

JOHNSTON SUBDIVISION

0634-001

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT HARRY A. JOHNSTON AND MARY Q. JOHNSTON, HIS WIFE, E. COLE FITZGERALD AND REBECCA ANN FITZGERALD, HIS WIFE, AND DONALD M. MIDDLEBROOKS AND VICTORIA J. MIDDLEBROOKS, HIS WIFE, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "JOHNSTON SUBDIVISION", SAID PARCEL OF LAND LYING IN AND BEING A PART OF GOVERNMENT LOT 4, SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF LOXAHATCHEE RIVER ROAD WITH THE SOUTH LINE OF SAID SECTION 28 (SAID SOUTH LINE HAVING A GRID BEARING OF NORTH 88°31'19" EAST, AND ALL BEARINGS STATED HEREIN ARE RELATIVE THERETO) PROCEED NORTH 33°47'50" WEST, ALONG SAID CENTERLINE A DISTANCE OF 2008.17 FEET TO A POINT HERINAFTER KNOWN AS POINT "A"; THENCE, CONTINUE NORTH 33°47'50" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 197.84 FEET TO THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF CARMEL LANDING, AS RECORDED IN PLAT BOOK #61, PAGES 144 AND 145, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE, NORTH 51°32'10" EAST, ALONG SAID SOUTHWESTERLY PROJECTION, A DISTANCE OF 30.10 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD AND THE POINT OF BEGINNING;

THENCE, SOUTH 33°47'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 140.88 FEET; THENCE, NORTH 07°34'42" EAST, A DISTANCE OF 30.00 FEET; THENCE, SOUTH 33°47'50" EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.02 FEET TO A LINE 20.00 FEET NORTH OF AND PARALLEL WITH A LINE WHICH BEARS NORTH 78°12'10" EAST FROM SAID POINT "A"; THENCE, NORTH 78°12'10" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 519.21 FEET; THENCE, NORTH 13°47'50" WEST, A DISTANCE OF 132.31 FEET; THENCE, NORTH 07°34'42" EAST, A DISTANCE OF 368.00 FEET, MORE OR LESS, TO THE WATERS OF THE LOXAHATCHEE RIVER; THENCE, ALONG SAID WATERS, WHICH MEANDERED DECEMBER 24, 1991 ALONG THE FOLLOWING TWENTY-NINE (29) COURSES, NORTH 33°38'50" WEST, A DISTANCE OF 5.00 FEET; THENCE, NORTH 07°24'10" EAST, A DISTANCE OF 27.00 FEET; THENCE, NORTH 10°24'10" EAST, A DISTANCE OF 30.00 FEET; THENCE, NORTH 20°24'10" EAST, A DISTANCE OF 28.00 FEET; THENCE, NORTH 23°24'10" EAST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 78°24'11" EAST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 30°35'49" WEST, A DISTANCE OF 5.00 FEET; THENCE, NORTH 08°05'58" EAST, A DISTANCE OF 10.92 FEET; THENCE, NORTH 07°24'11" EAST, A DISTANCE OF 6.00 FEET; THENCE, NORTH 24°24'10" EAST, A DISTANCE OF 30.00 FEET; THENCE, NORTH 27°24'10" EAST, A DISTANCE OF 28.00 FEET; THENCE, NORTH 22°24'10" EAST, A DISTANCE OF 53.00 FEET; THENCE, SOUTH 57°35'49" EAST, A DISTANCE OF 2.00 FEET; THENCE, NORTH 21°21'01" EAST, A DISTANCE OF 28.04 FEET; THENCE, NORTH 16°24'10" EAST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 04°24'10" EAST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 05°24'10" EAST, A DISTANCE OF 16.00 FEET; THENCE, NORTH 08°35'50" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 09°35'50" WEST, A DISTANCE OF 12.00 FEET; THENCE, NORTH 78°35'49" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 51°35'50" WEST, A DISTANCE OF 13.00 FEET; THENCE, SOUTH 80°24'11" WEST, A DISTANCE OF 7.00 FEET; THENCE, NORTH 72°35'50" WEST A DISTANCE OF 10.00 FEET; THENCE, NORTH 06°35'50" WEST, A DISTANCE OF 45.00 FEET; THENCE, NORTH 75°35'50" WEST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 73°35'49" WEST, A DISTANCE OF 18.00 FEET; THENCE, NORTH 83°35'50" WEST, A DISTANCE OF 35.00 FEET; THENCE, NORTH 75°35'50" WEST, A DISTANCE OF 55.00 FEET; THENCE, NORTH 78°02'51" WEST, A DISTANCE OF 28.82 FEET TO THE SAID SOUTHERLY BOUNDARY OF CARMEL LANDING; THENCE, SOUTH 51°32'10" WEST, ALONG SAID SOUTHERLY BOUNDARY, 1032.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING: 8.33 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", 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 PUBLIC STREET PURPOSES.
- THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS AN APPURTENANCE TO SAID LOTS FOR INGRESS AND EGRESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOTS OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE GROVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR THE PRESERVATION OF AN EXISTING ORANGE AND GRAPEFRUIT GROVE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE TENNIS COURT EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOT OWNERS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, HARRY A. JOHNSTON AND MARY Q. JOHNSTON, HIS WIFE, E. COLE FITZGERALD AND REBECCA ANN FITZGERALD, HIS WIFE, AND DONALD M. MIDDLEBROOKS AND VICTORIA J. MIDDLEBROOKS, HIS WIFE, DO HERETO SET OUR HANDS AND SEALS THIS 17th DAY OF Feb., 1997.

