

LOCATION MAP NOT TO SCALE

# PLAT NO. 19 CITY OF ATLANTIS, FLORIDA

BEING A REPLAT OF A PORTION OF TRACTS 13 AND 14 OF THE SUBDIVISION OF THE  
SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
AS RECORDED IN PLAT BOOK 3, PAGE 10, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

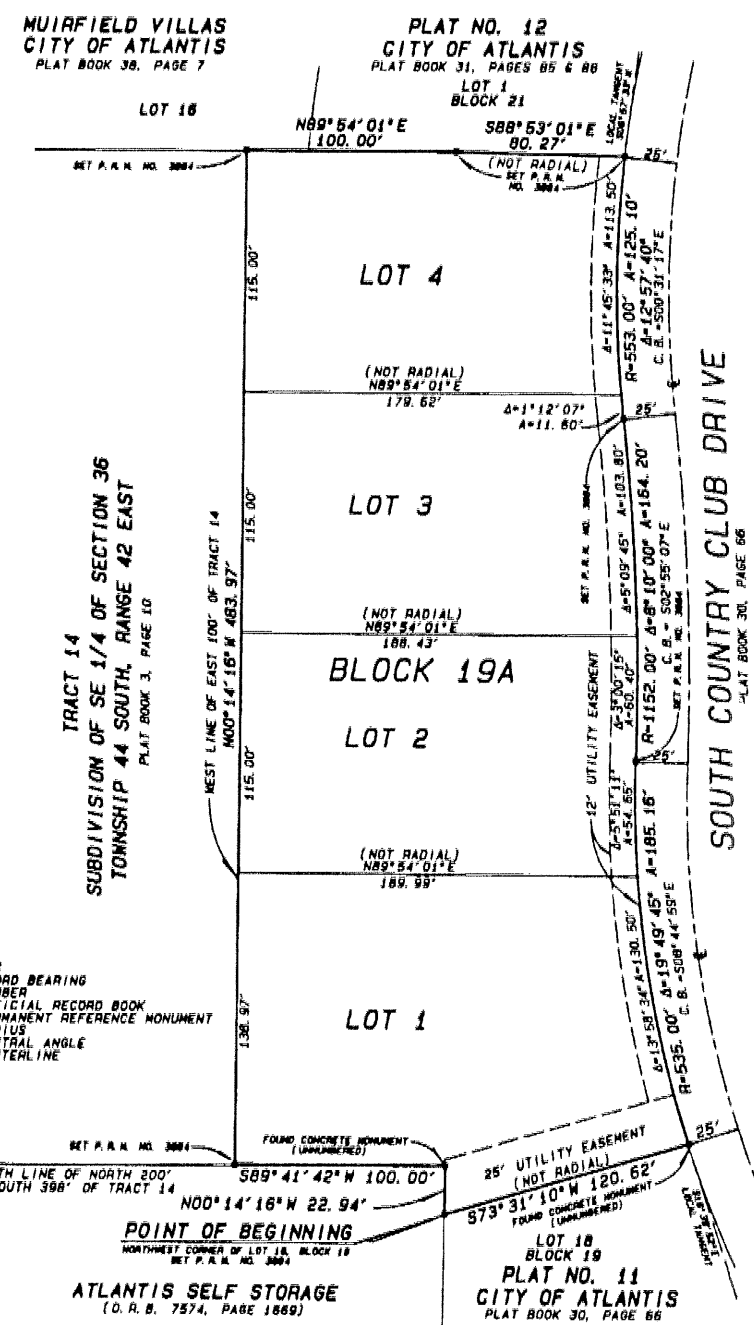
JULY 2000 SHEET 1 OF 1



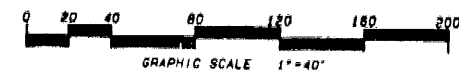
# 116

**EWING AND SHIRLEY, INC.**  
SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. 3752  
8295 LAKE WORTH ROAD - SUITE 13  
LAKE WORTH - FLORIDA - 33463  
TELE: (561) 968-0421 • FAX: (561) 968-0478

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 10:58 AM  
This 11 day of January 2001  
and duly recorded in Plat Book No. 89  
on page 116  
DOROTHY H. WILKIN, Clerk  
Circuit Court  
D.C.



