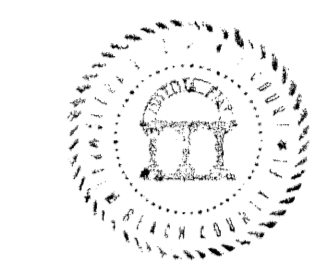


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SMITH CORNER

LYING IN SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 1:30 P.M.
on the 6th day of November, 1998,
and duly recorded in Plat Book No. 83
on page 144-195.
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Debra A. Kelly* D.C.



OCTOBER 1998 SHEET 1 OF 2

DEDICATION AND DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH

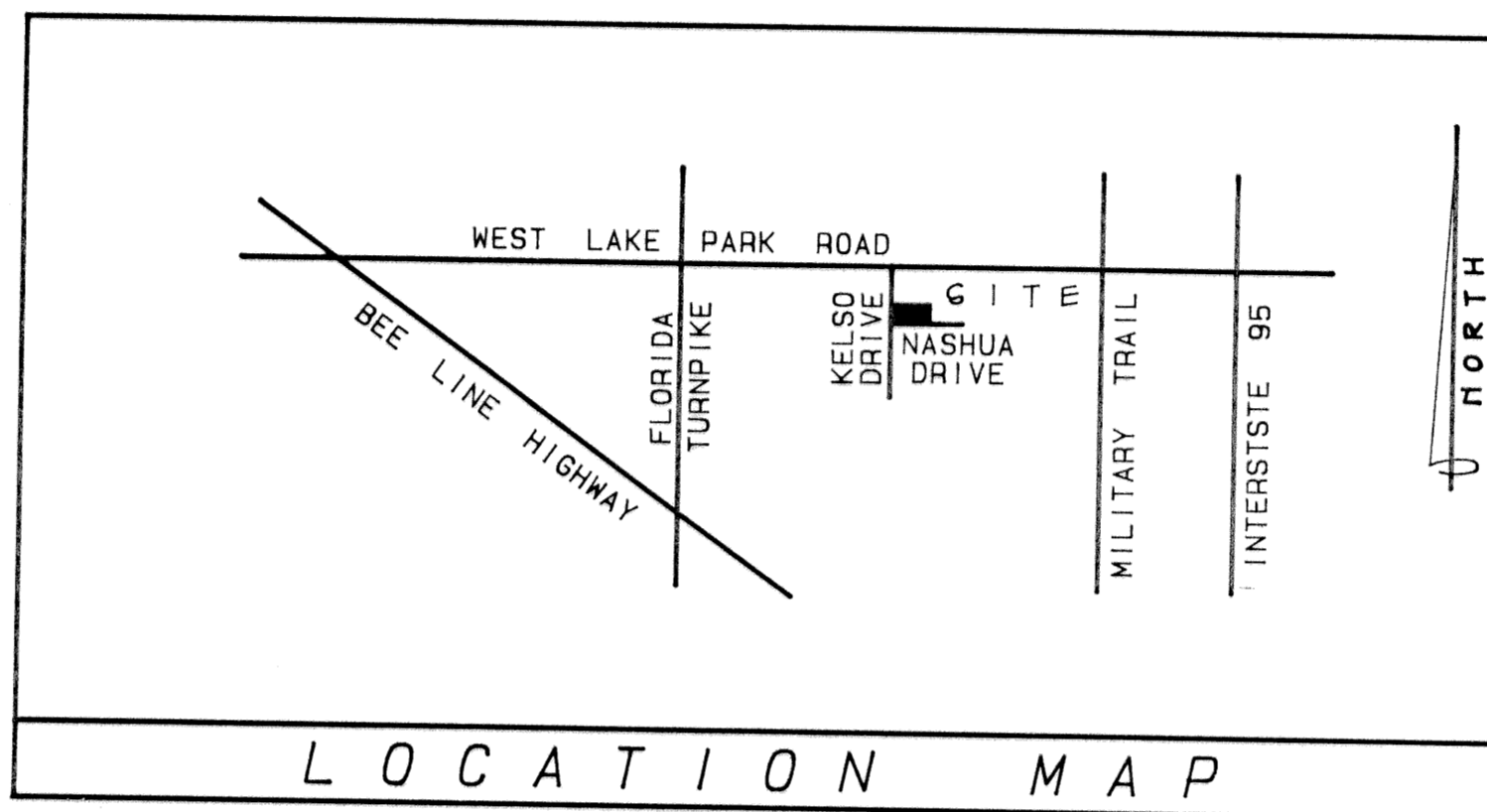
KNOW ALL MEN BY THESE PRESENTS THAT KEVIN P. SMITH AND MILLI SMITH, HIS WIFE, OWNERS OF THE LAND DESCRIBED AND SHOWN HEREON AS SMITH CORNER, LYING IN SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23 (SAID CORNER BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST LAKE PARK ROAD AS NOW LAID OUT AND IN USE); THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WEST LAKE PARK ROAD) A DISTANCE OF SIX HUNDRED FEET (600.00') TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 23 A DISTANCE OF ONE HUNDRED SEVEN AND FORTY-FIVE HUNDREDTHS FEET (107.45') TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST LAKE PARK ROAD; THENCE CONTINUE SOUTHERLY ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF EIGHT HUNDRED FIFTY FEET (850.00') TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ON THE PRECEDING DESCRIBED COURSE A DISTANCE OF TWO HUNDRED FIFTY FEET (250.00') TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF THREE HUNDRED SEVENTY FOUR AND NINETY-THREE HUNDREDTHS FEET (374.93') TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°09'46"; THENCE NORTH WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.34 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 23 A DISTANCE OF TWO HUNDRED TWENTY-FOUR AND NINETY-THREE HUNDREDTHS (224.93') TO A POINT; THENCE RUN EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF FOUR HUNDRED (400.00') TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, ALL LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SAID PARCEL CONTAINING IN ALL 2.292 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.



TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GARDENS TITLE, INC., 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 THE RECORD TITLE TO THE PROPERTY IS VESTED TO KEVIN P. SMITH AND MILLI SMITH, 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.

DATE: 10-9-98

BY: *June White*
JUNE WHITE
PRESIDENT

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15th DAY OF October, 1998.

BY: *Joseph J. Russo*
JOSEPH J. RUSSO, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 15th DAY OF October, 1998.

ATTEST: *Linda V. Koster*
LINDA V. KOSTER, CLERK

BY: *Lennart E. Lindahl, P.E.*
LENNART E. LINDAHL, P.E. - CITY ENGINEER

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P. R. M.), PERMANENT CONTROL POINTS (P. C. P.), AND THE MONUMENTS AT LOT CORNERS.

BY: *Roswald Volpe*
ROS WALD VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4873

DATE: 9 Oct. 1998

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, BOTH WERE 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.) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 10/9/98

BY: *Richard A. Mixon*
RICHARD A. MIXON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
REGISTRATION NO. LS-3335

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9149, PAGE 1477, AND MODIFIED IN THAT MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 10589, PAGE 945, EACH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF October, 1998.

BY: *Rodney Hayes*
RODNEY HAYES
SENIOR VICE PRESIDENT

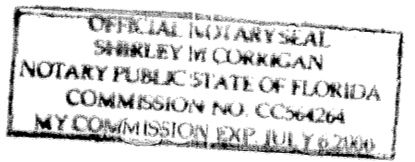
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RODNEY HAYES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF RIVERSIDE NATIONAL BANK OF FLORIDA, 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 9th DAY OF October, 1998.

BY: *Shirley M. Corrigan*
SHIRLEY M. CORRIGAN
NOTARY PUBLIC



IN WITNESS WHEREOF, WE KEVIN P. SMITH AND MILLI SMITH, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF October, 1998.

WITNESS: *Emily M. O'Rourke*
EMILY M. O'ROURKE
BY: *Kevin P. Smith*
KEVIN P. SMITH
WITNESS: *Emily M. O'Rourke*
EMILY M. O'ROURKE
BY: *Milli Smith*
MILLI SMITH
WITNESS: *Emily M. O'Rourke*
EMILY M. O'ROURKE

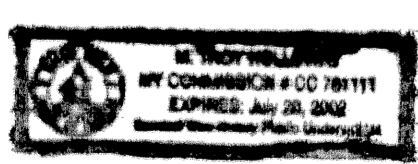
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN P. SMITH AND MILLI SMITH, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE EACH PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, 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 9th DAY OF October, 1998.

BY: *Shirley M. Corrigan*
SHIRLEY M. CORRIGAN
NOTARY PUBLIC



Subdivision: Smith Corner
Page: 144
Back: 23
Flood Map #: -
Flood Zone: -
Quadrant #: -
SE -
TAZ: 11.0
PUD Name: City of Palm Beach Gardens

				<p>THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC., 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458</p> <p>MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3 JUPITER, FLORIDA 33458 (561) 747-6046 REGISTRATION NO. LS-4199</p> <p>SMITH CORNER</p> <p>JOB NO. 98-096 CADD FILE 98-096P DATE 09/20/98 SHEET 1 OF 2</p>
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