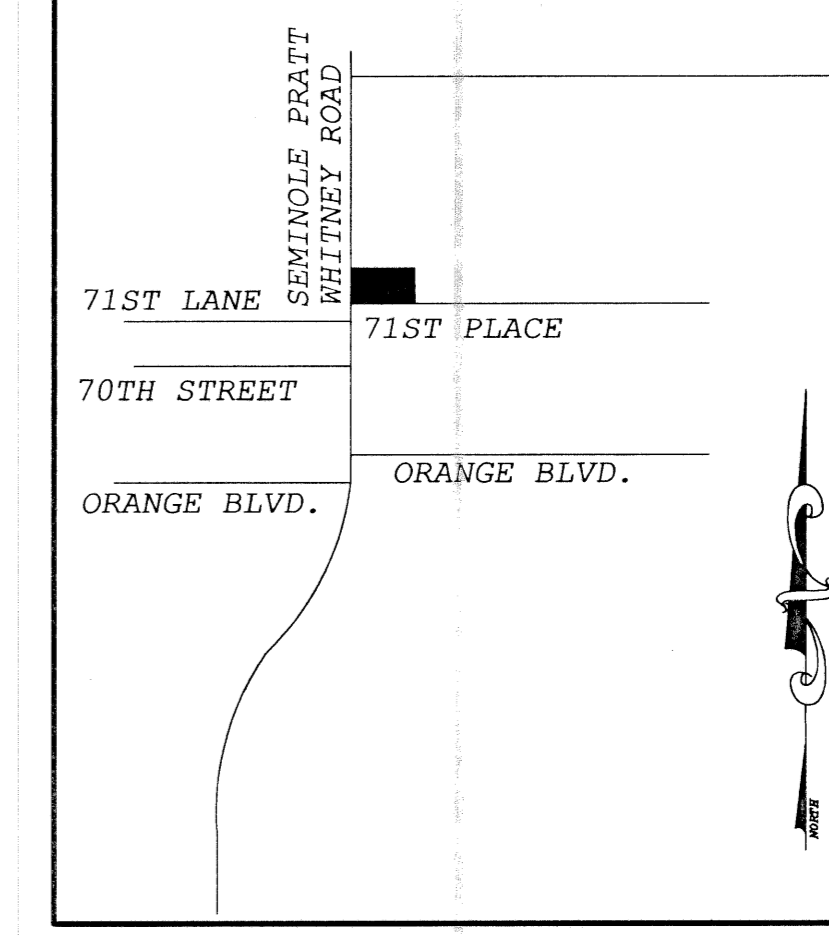


COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 11:51A  
this 9<sup>th</sup> day of December, 1999  
on page 143-144  
and duly recorded in Plat Book No. 36  
by DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]*



**DEDICATION AND RESERVATION:**

KNOW ALL MEN BY THESE PRESENTS THAT SEMINOLE-PRATT INVESTMENTS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS SEMINOLE PRATT / 71ST PLACE FIRE RESCUE STATION, BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01 DEGREES, 28 MINUTES, 13 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 880.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES, 28 MINUTES, 13 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 238.77 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES, 24 SECONDS EAST ALONG A LINE THAT IS 4691.00 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SECTION 30) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 420.85 FEET; THENCE SOUTH 03 DEGREES, 12 MINUTES, 04 SECONDS WEST ALONG A LINE THAT IS 4838.00 FEET WEST OF (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 30) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 239.00 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES, 24 SECONDS WEST ALONG A LINE THAT IS 4930.00 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID SECTION 30) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 413.63 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.28 ACRES MORE OR LESS  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE INDIAN TRAIL IMPROVEMENT DISTRICT, FOR FIRE RESCUE AND OTHER PROPER PURPOSES.

PARCEL "B" 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFERS SHOWN HEREON ARE HEREBY RESERVED TO THE FEE SIMPLE OWNERS OF PARCEL "A", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS OF PARCEL "A", ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, REAL-SUB, INC., A FLORIDA CORPORATION, THIS 8<sup>th</sup> DAY OF October, 1999.

SEMINOLE-PRATT INVESTMENTS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY.  
BY: REAL-SUB, INC., A FLORIDA CORPORATION (ITS MANAGING MEMBER)

WITNESS: *[Signature]* BY: *[Signature]*  
JOHN FRAZZER, VICE PRESIDENT,  
WITNESS: *[Signature]*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF Polk

BEFORE ME PERSONALLY APPEARED JOHN FRAZZER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REAL-SUB, INC., 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 8<sup>th</sup> DAY OF October, 1999.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
MY COMMISSION # 1233421 EXPIRES February 20, 2000  
ISSUED THROUGH THE FIRM INSURANCE, INC.