WITNESS: Happy D. Cook (1)
Terry J. Passon (1)

WITNESS: Happy D. Cook (2)
Terry J. Passon (2)

WITNESS: Happy D. Cook (3)
Terry J. Passon (3)

WITNESS: Happy D. Cook (4)
Terry J. Passon (4)

WITNESS: Happy D. Cook (5)
Terry J. Passon (5)

WITNESS: Happy D. Cook (6)
Terry J. Passon (6)

BY: (1) Harry A. Johnston
HARRY A. JOHNSTON

BY: (2) Mary Q. Johnston
MARY Q. JOHNSTON

BY: (3) E. Cole Fitzgerald
E. COLE FITZGERALD

BY: (4) Rebecca Ann Fitzgerald
REBECCA ANN FITZGERALD

BY: (5) Donald M. Middlebrooks
DONALD M. MIDDLEBROOKS

BY: (6) Victoria J. Middlebrooks
VICTORIA J. MIDDLEBROOKS

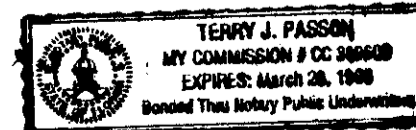
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

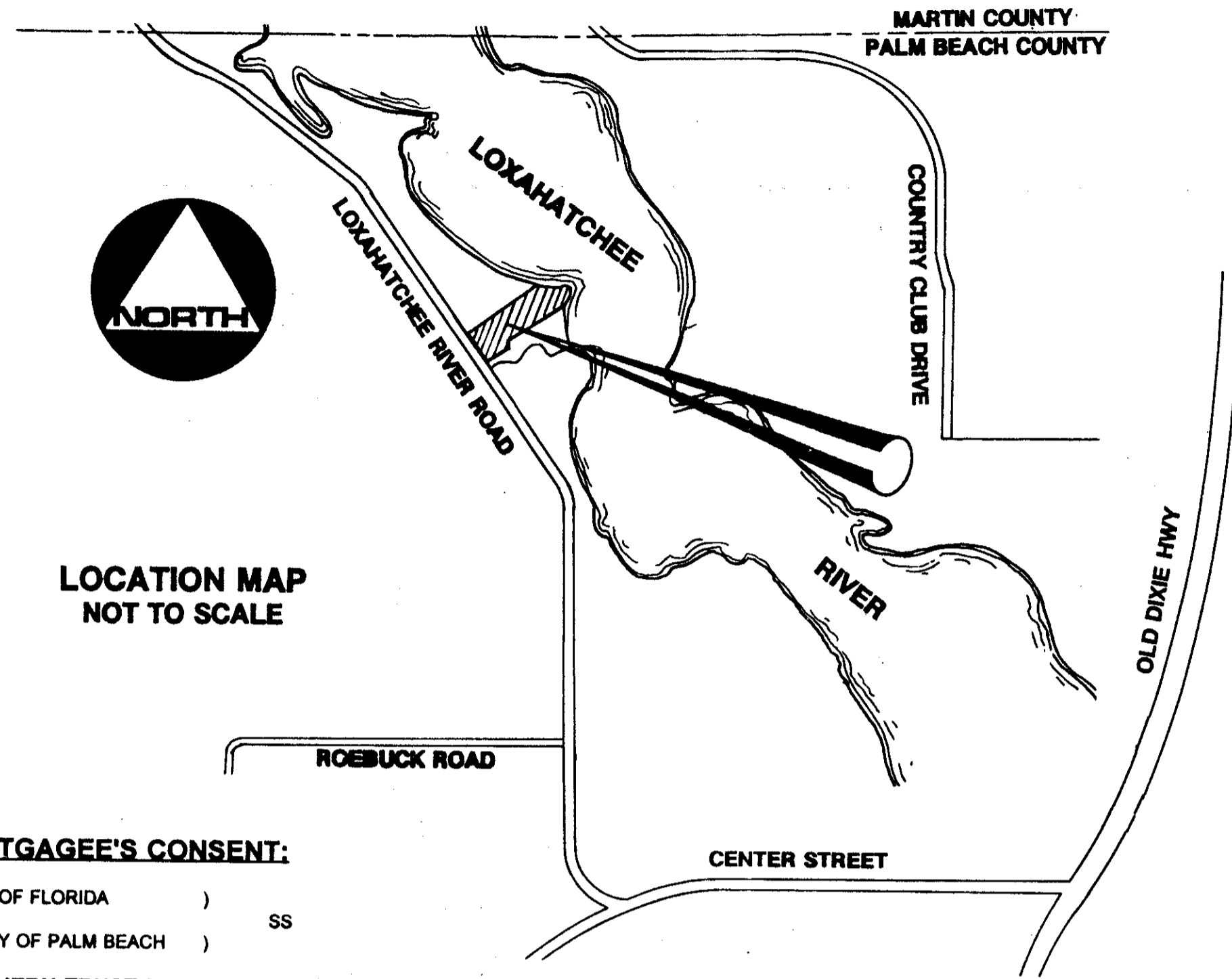
BEFORE ME PERSONALLY APPEARED HARRY A. JOHNSTON AND MARY Q. JOHNSTON, HIS WIFE, E. COLE FITZGERALD AND REBECCA ANN FITZGERALD, HIS WIFE, AND DONALD M. MIDDLEBROOKS AND VICTORIA J. MIDDLEBROOKS, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF Feb., 1997.

