

FIRE STATION NO. 52

BEING A REPLAT OF A PORTION OF TRACT "G",
BOCAIRE GOLF CLUB No. 3 (A PART OF PALM AIRE WEST P.R.D.) AS RECORDED
IN PLAT BOOK 49, PAGE 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND
A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

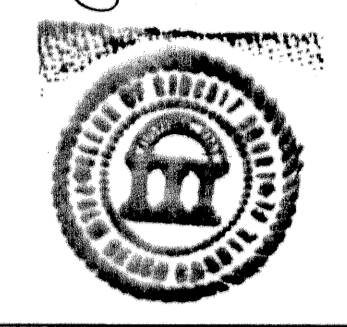
JUNE 2001

PROJECT NO. 2000014-002

TABULAR DATA

ZONING PETITION # 73-196
TOTAL AREA: 0.764 ACRES
TRACT A: 0.764 ACRES

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This plat was filed for record at 11:14 A.M.
on the 23rd day of December, 2002.
and duly recorded in Plat Book No. 93
page 62-63
Glenn W. Mark, Clerk of Circuit Court
Glenn W. Mark, Clerk of Circuit Court



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS FIRE STATION NO. 52 BEING A REPLAT OF A PORTION OF TRACT "G", BOCAIRE GOLF CLUB No. 3 (A PART OF PALM AIRE WEST P.R.D.) AS RECORDED IN PLAT BOOK 49, PAGE 151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

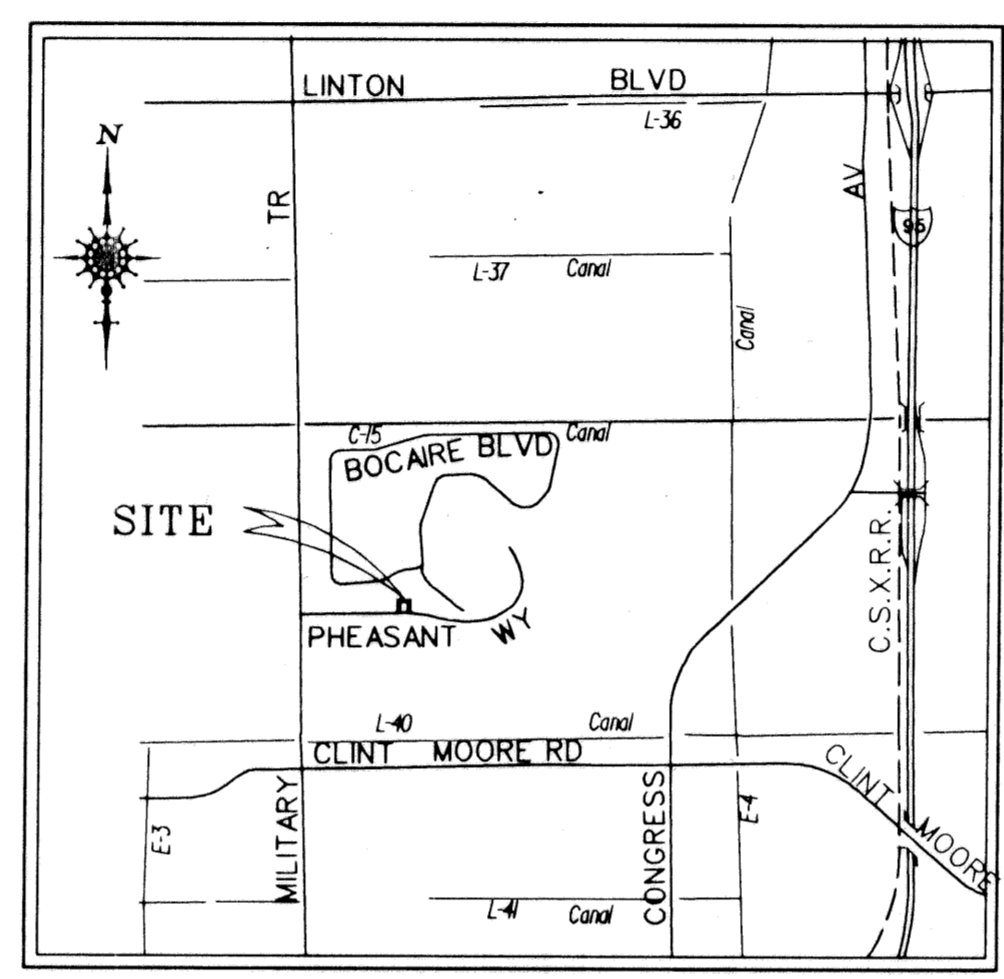
A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SAID SECTION 36 AND A PORTION OF TRACT "G", BOCAIRE GOLF CLUB NO. 3, RECORDED IN PLAT BOOK 49, PAGE 151, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "G", BOCAIRE GOLF CLUB NO. 3, RECORDED IN PLAT BOOK 49, PAGE 151, PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 89° 40' 13" EAST, ALONG THE SOUTH LINE OF SAID TRACT "G", A DISTANCE OF 91.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 13" EAST, A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A CURVE, WHOSE RADIUS POINT BEARS SOUTH 0° 19' 47" WEST A DISTANCE OF 2400.00 FEET; THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 04' 53", A DISTANCE OF 129.07 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 193.97 FEET (THE REMAINDER OF THE COURSES FOLLOW THE BOUNDARY OF SAID TRACT "G" AND ITS PROLONGATION); THENCE NORTH 89° 40' 13" WEST, A DISTANCE OF 174.00 FEET; THENCE SOUTH 0° 00' 00" EAST, A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.764 ACRE, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1) TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NO LONGER THE FEE SIMPLE OWNER.
- 2) THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.
- 3) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



