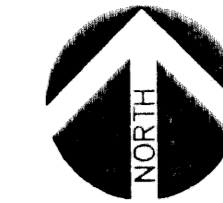


PALM GROVE

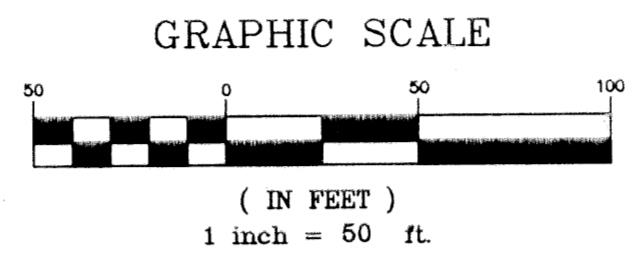
Being a part of Government Lots 1 & 2, Section 35, Township 43 South, Range 43 East Town of Palm Beach, Palm Beach County, Florida

LEGEND
 P.R.M. = 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISC LABELED "G.C.Y., INC. RLS 2780"
 P.C.P. = P.K. NAIL & BRASS DISC (PERMANENT CONTROL POINT) LABELED "POP RLS 2780"
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM 1929



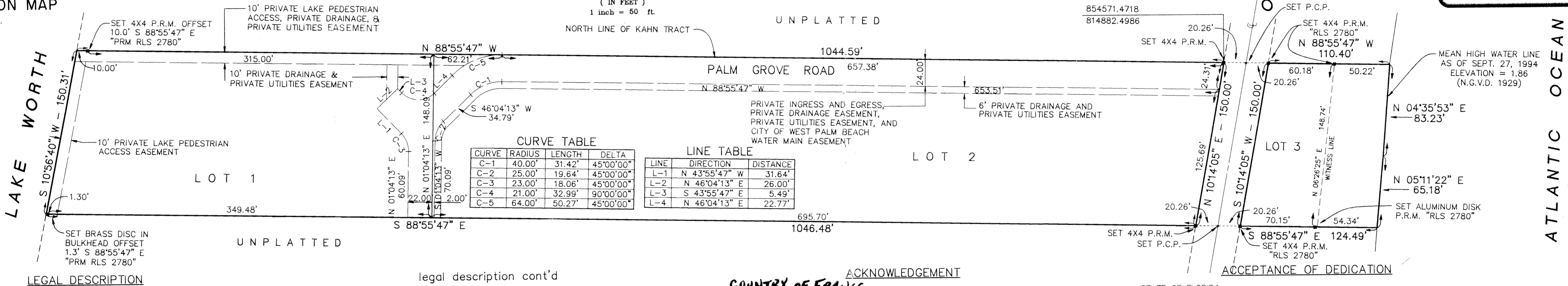
9

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 3:12 P.M.
 this 12 day of March 1995
 and duly recorded in Plat Book No. 77
 on page 9
 DOROTHY H. WILSON, Clerk of Circuit Court
 by *Deaf A. Stanley* D.C.



JULY 1995

LOCATION MAP
N.T.S.



ATLANTIC OCEAN

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF A CERTAIN TRACT OF LAND WHICH TRACT OF LAND IS HEREIN CALLED THE KAHN TRACT, AND IS HEREAFTER FULLY DESCRIBED AND WHICH SAID PART OF SAID TRACT HEREIN CONVEYED LIES NORTH OF A LINE PARALLEL TO AND SOUTH OF THE NORTH LINE OF SAID KAHN TRACT AND DISTANT THEREFROM 150.00 FEET MEASURED ALONG A STRAIGHT LINE MAKING AN ANGLE OF 9 DEGREES AND 31 MINUTES TO THE EAST OF AND WITH THE ASTRONOMICAL NORTH AND WHICH STRAIGHT LINE IS APPROXIMATELY THE CENTER LINE OF OCEAN BOULEVARD, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING OR BELONGING AND BEING AS HERINAPOVE STATED, A PART OF SAID KAHN TRACT, WHICH SAID KAHN TRACT IS DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE TOWNSHIP LINE HEREINBELOW MENTIONED WITH THE ATLANTIC OCEAN AT A POINT 2130.00 FEET MEASURED AT RIGHT ANGLES TO AND NORTH OF TOWNSHIP LINE BETWEEN 43 AND 44 SOUTH OF RANGE 43 EAST AND WHICH POINT IS THE NORTHEAST CORNER OF THE LAND CONVEYED BY HIRAM F. HAMMON ON FEBRUARY 27TH, A.D. 1917 TO O. S. MILLER AND RECORDED IN DEED BOOK 94 AT PAGE 44 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, STATE OF FLORIDA; THENCE RUN NORTH ALONG THE WATERS OF THE ATLANTIC OCEAN 611.61 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LAND CONVEYED BY HIRAM F. HAMMON TO ETHEL D. NICHOLS, UNDER DATE OF FEBRUARY 23RD, A.D., 1917 AND RECORDED IN DEED BOOK 94 AT PAGE 124 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, STATE OF FLORIDA; THENCE RUN WESTERLY ALONG THE SOUTHERLY LINE OF THE LAND CONVEYED TO ETHEL D. NICHOLS AFORESAID, TO THE WATERS OF LAKE WORTH; THENCE RUN SOUTH ALONG THE WATERS OF LAKE WORTH TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO O. S. MILLER AFORESAID, THENCE EASTERLY ALONG THE NORTH LINE OF THE LAND CONVEYED TO O. S. MILLER AFORESAID, TO THE WATERS OF THE ATLANTIC OCEAN TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE HEREINBEFORE DESCRIBED 150.00 FOOT PARCEL (AS MEASURED ALONG APPROXIMATE CENTERLINE OF OCEAN BOULEVARD) LYING EASTERLY OF A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID 150.00 FOOT PARCEL AND DISTANT THEREON 300.00 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF 40.00 FOOT RIGHT-OF-WAY OF OCEAN BOULEVARD AS NOW LAID OUT AND IN USE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 15.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, OF THAT PORTION OF THE HEREINBEFORE DESCRIBED EXCEPTION LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD.

