

# Hickory Drive

BEING A PORTION OF SECTIONS 11 and 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF PALM BEACH GARDENS.  
SHEET 1 of 2  
JUNE, 1996

122

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR  
RECORD AT 3:03 PM  
THIS 29 DAY OF  
JULY A.D. 1996 AND  
DULY RECORDED IN PLAT BOOK  
77 ON PAGES 122 AND  
123  
DOROTHY WILKEN, CLERK  
CIRCUIT COURT  
BY: *Leif A. Stoddard*



### LEGAL DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEING A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast Corner of said section 11;

THENCE South 01° 31' 22" West, 60.00 feet, to a point in the South line of PGA Boulevard and the POINT OF BEGINNING;

THENCE South 88° 37' 35" East, along the said south line 29.97 feet;

THENCE South 46° 27' 30" West, 35.32 feet;

THENCE South 01° 31' 22" West, a distance of 42.59 feet to the beginning of a Tangent curve concave to the Northwest;

THENCE Southwesterly, along the arc of said curve having a radius of 120.00 feet, a delta of 59° 58' 49", and an arc distance of 125.62 feet to a Point of Tangency;

THENCE South 61° 30' 12" West, a distance of 86.45 feet to the beginning of a Tangent curve concave to the Southeast;

THENCE Southwesterly, along the arc of said curve having a radius of 60.00 feet, a delta of 80° 53' 12", and an arc distance of 84.70 feet to a Point of Compound Curvature with a curve concave to the Northeast;

THENCE Southeasterly, along the arc of said curve having a radius of 291.20 feet, a delta of 19° 19' 54", and an arc distance of 98.25 feet to a Point of Compound Curvature with a curve concave to the Northeast;

THENCE Southeasterly, along the arc of said curve having a radius of 171.72 feet, a delta of 41° 23' 22", and an arc distance of 124.05 feet to an intersection with a non-tangent line in the east line of said section 11;

THENCE South 01° 31' 22" West, a distance of 60.48 feet to a point on the arc of a non-tangent curve concave to the Northeast (said point bears South 07° 43' 03" West from the radius point of the next described curve);

THENCE Northwesterly, along the arc of said curve having a radius of 231.72 feet, a delta of 43° 34' 03", and an arc distance of 176.20 feet to a Point of Compound Curvature with a curve concave to the Northeast;

THENCE Northwesterly, along the arc of said curve having a radius of 351.20 feet, a delta of 19° 19' 54", and an arc distance of 118.50 feet to a Point of Compound Curvature with a curve concave to the Northeast;

THENCE Northeasterly, along the arc of said curve having a radius of 120.00 feet, a delta of 80° 53' 12", and an arc distance of 169.41 feet to a Point of Tangency;

THENCE North 61° 30' 12" East, a distance of 86.45 feet to a Point of Tangency of a curve concave to the Northwest;

THENCE Northeasterly, along the arc of said curve having a radius of 60.00 feet, a delta of 59° 58' 49", and an arc distance of 62.81 feet to a Point of Tangency;

THENCE North 01° 31' 22" East, 42.61 feet;

THENCE North 43° 25' 32" West, 35.39 feet to a point in the said south line of PGA Boulevard;

THENCE South 88° 22' 34" East, 79.98 feet to the POINT OF BEGINNING.

Containing 0.89 acres more or less.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS OWNER OF THE LAND ("LAND") SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HICKORY DRIVE, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAYS, SIDEWALK, UTILITIES, CATV AND DRAINAGE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MAYOR, AND ATTESTED BY IT'S CLERK AND IT'S SEAL TO BE AFFIXED HERETO THIS 18 DAY OF July, 1996.

CITY OF PALM BEACH GARDENS  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Joe Russo*  
JOE RUSSO, MAYOR

ATTEST BY: *Cindy Harvey*  
LINDA KOSIER, CLERK

TITLE *Deputy City Clerk*

### ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

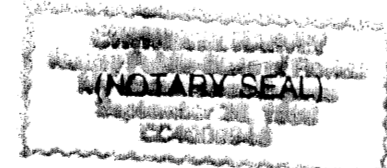
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 18, 1996 BY *Joseph R. Russo* AND *Cynthia M. Harvey* OF CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

*Cynthia M. Harvey* (SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

*Cynthia M. Harvey* (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED)

*Deputy City Clerk* (TITLE OR RANK)

*CC 4009946* (COMMISSION NUMBER)



### APPROVALS

CITY OF PALM BEACH GARDENS  
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July, 1996.

BY: *Joe Russo*  
JOE RUSSO - MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

ATTEST: *Cindy Harvey*  
LINDA KOSIER, CLERK

BY: *Annart E. Lindahl*  
ANNART E. LINDBL, P.E. - CITY ENGINEER

### TITLE CERTIFICATION

I, *Alys Wagner Dumas*, AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT RECORD TITLE TO SAID PROPERTY AS OF THIS 18 DAY OF July, 1996, IS VESTED IN THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID AND THAT THERE ARE NO MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW.

