230, AND DEED BOOK 118, PAGE 307 WITH A BEARING OF SOUTH 89° 47' 30" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF THE BOYNTON CANAL A DISTANCE OF 614.51 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF NORTH 0° 05' 31" WEST, ALONG THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL A DISTANCE OF 590.16 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 8.32 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMAICA BAY PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS LA PALOMA - PLAT NO. 1, LYING AND BEING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE 10' ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL 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 PROPER PURPOSES.
2. THE 50' ADDITIONAL RIGHT-OF-WAY FOR THE BOYNTON CANAL AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES.
3. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID JAMAICA BAY PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 9th DAY OF February A.D. 1984.

JAMAICA BAY PROPERTIES, LTD.
 A CALIFORNIA LIMITED PARTNERSHIP
 AUTHORIZED TO TRANSACT BUSINESS
 IN THE STATE OF FLORIDA

BY: *John W. Zylstra*
 John W. Zylstra
 General Partner

WITNESS: *William Gung*
 William Gung
 General Partner

WITNESS: *Mark Z. Zwichorowski*
 Mark Z. Zwichorowski
 General Partner

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 BEFORE ME PERSONALLY APPEARED JOHN W. ZYLSTRA AND MARK Z. ZWICHOROWSKI, GENERAL PARTNERS OF JAMAICA BAY PROPERTIES, LTD., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF February A.D. 1984.

Joseph M. Tucker
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-9-84

TITLE CERTIFICATION

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }

I, _____, 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 JAMAICA BAY PROPERTIES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE _____ ATTORNEY AT LAW, LICENSED IN FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MAY A.D., 1984.

BY: *Ken Spillias*
 KEN SPILLIAS, CHAIRMAN

ATTEST:
 JOHN B. DUNKLE, CLERK
 BY: *Elizabeth Richards*
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MAY A.D., 1984.

BY: *H.F. Kahlert*
 H.F. KAHLERT, COUNTY ENGINEER

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: ⊕
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }

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 THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES 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.

DATE: April 3, 1984 *Joseph M. Tucker*
 JOSEPH M. TUCKER
 FLORIDA CERTIFICATE NO. 3285

4000-050

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLORIDA 33401. PHONE: 737-6546

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		LA PALOMA - PLAT NO. 1 PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1	
Date	JANUARY, 1984	Designed	R. ANDERSON
Drawn	C. GOSS	Job No.	3279-83
Checked		Sheet	1 of 1
Approved		Scale	5-1297-00

DRAWING NUMBER 48/75

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