AND

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THAT PART OF THE HEREINAFTER DESCRIBED 150.00 FOOT PARCEL (AS MEASURED ALONG APPROXIMATE CENTER LINE OF OCEAN BOULEVARD) LYING EASTERLY OF A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID 150.00 FOOT PARCEL AND DISTANT THEREON 300.00 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF THE 40.00 FOOT RIGHT-OF-WAY OF OCEAN BOULEVARD AS NOW LAID OUT AND IN USE; SAID 150.00 FOOT PARCEL IS DESCRIBED AS FOLLOWS, TO-WIT:

THAT PART OF THAT CERTAIN TRACT OF LAND WHICH TRACT OF LAND IS HEREIN CALLED THE KAHN TRACT, AND IS HEREAFTER FULLY DESCRIBED AND WHICH SAID PART OF SAID TRACT HEREIN CONVEYED LIES NORTH OF A LINE PARALLEL TO AND SOUTH OF THE NORTH LINE OF SAID KAHN TRACT AND DISTANT THEREFROM 150.00 FEET MEASURED ALONG A STRAIGHT LINE MAKING AN ANGLE OF 9 DEGREES AND 31 MINUTES TO THE EAST OF AND WITH THE ASTRONOMICAL NORTH AND WHICH STRAIGHT LINE IS APPROXIMATELY THE CENTER LINE OF OCEAN BOULEVARD, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING OR BELONGING AND BEING AS

HEREINAPOVE STATED, A PART OF SAID KAHN TRACT, WHICH SAID KAHN TRACT DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE INTERSECTION OF THE TOWNSHIP LINE HEREINBELOW MENTIONED WITH THE ATLANTIC OCEAN AT A POINT 2130.00 FEET MEASURED AT RIGHT ANGLES TO AND NORTH OF TOWNSHIP LINE BETWEEN TOWNSHIP 43 AND 44 SOUTH OF RANGE 43 EAST AND WHICH POINT IS THE NORTHEAST CORNER OF THE LAND CONVEYED BY HIRAM F. HAMMON ON FEBRUARY 27TH, A.D. 1917 TO O. S. MILLER AND RECORDED IN DEED BOOK 94 AT PAGE 44 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, STATE OF FLORIDA; THENCE RUN NORTH ALONG THE WATERS OF THE ATLANTIC OCEAN 611.61 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF LAND CONVEYED BY HIRAM F. HAMMON TO ETHEL D. NICHOLS, UNDER DATE OF FEBRUARY 23RD, A.D. 1917 AND RECORDED IN DEED BOOK 94 AT PAGE 124 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, STATE OF FLORIDA; THENCE RUN WESTERLY ALONG THE SOUTHERLY LINE OF THE LAND CONVEYED TO ETHEL D. NICHOLS AFORESAID, TO THE WATERS OF LAKE WORTH; THENCE RUN SOUTH ALONG THE WATERS OF LAKE WORTH TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO O. S. MILLER AFORESAID, THENCE EASTERLY ALONG THE NORTH LINE OF THE LAND CONVEYED TO O. S. MILLER AFORESAID, TO THE WATERS OF THE ATLANTIC OCEAN TO THE POINT OF BEGINNING.

DEDICATION OF EASEMENTS

- THE PRIVATE UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 1 AND 2 OF PALM GROVE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES.
- THE PRIVATE INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 1 AND 2 OF PALM GROVE AND TO THEIR RESPECTIVE GUESTS AND INVITEES.
- THE PRIVATE LAKE PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOT 2 OF PALM GROVE.
- THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNERS OF LOTS 1 AND 2 OF PALM GROVE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE STRUCTURES.
- THE CITY OF WEST PALM BEACH WATER MAIN EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF POTABLE WATER AND FIRE WATER MAIN FACILITIES FOR SO LONG AS THE CITY OF WEST PALM BEACH, OR ITS SUCCESSORS OR ASSIGNS IN INTEREST, SUPPLY WATER TO THE PROPERTY AND UTILIZE SUCH EASEMENTS.

