

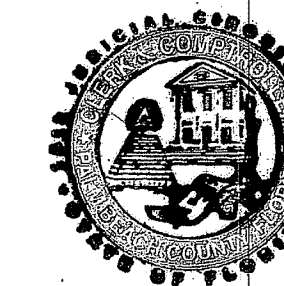
B. 104

BERT WINTERS PARK

BEING A PLAT OF A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 3

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:17 P.M.
THIS 20th
DAY OF Aug., 2015
AND DULY RECORDED IN:
PLAT BOOK 120
ON PAGE 104-106
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: Sharon R. Bock
DEPUTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS BERT WINTERS PARK, BEING A PLAT OF A PORTION OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH 88° 03'47" WEST ALONG THE NORTH LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 (AS A BASIS OF BEARINGS), A DISTANCE OF 269.03 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ELLISON-WILSON ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 03'47" WEST ALONG SAID NORTH LINE, A DISTANCE OF 813.35 FEET TO A POINT BEING ON THE EASTERLY LINE OF THE 500 FOOT WIDE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY FROM JACKSONVILLE TO MIAMI, FLORIDA AS RECORDED IN PLAT BOOK 17, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 16° 15'56" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 842.14 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTH 800.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE SOUTH 88° 03'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 659.05 FEET TO A POINT BEING ON SAID WEST RIGHT-OF-WAY LINE OF ELLISON-WILSON ROAD; THENCE NORTH 05° 48'20" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 807.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.52 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

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 NOT THE FEE SIMPLE OWNER.

THE UTILITY EASEMENT (U.E.) 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.

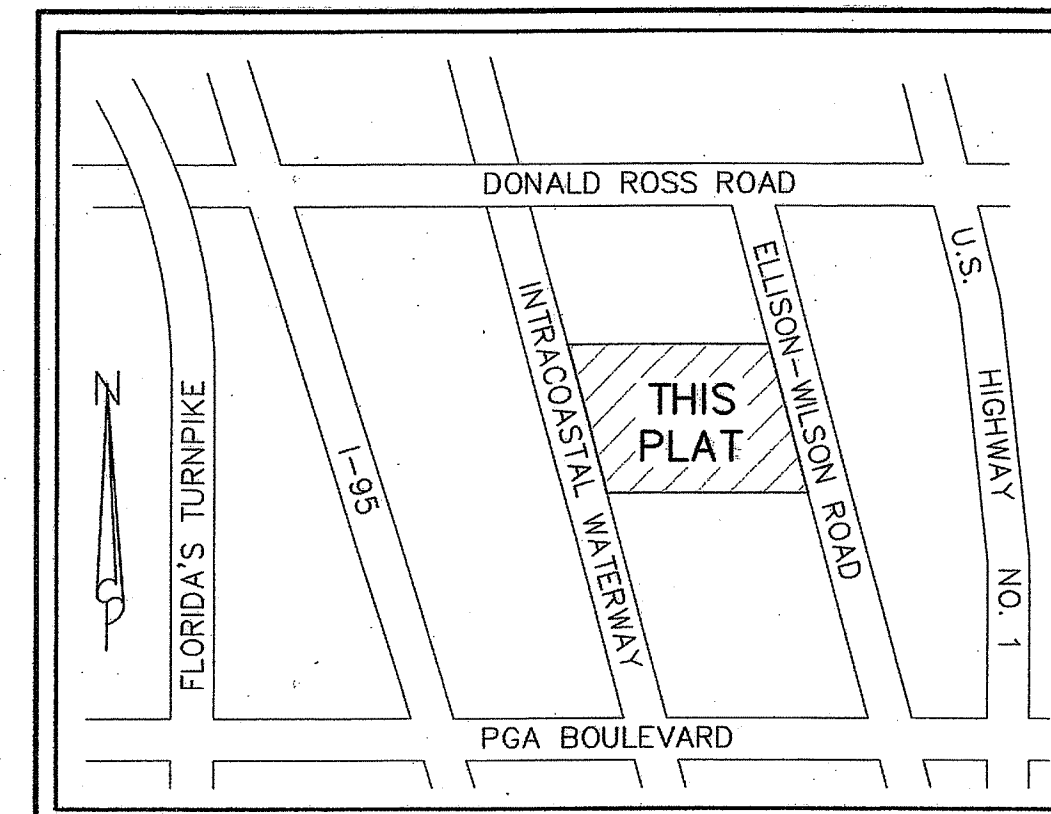
THE LIMITED ACCESS EASEMENT (L.A.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL TO BE AFFIXED HERETO, THIS 18th DAY OF August, 2015.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Shelley Vana
SHELLEY VANA, MAYOR

ATTEST: Sharon R. Bock
SHARON R. BOCK
CLERK & COMPTROLLER



LOCATION MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & 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 TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS BEING HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: July 1, 2015

SOUTHEAST GUARANTY & TITLE, INC.
BY: Kenneth L. Townsend
KENNETH L. TOWNSEND, PRESIDENT

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."), 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.

DATED: 6/30/2015

David A. Bower
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 18th DAY OF August, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 88°03'47" WEST, BASED UPON THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 THIS COUNTY.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753 - 0650
FAX: (561) 753 - 0290

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: AS SHOWN CHECKED BY: GHC DATE: 07/10/13
DRAWN BY: DAB JOB NO.: 12-085-01