DATE: 6/6/96

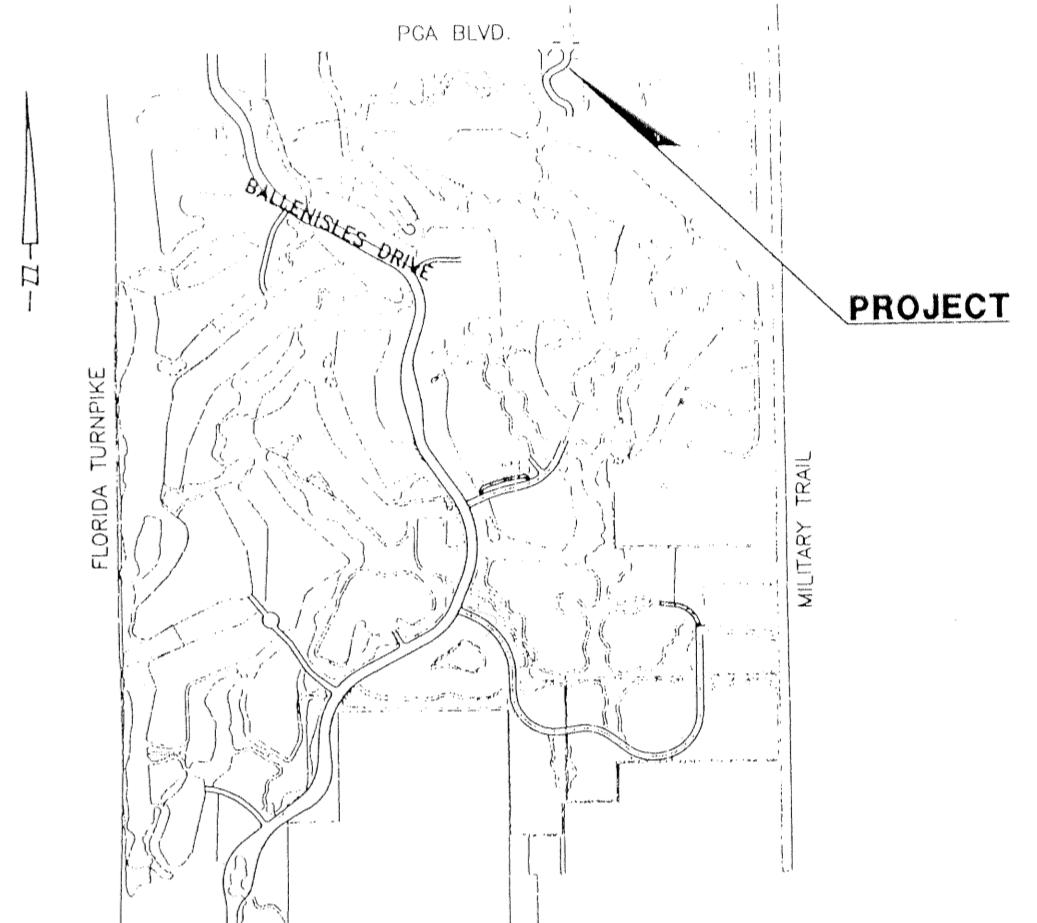
*Allys Wagner Dumas*  
Allys Wagner - Dumas, ATTORNEY AT LAW  
FLORIDA BAR NO. 3574600

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

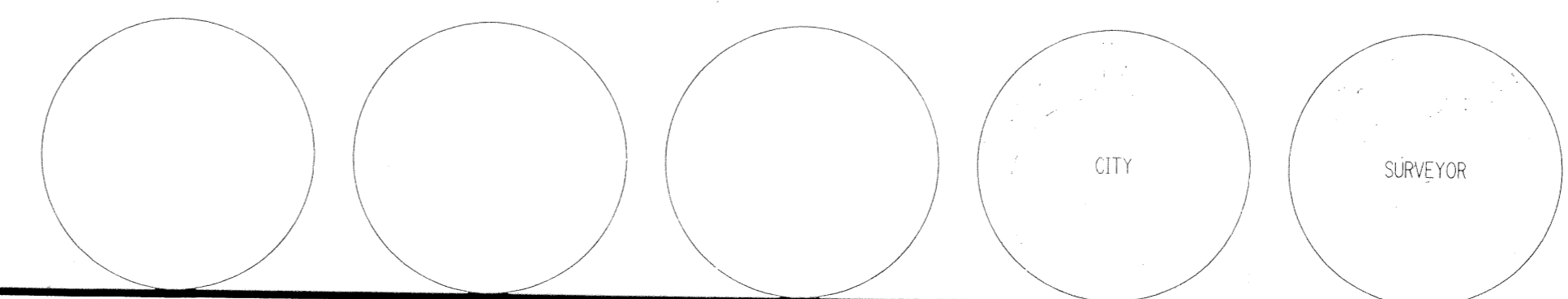
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW, PRIOR TO THE EXPIRATION OF THE BOND OR THE OTHER SURETY AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

*Charles H. Anderson* DATE: 6-6-96  
CHARLES H. ANDERSON, PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4392



NOTES:  
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
2. BEARING BASIS: BEARINGS ARE BASED ON THE EAST LINE OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 42 EAST BEING SOUTH 01° 31' 22" WEST.

SUBDIVISION - HICKORY DRIVE  
BOOK 77 PAGE 122  
FLOOD ZONE - FLOOD MAP  
GUAD - ZONING  
SE - ZIP CODE  
City of Palm Beach Gardens



**KESHAVARZ & ASSOCIATES, INC.**  
THIS INSTRUMENT WAS PREPARED BY CHARLES H. ANDERSON  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
1280 N. CONGRESS AVENUE, SUITE 206  
WEST PALM BEACH, FLORIDA 33409  
(407) 689-8600 / FAX 689-7476