IN WITNESS WHEREOF, WE, ROBERT M. FOMON AND DAPHNE LEWIS ASHLEY FOMON, DO HERUNTO SET OUR HAND AND SEALS THIS 23 DAY OF OCT, 1995.

WITNESS: *[Signature]*
 WITNESS: *[Signature]*
 ROBERT M. FOMON
 DAPHNE LEWIS ASHLEY FOMON

THIS INSTRUMENT WAS PREPARED BY FRANKLIN A. SHUTTS, R.L.S. G.C.Y., INC. CIVIL ENGINEERS / LAND SURVEYORS 5601 CORPORATE WAY, SUITE 314 WEST PALM BEACH, FL 33407

ACKNOWLEDGEMENT

COUNTRY OF FRANCE
CITY OF PARIS
 BEFORE ME PERSONALLY APPEARED ROBERT M. FOMON AND DAPHNE LEWIS ASHLEY FOMON, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED A U.S. PASSPORT AND A U.S. PASSPORT, RESPECTIVELY AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, 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 23 DAY OF OCT, A.D. 1995.

[Signature]
 NOTARY PUBLIC
 Vice Consul

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, DEAN VEGOSEN, 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 IN ROBERT M. FOMON AND DAPHNE LEWIS ASHLEY FOMON; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD HAVE PRIORITY OVER THIS PLAT EXCEPT AS DISCLOSED IN NOTE 5 BELOW.

DATED: Oct. 24, 1995 BY: *[Signature]*

NOTES

- BEARINGS REFERENCE; THE BEARINGS AND COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON A TRAVERSE BETWEEN MONUMENT FDNR-66-79-E-03-2 AND MONUMENT PM-BW-R106 1974 BCE 06-78-E-04MM.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF PALM BEACH ZONING REGULATIONS.
- IN INSTANCES WHERE PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- ALL PLATTED PRIVATE UTILITIES 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 PRIVATE OR PUBLIC UTILITY.
- THIS PARCEL IS SUBJECT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH BLANKET EASEMENT AS RECORDED IN DEED BOOK 124, PAGE 430, DEED BOOK 109, PAGE 43, DEED BOOK 109, PAGE 46, AND DEED 98, PAGE 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA,
 COUNTY OF PALM BEACH,
 THE CITY OF WEST PALM BEACH HEREBY ACCEPTS THE DEDICATION OF EASEMENT TO SAID MUNICIPALITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS OBLIGATION, TO MAINTAIN THE POTABLE WATER AND FIRE WATER MAIN FACILITIES WITHIN THE DEDICATED EASEMENT, DATED THIS 21 DAY OF November 1995.

CITY OF WEST PALM BEACH
 BY: *[Signature]*
 WITNESS: *[Signature]*
 WITNESS: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY ADMINISTRATOR, OF WEST PALM BEACH, FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SUCH CITY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CITY OF WEST PALM BEACH AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ADMINISTRATIVE AUTHORITY, IN THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF November, A.D. 1995.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/97 00320264

TOWN APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORDS THIS 10th DAY OF March, A.D., 1995.

BY: *[Signature]*
 ROBERT J. DONEY
 TOWN MANAGER

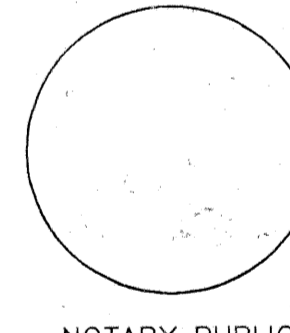
SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND PERMANENT CONTROL POINTS ("P.C.P.'S") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF PALM BEACH.

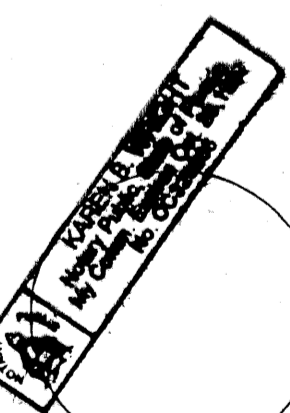
[Signature]
 FRANKLIN A. SHUTTS, R.L.S.
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 2780



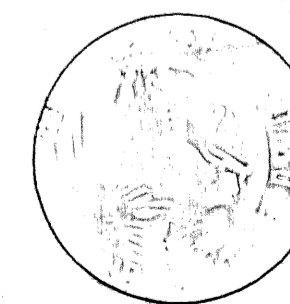
SURVEYOR



NOTARY PUBLIC



NOTARY PUBLIC



CITY OF WEST PALM BEACH

TAE 256

SUBDIVISION - PALM GROVE
 BOOK 77 PAGE 9
 FLOOD ZONE -
 ZONING -
 ZIP CODE -
 PID NAME - CITY OF PALM BEACH