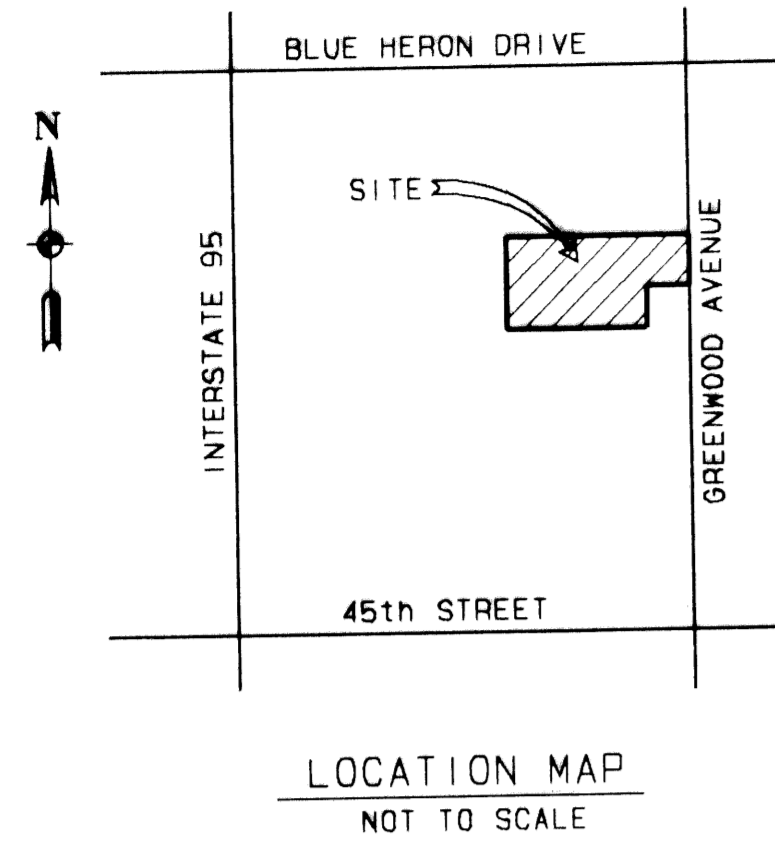


ROYAL PALM MEMORIAL GARDENS PLAT FOUR

BEING A REPLAT OF A PORTION OF REPLAT OF PLAT NO. 1 GREENWOOD HILLS, AS RECORDED IN PLAT BOOK 27, PAGE 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN PART OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
 FEBRUARY, 1994 SHEET 1 OF 5

188



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 11:42 AM, this 21st day of July, 1994, and duly recorded in Plat Book No. 22 on Pages 188 thru 192.
 DOROTHY WILKEN
 Clerk Circuit Court
 By *Lois A. Hahn*

DESCRIPTION

A portion of the North one-half of the Northwest one-quarter of Section 4, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, also being a portion of REPLAT OF PLAT NO. 1 GREENWOOD HILLS, as recorded in Plat Book 27, Page 134 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of Section 4, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida; thence along the North line of said Section 4, South 88°50'33" East, for 803.90 feet to the POINT OF BEGINNING; thence continuing along said North line of Section 4, South 88°50'33" East, for 1595.70 feet to the West Right-of-Way line of Greenwood Avenue as shown on Florida Department of Transportation Right-of-Way map, Section 93511-2601; thence Southerly along said West Right-of-Way line of Greenwood Avenue, along a non-tangent curve concave to the Northeast, having a radius of 4250.28 feet and a central angle of 02°43'23", for 201.95 feet; said curve at its beginning having a radial bearing of South 89°22'36" West; thence leaving said West Right-of-Way line, North 88°43'05" West, for 337.87 feet; thence South 04°17'11" West, for 349.03 feet; thence North 88°50'18" West, for 222.38 feet; thence North 88°39'25" West, for 504.24 feet; thence North 88°44'25" West, for 480.61 feet; thence Northwesterly on a tangent curve concave to the Southeast, having a radius of 33.00 feet and a central angle of 87°45'48", for 50.55 feet; thence North 01°09'27" East, for 578.89 feet to the POINT OF BEGINNING.

