

"PALMS WEST DISTRICT PARK - ENTRANCE ROAD PLAT"

A PORTION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1995 SHEET 1 OF 2 SHEETS

DEDICATION - PARCEL "A":

KNOW ALL MEN BY THESE PRESENTS THAT J. KEITH SYMONS, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS, A CORPORATION SOLE, OWNERS OF THE LANDS SHOWN HEREON AS "PALMS WEST DISTRICT PARK - ENTRANCE ROAD PLAT", LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ONE-QUARTER (NE 1/4) CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S01°19'16"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, FOR A DISTANCE OF 1,203.56 FEET; THENCE S89°44'01"E ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR 1,963.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N23°20'26"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 68°10'01" FOR AN ARC DISTANCE OF 594.87 FEET TO A POINT OF TANGENCY; THENCE S01°30'27"W ALONG A LINE PARALLEL WITH AND 380.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 965.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID PARALLEL LINE S01°30'27"W A DISTANCE OF 31.09 FEET; THENCE S01°30'22"W ALONG A LINE PARALLEL WITH AND 380.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 1,145.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (S.R. 80) AS NOW LAID OUT; THENCE N88°28'07"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (S.R. 80) FOR A DISTANCE OF 105.01 FEET; THENCE N46°31'08"E A DISTANCE OF 35.36 FEET; THENCE N01°30'22"E ALONG A LINE PARALLEL WITH AND 460.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 1,119.98 FEET; THENCE N01°30'27"E ALONG A LINE PARALLEL WITH AND 460.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 29.36 FEET; THENCE S89°44'01"E A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.17 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS: PARCEL "A", AS SHOWN, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, J. KEITH SYMONS, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS, A CORPORATION SOLE, HAS CAUSED THESE PRESENTS TO BE SIGNED. THIS 12th DAY OF September, 1995.

J. Keith Symons
J. KEITH SYMONS, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS, A CORPORATION SOLE
WITNESS Richard J. Tuttle
David J. Gallorey
WITNESS

DEDICATION - PARCEL "B":

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS "PALMS WEST DISTRICT PARK - ENTRANCE ROAD PLAT", LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH ONE-QUARTER (NE 1/4) CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S01°19'16"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 1203.56 FEET; THENCE S89°44'01"E ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR 780.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°44'01"E ALONG SAID PARALLEL LINE A DISTANCE OF 986.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 91°14'28" FOR AN ARC DISTANCE OF 796.23 FEET TO A POINT OF TANGENCY; THENCE S01°30'27"W ALONG A LINE PARALLEL WITH AND 380.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 925.13 FEET; THENCE N89°44'01"W A DISTANCE OF 80.02 FEET; THENCE N01°30'27"E ALONG A LINE PARALLEL WITH AND 460.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 926.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 91°14'28" FOR AN ARC DISTANCE OF 668.83 FEET TO A POINT OF TANGENCY; THENCE N89°44'01"W ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35 FOR A DISTANCE OF 986.86 FEET; THENCE N00°15'59"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.86 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS: PARCEL "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN, KEN L. FOSTER, THIS 19th DAY OF Sept, 1995.

BY: Ken L. Foster
KEN L. FOSTER
CHAIRMAN

ATTEST:
Willow Stewart
DEPUTY CLERK

TITLE CERTIFICATION - PARCEL "A":

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
WE, UNIVERSAL LAND TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO J. KEITH SYMONS, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS, A CORPORATION SOLE, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO OTHER INCUMBRANCES AFFECTING SAID PROPERTY.
DATE September 5, 1995 BY Kevin Wellman

ACKNOWLEDGEMENT - PARCEL "A":

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
BEFORE ME PERSONALLY APPEARED J. KEITH SYMONS, AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS, A CORPORATION SOLE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF September, 1995.
MY COMMISSION EXPIRES _____, 1995.
Marie P. Silak
NOTARY PUBLIC



