

LOCATION MAP  
NOT TO SCALE

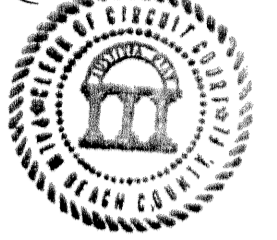
# PLAT NO. 20 CITY OF ATLANTIS, FLORIDA

BEING A REPLAT OF A PORTION OF TRACTS 10 AND 16 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 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE 43 EAST CITY OF ATLANTIS, PALM BEACH COUNTY, FLORIDA

MAY 2002 SHEET 1 OF 3

**EWING AND SHIRLEY, INC.**  
SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. 3752  
6295 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 2:24 P.M.  
this 15th day of May 2002  
and duly recorded in Plat Book No. 94  
on page 3 196 - 198  
DOROTHY H. WILKIN, Clerk of Circuit Court  
Shirley E. Shirley, Clerk



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIS ENTERPRISES, INC., A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 44 SOUTH, RANGE 43 EAST, IN THE CITY OF ATLANTIS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 20, CITY OF ATLANTIS, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.
- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF ATLANTIS, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, FOR OPEN SPACE, WATER MANAGEMENT (RETENTION) AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF ATLANTIS, FLORIDA.
- PINE TREE COURT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF ATLANTIS, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, FOR PUBLIC STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF ATLANTIS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF May 2002.

ATLANTIS ENTERPRISES, INC.  
A FLORIDA CORPORATION

ATTEST: Charles R. Kintz  
CHARLES R. KINTZ, SECRETARY

BY: James P. Kintz  
JAMES P. KINTZ, PRESIDENT

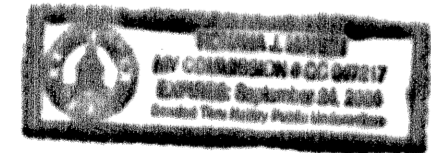
### ACKNOWLEDGEMENT

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 PRESIDENT AND SECRETARY OF THE ABOVE NAMED ATLANTIS ENTERPRISES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL OF 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 DAY OF May 2002

MY COMMISSION EXPIRES: 9-24-04



Roxanna J. Marsh  
NOTARY PUBLIC  
ROXANNA J. MARSH  
COMMISSION #CC947217

### SURVEYOR'S NOTES:

- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST BEING AN ASSUMED BEARING OF SOUTH 89°-30'-58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.R.M. (LB 3752)
- PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED WITHIN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF ATLANTIS ZONING ORDINANCES.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- 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.

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND BEING A PORTION OF TRACTS 10 AND 16, PLAT 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; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEAR NORTH 00°-24'-54" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 89°-30'-58" WEST, ALONG A LINE 100.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 925.91 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE BOUNDARY OF THE PLAT OF FORESTVIEW VILLAS, AS RECORDED IN PLAT BOOK 31, PAGES 146 THROUGH 148, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 00°-30'-37" WEST, ALONG SAID LINE AND BOUNDARY, A DISTANCE OF 25.71 FEET TO A POINT ON THE BOUNDARY OF THE REPLAT NO. 1 OF FORESTVIEW VILLAS, AS RECORDED IN PLAT BOOK 31, PAGES 237 AND 238, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 89°-29'-23" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 10.00 FEET;

THENCE, NORTH 00°-30'-37" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 12.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.99 FEET, A CENTRAL ANGLE OF 83°-19'-07" AND A CHORD BEARING OF NORTH 41°-08'-57" EAST;

THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 171.58 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 82°-48'-30" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 85.82 FEET TO THE SOUTHWEST CORNER OF LOT 31, OF THE AFORESAID PLAT OF FORESTVIEW VILLAS;

THENCE, NORTH 89°-29'-23" EAST, ALONG THE BOUNDARY OF SAID PLAT OF FORESTVIEW VILLAS, A DISTANCE OF 119.50 FEET;

THENCE, NORTH 79°-26'-42" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 147.00 FEET TO THE SOUTHWEST CORNER OF LOT 34A OF THE AFORESAID REPLAT NO. 1 OF FORESTVIEW VILLAS;

THENCE, NORTH 82°-48'-40" EAST, ALONG THE BOUNDARY OF SAID REPLAT NO. 1 OF FORESTVIEW VILLAS, A DISTANCE OF 169.10 FEET;

THENCE, NORTH 87°-10'-56" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 88.58 FEET TO THE SOUTHWEST CORNER OF LOT 37, OF THE AFORESAID PLAT OF FORESTVIEW VILLAS;

THENCE, SOUTH 80°-24'-53" EAST, ALONG THE BOUNDARY OF SAID PLAT OF FORESTVIEW VILLAS, A DISTANCE OF 106.00 FEET TO THE SOUTHWEST CORNER OF PINE VILLAS PLAT NO. 10, AS RECORDED IN PLAT BOOK 30, PAGES 47 AND 48, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 89°-29'-23" EAST, ALONG THE BOUNDARY OF SAID PINE VILLAS PLAT NO. 10, A DISTANCE OF 180.04 FEET;

THENCE, NORTH 70°-05'-47" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 24.27 FEET;

THENCE, NORTH 89°-36'-17" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 90.00 FEET;

THENCE, SOUTH 52°-50'-47" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 58.75 FEET;

THENCE, NORTH 89°-36'-17" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 142.00 FEET;

THENCE, NORTH 67°-05'-26" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 113.27 FEET;

THENCE, NORTH 89°-36'-17" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 65.00 FEET;

THENCE, SOUTH 80°-03'-37" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 261.72 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PINE VILLAS PLAT NO. 9, AS RECORDED IN PLAT BOOK 30, PAGE 57, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 00°-23'-43" EAST, ALONG THE BOUNDARY OF SAID PINE VILLAS PLAT NO. 9, A DISTANCE OF 165.20 FEET TO A POINT ON A LINE 100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF THE AFORESAID SECTION 31;

THENCE, SOUTH 89°-35'-52" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 806.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.36 ACRES MORE OR LESS

### CITY APPROVAL AND ACCEPTANCE OF DEDICATIONS

CITY OF ATLANTIS, A MUNICIPAL CORPORATION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF May, 2002.

ATTEST: Barbara J. Monticello  
BARBARA J. MONTICELLO, CITY CLERK

BY: William P. Howell  
WILLIAM P. HOWELL, MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.

DATE: May 14, 2002

BY: Wayne Larry Fish  
WAYNE LARRY FISH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3238

### 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 ATLANTIS ENTERPRISES, INC., A FLORIDA CORPORATION; 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: May 14, 2002

Daniel L. Monahan  
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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF ATLANTIS, FLORIDA, 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: MAY 14, 2002  
EWING AND SHIRLEY, INC.  
LB 3752

Kent W. Ewing, Jr.  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
IN THE OFFICE OF EWING AND SHIRLEY, INC.  
6295 LAKE WORTH ROAD, SUITE 13  
LAKE WORTH, FLORIDA 33463