**SEMINOLE PRATT / 71ST PLACE FIRE RESCUE STATION**

BEING A PARCEL OF LAND LYING IN SECTION 30,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA

APRIL 1999  
SHEET 1 OF 2

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF Palm Beach

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF PARCEL "A" AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR THE SAME AS STATED HEREON, THIS 14<sup>th</sup> DAY OF October, 1999.

INDIAN TRAIL IMPROVEMENT DISTRICT  
WITNESS: *[Signature]* WILLIAM GOTTHELF  
PRESIDENT  
WITNESS: *[Signature]*

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF October, 1999.  
MY COMMISSION EXPIRES: 8/2/03  
*[Signature]*  
NOTARY PUBLIC

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

I, ELLEN ROSE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SEMINOLE-PRATT INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: October 14, 1999  
*[Signature]*  
ELLEN ROSE, ESQ

**APPROVAL:**

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 7<sup>th</sup> DAY OF Dec, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

*[Signature]*  
BY: GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

DATE: 10/29/99  
GARY A. RAGER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA  
CERTIFICATE No. 4828

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

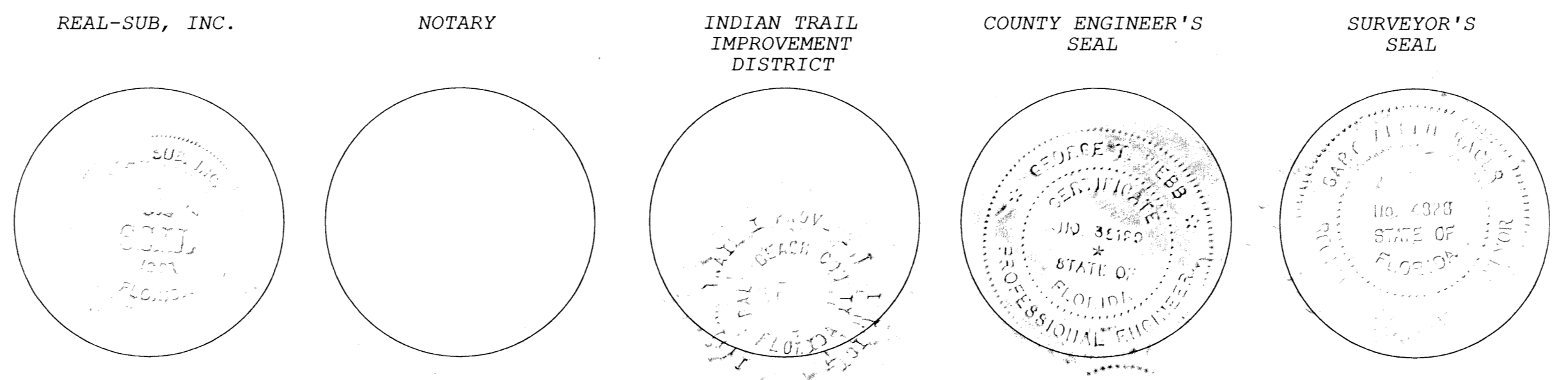
**SURVEYOR'S NOTES:**

- 1. PLAT POSITION AND ORIENTATION  
A. COORDINATES SHOWN ARE GRID  
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT  
C. ZONE = FLORIDA EAST  
D. LINEAR UNIT = U.S. SURVEY FOOT  
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
F. ALL DISTANCES ARE GROUND  
G. SCALE FACTOR = 1.0000189  
H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN AS THUS: [Symbol] LB 4318 UNLESS OTHERWISE NOTED.
- 3. BEARINGS AS SHOWN HEREON ARE RELATIVE TO A BEARING OF S3° 12' 04"W AS SHOWN ALONG THE EAST SECTION LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR ARE OTHERWISE COINCIDENT, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

**LAND USE:**

PARCEL "A"	1.93ac.
PARCEL "B"	0.35ac.
TOTAL	2.28ac.

PETITION No. 98-041



THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.S.M. OF NICK MILLER, INC.  
2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

**SEMINOLE PRATT / 71ST PLACE FIRE RESCUE STATION**

**NICK MILLER, INC.**  
Surveying & Mapping Consultants

SHEET NO. **1 OF 2** SCALE: DATE: APRIL 1999  
JOB NO. 98036C  
FILE: 98036C-1.DWG

71st Pl Fire Rescue Station  
PAGE 143  
RIDGE MAP# 508  
ZONING PD100Z  
TR 98-41  
ZIP CODE 33470  
FID NAME: Seminoles Pratt Fire Rescue Stations