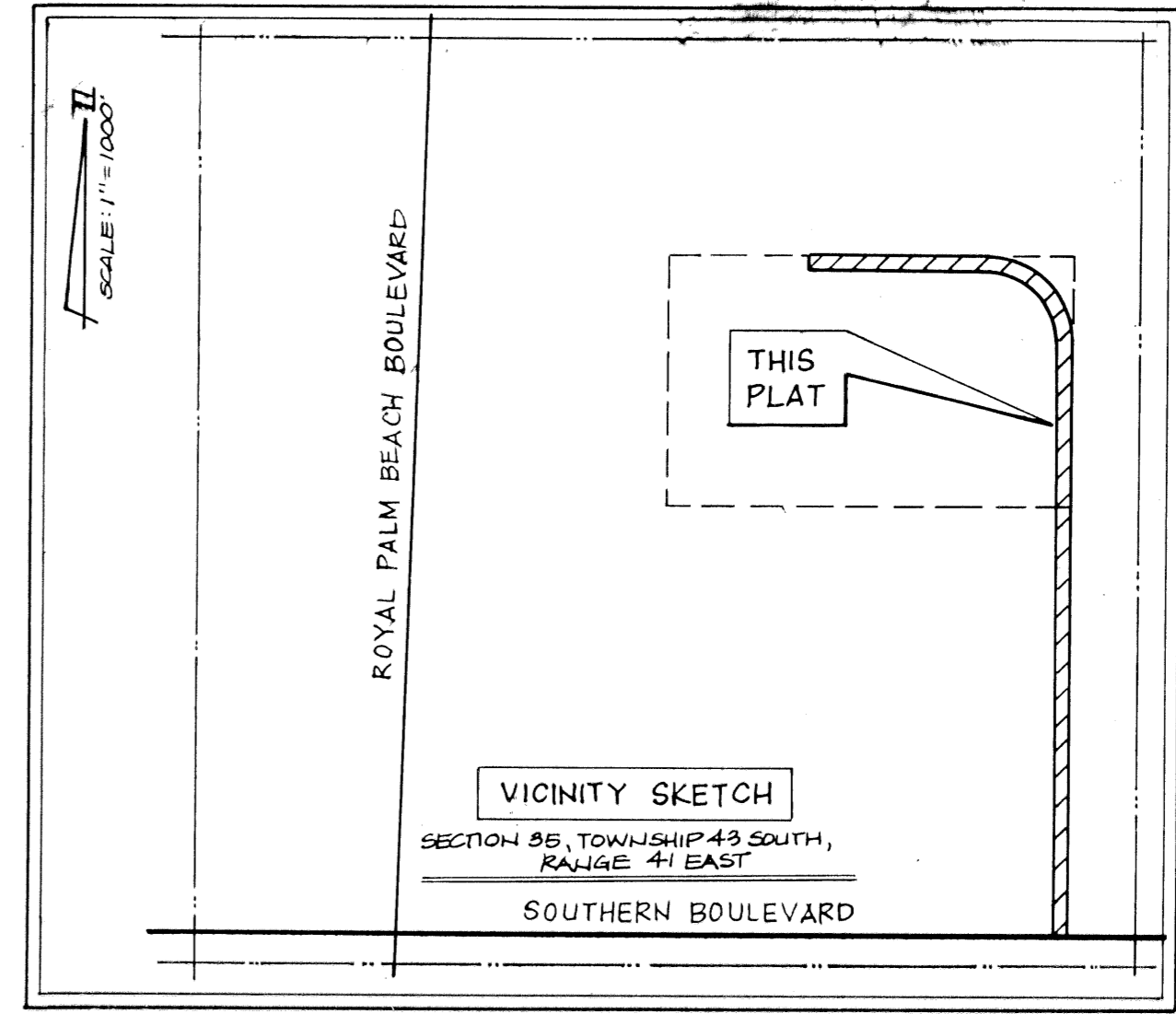
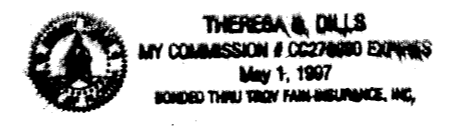
TITLE CERTIFICATION - PARCEL "B":

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
WE, UNIVERSAL LAND TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THAT THERE ARE NO OTHER INCUMBRANCES AFFECTING SAID PROPERTY.
DATE September 5, 1995 BY Kevin Wellman

ACKNOWLEDGEMENT - PARCEL "B":

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
BEFORE ME PERSONALLY APPEARED KEN L. FOSTER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CHAIRMAN OF SAID POLITICAL SUBDIVISION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID POLITICAL SUBDIVISION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BOARD AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF September, 1995.
MY COMMISSION EXPIRES May 1, 1997.

Theresa B. Dilla
NOTARY PUBLIC
#CC276990



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COUNTY OF PALM BEACH }
STATE OF FLORIDA }SS
This Plat was filed for record at 2:56 p.m.
this 12 day of February, 1996
and duly recorded in Plat Book No. 76
on page 149-150
DOROTHY H. WILKEN, Clerk of Circuit Court
by Dawn A. Moore D.C.



VILLAGE OF ROYAL PALM BEACH APPROVALS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF JANUARY, 1996.
BY: Kenneth Clodfelter
KENNETH CLODFELTER
PLANNING AND ZONING COMMISSION CHAIRPERSON
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF JANUARY, 1996.
BY: Anthony R. Masilotti
MAYOR, ANTHONY R. MASILOTTI
ATTEST: VILLAGE CLERK
BY: Mary Anne Gould
MARY ANNE GOULD
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF JANUARY, 1996.
BY: Richard J. Tuttle
RICHARD J. TUTTLE P.E.
VILLAGE ENGINEER

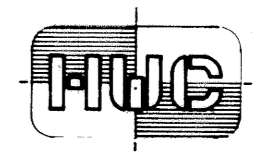
ACCEPTANCE OF DEDICATIONS - VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THE VILLAGE OF ROYAL PALM BEACH HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 29 DAY OF Jan, 1996.
VILLAGE OF ROYAL PALM BEACH
ATTEST: VILLAGE CLERK
BY: Anthony R. Masilotti
MAYOR, ANTHONY R. MASILOTTI
BY: Mary Anne Gould
MARY ANNE GOULD

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET AS REQUIRED AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.
FIELD BOOK 95-7 PAGES 9, 10 & 31
DATED: May 30 DAY OF 1995.
HELLER-WEAVER AND CATO, INC.
John D. Weaver
BY: JOHN D. WEAVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 3550

Plat prepared by:
Heller-Weaver and Cato, Inc.
engineers ... surveyors ... planners
310 s.e. 1st street, suite 4
delray beach, florida 33483



THIS INSTRUMENT WAS PREPARED BY:
JOHN D. WEAVER IN THE OFFICES OF
HELLER-WEAVER AND CATO, INC.
310 S.E. 1ST STREET, SUITE 4,
DELRAY BEACH, FL 33483
(407) 243-8700



BOOK 76
FLOOD ZONE B
QUAD # 61
SE
PAGE 149
FLOOD MAP # 050-B
ZONING
ZIP CODE 33411
PUD NAME
Palms West District Park