

PLAT OF GRAMERCY PARK, UNIT 2,

IN 2 SHEETS SHEET NO. 1

IN SECTIONS 1 & 2 TWP. 43 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

INCLUDING A REPLAT OF THE WEST 40 Ft. OF TRACT 7, ADAMS SUBDIVISION

RECORDED IN PLAT BOOK 20, PAGE 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

157

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat Book No. 20, page 23, recorded in Public Records of this County on the 12th day of Feb. 1963 and duly recorded in Plat Book No. 27, page 157 + 158
 J. ALLEN BOWETT, Clerk, Circuit Court
 By: *Belle M. King*

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that GOLDCOAST BUILDERS INC. a Florida Corporation, the owner of the tract of land lying and being in the West 40 Feet of Tract 7, Adams Subdivision, recorded in Plat Book 20, page 23, Palm Beach County Public Records, in Section 1, Township 43 South, Range 42 East and the Northeast quarter of Section 2, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as GRAMERCY PARK, UNIT 2, and more particularly described as follows, to wit:

Commencing at the intersection of the centerline of 45TH Street with the East line of Section 2, Township 43 South, Range 42 East, Palm Beach County, Florida; thence on an assumed bearing of North 3° 27' 08" East along the East line of Section 2, a distance of 50.09 feet to the point of beginning; thence due East, a distance of 40.07 feet; thence North 3° 27' 08" East, a distance of 375.68 feet; thence due West, a distance of 162.93 feet; thence due North a distance of 100 feet; thence North 4° 45' 49" East, a distance of 60.21 feet; thence due North a distance of 200 feet; thence North 18° 26' 05" East, a distance of 63.25 feet; thence due North a distance of 200 feet; thence North 6° 39' 16" East, a distance of 60.41 feet; thence due North, a distance of 142 feet; thence due West, a distance of 107.2 feet; thence due South, a distance of 142 feet; thence due East, a distance of 25 feet; thence due South, a distance of 940 feet; thence due East, a distance of 822.50 feet; thence due South, a distance of 115 feet; thence due East, a distance of 292.74 feet to the point of beginning.

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities and/or Drainage purposes.

IN WITNESS WHEREOF, the said 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 12th day of December, A.D. 1962

GOLDCOAST BUILDERS INC.

Attest: *Louis F. Zehnle* Secretary By: *Nathan Adler* President

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, NATHAN ADLER and LOUIS F. ZEHNLE, President and Secretary, respectively, of GOLDCOAST BUILDERS, INC. - to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal of West Palm Beach, County of Palm Beach and State of Florida, this 12th day of December, A.D. 1962.

Mary Epstein

My Commission expires: Oct. 16, 1966.

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

James D. Carlton
Registered Land Surveyor
Florida Certificate No. 747

Subscribed and sworn to before me this 12th day of December, A.D. 1962

Gwelynn G. Carlton
Notary Public

My Commission expires: March 7, 1964

NOTE

All Block Corners are rounded with a 25 ft. radius curve, unless otherwise noted.
Easements are for Public Utilities, unless otherwise shown.
Building Setback Lines shall be as required by Palm Beach County, Florida.
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

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Approved: FEBRUARY 11, A.D. 1963
Board of County Commissioners

By: *E. F. Van Kester*
Chairman

By: *W. H. ...*
County Engineer

JAMES D. CARLTON, INC.
ENGINEERS & SURVEYORS

UNIT NO. 2
GRAMERCY PARK
IN 2 SHEETS SHEET NO. 1

DATE: OCTOBER 1962

27-157
DRAWING NUMBER
PLAT HOLD CORPORATION - IRVINE, CALIFORNIA
REPRODUCED BY NUMBER 07047