TERRY J. PASSON
MY COMMISSION # CC 359609
MY COMMISSION EXPIRES: MARCH 28, 1998



LYING IN A PART OF GOVERNMENT LOT 4
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

NORTHERN TRUST BANK OF FLORIDA N.A. HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7815 AT PAGE 1132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN TRUST BANK OF FLORIDA N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14 DAY OF Feb., 1997.

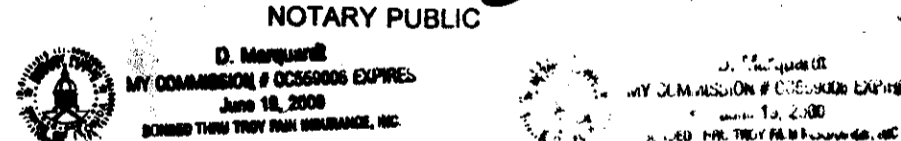
ATTEST: Eileen Berman ASSISTANT SECRETARY BY: Greg Kalfus VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Eileen Berman AND Greg Kalfus WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF NORTHERN TRUST BANK OF FLORIDA N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14 DAY OF February, 1997.
D. MARQUARDT
MY COMMISSION EXPIRES: JUNE 10, 2000
MY COMMISSION # CC 553066



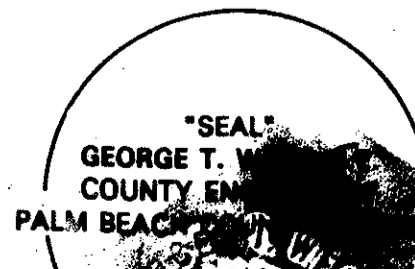
TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A., DULY LICENSED ATTORNEYS, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HARRY A. JOHNSTON AND MARY Q. JOHNSTON, HIS WIFE, E. COLE FITZGERALD AND REBECCA ANN FITZGERALD, HIS WIFE, AND DONALD M. MIDDLEBROOKS AND VICTORIA J. MIDDLEBROOKS, HIS WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.
ATTORNEYS-AT-LAW

DATE: 5/11/97 BY: Wilton White
Wilton White
ATTORNEY-AT-LAW



AREA TABULATION:

TRACT "A"	0.03 ACRES
LOTS (4)	8.30 ACRES
TOTAL	8.33 ACRES
DENSITY	2.1 D.U./ACRE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 2:30 P.M. THIS 25th DAY OF June, A.D., 1997 AND DULY RECORDED IN PLAT BOOK 79, ON PAGES 171 THROUGH 172

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: Deigh A. Stoddard
DEPUTY CLERK



SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, AS PER THE 1990 ADJUSTMENT.
- ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 3-6-97

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

COUNTY APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 24 DAY OF June, 1997.

BY: George T. Webb
GEORGE T. WEBB P.E., COUNTY ENGINEER

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida



RECORD PLAT
JOHNSTON SUBDIVISION

DWN SS/CADD	FB	DATE	WO.# R92-0531
CKD	FILE	SCALE	SHEET 1 OF 2

SUBDIVISION #
BOOK 79
FLOOD ZONE
ZONING
ZIP CODE
P.L.D. NAME
PART OF GOVERNMENT LOT 4

0634-001

PET. 93-53
5/11/97

79/171