- LEGEND**
- A DENOTES ARC
  - C.B. DENOTES CHORD BEARING
  - NO. DENOTES NUMBER
  - O.R.B. DENOTES OFFICIAL RECORD BOOK
  - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
  - R DENOTES RADIUS
  - Δ DENOTES CENTRAL ANGLE
  - DENOTES CENTERLINE



### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 13 AND 14 OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 18, BLOCK 19, PLAT NO. 11, CITY OF ATLANTIS, FLORIDA, AS RECORDED IN PLAT BOOK 30, PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE, BEAR NORTH 00°-14'-18" WEST, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 22.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 200 FEET OF SAID TRACT 14;  
THENCE, SOUTH 89°-41'-42" WEST, ALONG SAID SOUTH LINE OF THE NORTH 200 FEET OF THE SOUTH 398 FEET OF TRACT 14, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF SAID TRACT 14;  
THENCE, NORTH 00°-14'-18" WEST, ALONG SAID WEST LINE OF THE EAST 100 FEET OF TRACT 14, A DISTANCE OF 483.97 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF MUIRFIELD VILLAS, AS RECORDED IN PLAT BOOK 38, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE, NORTH 89°-54'-01" EAST, ALONG SAID SOUTH LINE OF THE PLAT OF MUIRFIELD VILLAS AND THE SOUTH LINE OF LOT 1, BLOCK 21, PLAT NO. 12, CITY OF ATLANTIS, FLORIDA, AS RECORDED IN PLAT BOOK 31, PAGES 85 AND 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 100.00 FEET;  
THENCE, SOUTH 88°-53'-01" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 21, A DISTANCE OF 80.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH COUNTRY CLUB DRIVE, AS SHOWN ON THE AFORESAID PLAT NO. 11, CITY OF ATLANTIS, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 553.00 FEET, A CENTRAL ANGLE OF 12°-57'-40" AND A CHORD BEARING OF SOUTH 02°-31'-17" EAST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 125.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1182.00 FEET, A CENTRAL ANGLE OF 08°-10'-00" AND A CHORD BEARING OF SOUTH 02°-55'-07" EAST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 164.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 19°-49'-45" AND A CHORD BEARING OF SOUTH 08°-44'-58" EAST;  
THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 185.18 FEET TO THE NORTHEAST CORNER OF LOT 18, BLOCK 19 OF SAID PLAT NO. 11, CITY OF ATLANTIS, FLORIDA;  
THENCE, SOUTH 73°-31'-10" WEST, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 120.62 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.112 ACRES, MORE OR LESS

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT R.J.K. AGENT PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, IN THE CITY OF ATLANTIS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 19, CITY OF ATLANTIS, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

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 UTILITIES.

IN WITNESS WHEREOF, WE, JAMES P. KINTZ AND CHARLES R. KINTZ, AS REPRESENTATIVES OF THE ABOVE NAMED FLORIDA PARTNERSHIP, DO HEREUNTO SET OUR HANDS AND SEALS THIS 17<sup>TH</sup> DAY OF DECEMBER, 2000.

R.J.K. AGENT PARTNERSHIP  
A FLORIDA PARTNERSHIP  
WITNESS: Eleanor M. Rinaldi  
(Print Name) ELEANOR M. RINALDI  
WITNESS: Ryan K. Edwards  
(Print Name) RYAN K. EDWARDS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JAMES P. KINTZ AND CHARLES R. KINTZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PARTNERS OF R.J.K. AGENT PARTNERSHIP, A FLORIDA PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>TH</sup> DAY OF DECEMBER, 2000  
MY COMMISSION EXPIRES: 2-15-2001

Susan J. Klaker  
NOTARY PUBLIC

### CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF ATLANTIS, A MUNICIPAL CORPORATION  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20<sup>TH</sup> DAY OF December, 2000.  
ATTEST: Barbara J. Monticello BY: William P. Howell  
BARBARA J. MONTICELLO, CITY CLERK WILLIAM P. HOWELL, MAYOR  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.  
DATE: January 17, 2001 BY: Wayne Larry Fish  
WAYNE LARRY FISH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3236

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DANIEL L. MONAHAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR ATTORNEYS TITLE INSURANCE FUND, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO R.J.K. AGENT PARTNERSHIP, A FLORIDA PARTNERSHIP; 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.  
DATE: December 18<sup>th</sup>, 2000  
DANIEL L. MONAHAN, AS AGENT FOR  
ATTORNEYS' TITLE INSURANCE FUND, INC.

### 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 SECTION 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 THE CITY OF ATLANTIS, FLORIDA.  
DATE: DEC. 18, 2000  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

1. BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF PLAT NO. 11, CITY OF ATLANTIS, FLORIDA, AS RECORDED IN PLAT BOOK 30, PAGE 66, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING AN ASSUMED BEARING OF NORTH 00°-14'-18" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERTO.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.R.M. NO. 3884
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED WITHIN EASEMENTS.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF ATLANTIS ZONING ORDINANCES.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
6. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
7. 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.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
IN THE OFFICE OF EWING AND SHIRLEY, INC.  
8295 LAKE WORTH ROAD, SUITE 13  
LAKE WORTH, FLORIDA 33463