Containing 17.35 acres, more or less.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that THE SIMPLICITY PLAN, INC., a Florida Corporation, owners of the lands hereon described and shown as ROYAL PALM MEMORIAL GARDENS PLAT FOUR, being a replat of a portion of REPLAT OF PLAT NO. 1 GREENWOOD HILLS, as recorded in Plat Book 27, Page 134 of the Public Records of Palm Beach County, Florida have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tracts A, B, K and L, as shown hereon, are hereby reserved to THE SIMPLICITY PLAN, INC., a Florida Corporation, its successors and assigns, for ingress and egress, drainage and for the construction, installation, maintenance and operation of utility facilities, without recourse to the City of West Palm Beach.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of May, 1994.

THE SIMPLICITY PLAN, INC., a Florida corporation
 BY: *Keenan L. Knopke*
 Keenan L. Knopke, President
 WITNESS: *Linda Shyer*
 WITNESS: *B. Alcala*

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 BEFORE ME personally appeared Keenan L. Knopke who is personally known to me, or has produced to me as *Keenan L. Knopke* and who did not take an oath, and who executed the foregoing instrument as President of THE SIMPLICITY PLAN, INC., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 27th day of May, 1994.

My commission expires: 3/29/97
Miriam Saavedra
 Notary Public
 Commission # CE 260481
 Miriam Saavedra

NOTES

- ----- Permanent Reference Monument (LS #4609 except as noted)
- ----- Permanent Control Point
- R ----- Radius
- A ----- Delta
- Δ ----- Arc Length
- T ----- Tangent Length
- CH ----- Chord Length
- CHB ----- Chord Bearing
- P.C. ----- Point of Curvature
- P.T. ----- Point of Tangency
- P.B. ----- Plat Book
- O.R.B. --- Official Record Book

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Bearings cited herein are in the meridian of the North line Section 4, Township 43 South, Range 43 East which bears South 88°50'33" East

All lot lines are non-radial unless otherwise noted.

The building setbacks shall conform to the City of West Palm Beach zoning code.

No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Landscaping on utility easements other than for sewer or water shall require prior approval of all utilities occupying same.

Where drainage easements and any other type of easements cross, any and all uses for drainage purposes shall take precedence.

All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

The property described hereon is subject to an undimensioned blanket easement to Florida Power & Light Company as recorded in Deed Book 420, Page 413 of the Public Records of Palm Beach County, Florida.

TITLE CERTIFICATION

STATE OF FLORIDA } ss
 COUNTY OF ORANGE }
 We, Gray, Harris & Robinson, P.A., as duly licensed attorneys 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 to THE SIMPLICITY PLAN, INC.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record.

Dated: June 8, 1994
 Gray, Harris & Robinson, P.A.
 By: *Paul S. Guinn, Jr.*
 Paul S. Guinn, Jr., Esq.

SURVEYOR'S CERTIFICATION

I hereby 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") have been set and Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the City of West Palm Beach, Florida, for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

James A. Davis
 James A. Davis, PLS
 Registered Land Surveyor #4609
 State of Florida

CITY APPROVALS AND ACCEPTANCE

STATE OF FLORIDA } ss
 COUNTY OF PALM BEACH }
 The plat shown hereon has been approved by the City Commission of the City of West Palm Beach, Florida, and the City does hereby formally accept the offers to dedicate contained on this plat, this 30th day of June, 1994.

Approved and accepted by:
 Mayor: *Nancy M. Graham*
 City Planning Board Chairman: *William M. Moss*

SUBDIVISION # ROYAL PALM MEMORIAL GARDENS
 BOOK 72 PAGE 188
 FLOOD ZONE - FLOOD MAP # -
 QUAD # - ZONING -
 SE - ZIP CODE -
 PUD NAME - CJWB

COMPUTED D. BACHOR
 DRAWN D. BACHOR
 CHECKED
 APPROVED

THIS INSTRUMENT PREPARED BY:
 JAMES A. DAVIS, P.L.S.
 FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
 ONE HARVARD CIRCLE