LOCATION MAP
NOT TO SCALE

STATE PLANE COORDINATES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
SCALE FACTOR = 1.0000359

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, PRESTIGE TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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: 10-23-01

PRESTIGE TITLE AGENCY, INC.

BY: Patricia C. Ward
Patricia C. Ward
TITLE: President

SURVEYORS NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF TRACT "G" PER PLAT BOOK 49, PAGE 151, HAVING A BEARING OF N 00°00'00"E AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCRDACHMENT.
- 3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUB-DIVIDED 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 THIS COUNTY.

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 16 DAY OF Jan, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

George T. Webb, P.E.
COUNTY ENGINEER

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE SURVEY SECTION OF THE DEPARTMENT OF ENGINEERING & PUBLIC WORKS FOR PALM BEACH COUNTY, FLORIDA, AT 160 AUSTRALIAN AVENUE, ROOM # 405, WEST PALM BEACH, FLORIDA 33406.

SURVEYORS 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.") 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.

Oct 10, 2001
DATE

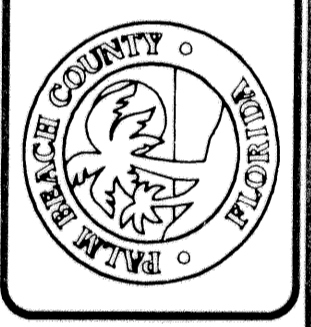
William C. Etheridge, P.L.S.
FLORIDA CERTIFICATE NO. 3173
STATE OF FLORIDA

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL AFFIXED HERETO THIS 8th DAY OF January, 2002.

ATTEST: DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
By: Dorothy Wilken
DEPUTY CLERK

Warren H. Newell
WARREN H. NEWELL, CHAIRMAN

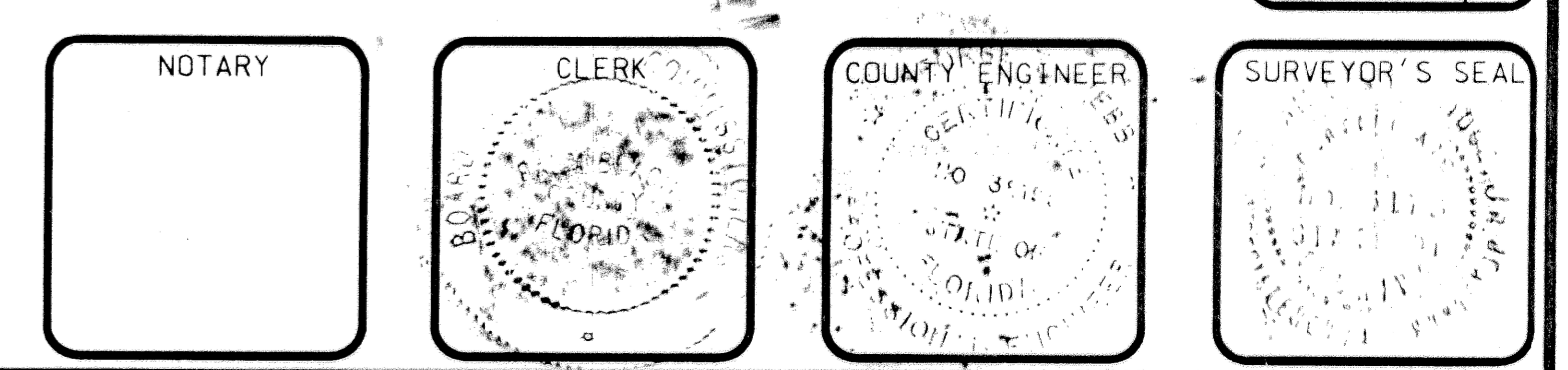
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
160 AUSTRALIAN AVENUE
WEST PALM BEACH, FL 33406



SCALE: AS NOTED
APPROVED: G.W.M.
DRAWN: A.B.F.
CHECKED: W.C.E.
DATE: 09/27/2000

FIRE STATION NO. 52
DRAWING NO. S-3-00-1432
DESIGN FILE NAME: d:\ndgn\gmark\trct19.dgn

SHEET: 1 OF 2
PROJECT NO. 2000014-002



SUBDIVISION FIRE STATION No 52
PAGE 62
FLOOD MAP # 220 B
ZONING PO
ZIP CODE 33487
SE 88-58(A)
TAZ 503
PUD NAME