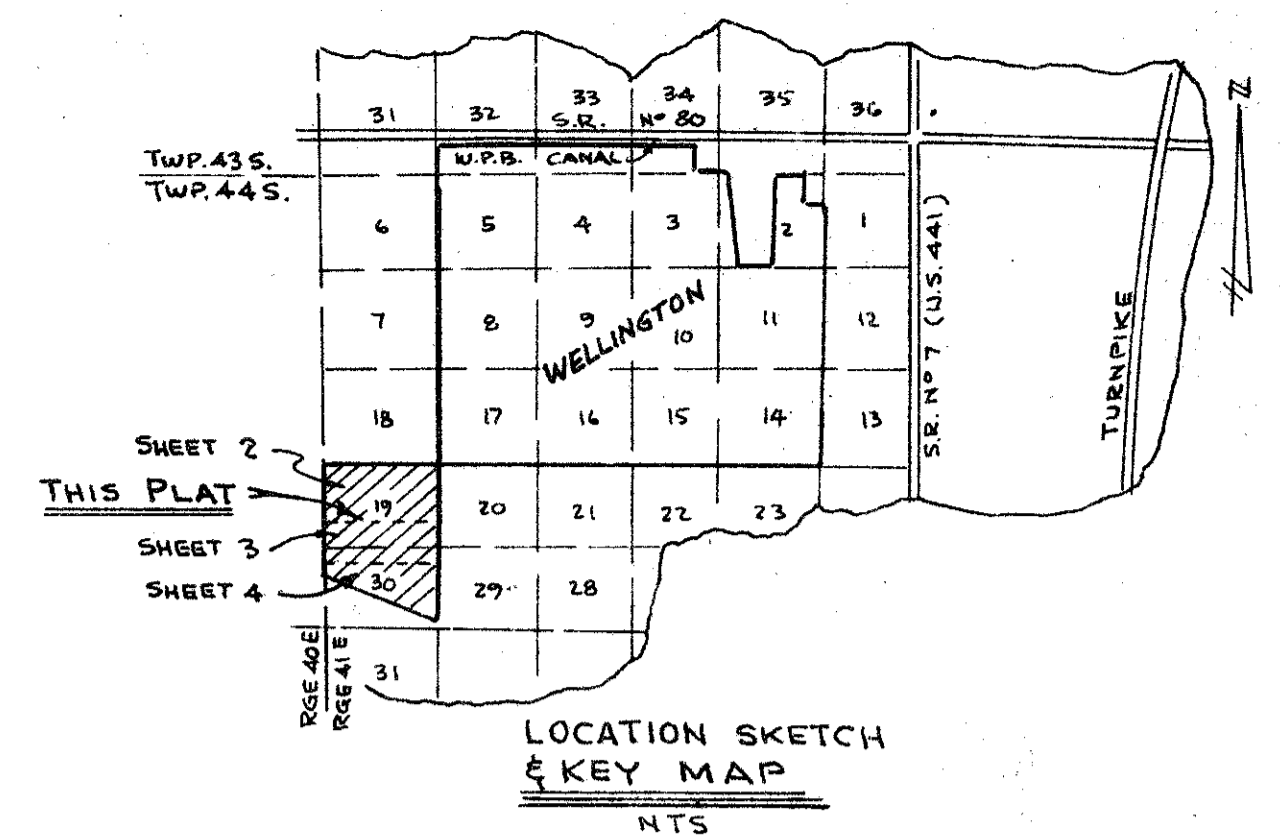


PALM BEACH POINT

IN SECTIONS 19 & 30, TWP. 44 S., RGE. 41 E.

PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
MARCH 1977



133

STATE OF FLORIDA
COUNTY OF PALM BEACH ^{SS}
This Plat was filed for record at 10:45 AM
this 18 day of MAY, 1977,
and duly recorded in Plat Book No. _____
on page _____
JOHN B. DUNKLE, Clerk Circuit Court
By _____ D.C.

DESCRIPTION

Being all of Section 19 and that part of Section 30 lying northerly of a line 700 feet northerly of and parallel with, the Northerly Right-of-Way Line of South Florida Water Management District L-40 as now laid out and in use, both in Township 44 South, Range 41 East, Palm Beach County, Florida and more particularly described as follows:

Beginning at the Northeast Corner of said Section 19, thence S.00°50'05"W. along the East Line of said Section 19, a distance of 2693.53 feet to the Northeast Corner of the Southeast Quarter of said Section 19; thence continue S.00°50'05"W. along said East Line, a distance of 2693.53 feet to the Northeast Corner of said Section 30; thence S.00°50'24"W. along the East Line of said Section 30, a distance of 2690.91 feet to the Northeast Corner of the Southeast Quarter of said Section 30; thence continue S.00°50'24"W. along said East Line, a distance of 2210.52 feet to a point, said point being N.00°50'24"E., a distance of 480.39 feet from the Southeast Corner of said Section 30; thence N.58°09'07"W. along a line 700 feet northerly of and parallel with, the Northerly Right-of-Way Line of South Florida Water Management District L-40 as now laid out and in use, a distance of 5221.08 feet to the West Line of said Section 30; thence N.00°21'10"E. along said West Line, a distance of 897.63 feet to the Section Corner separating Sections 25 and 24, Township 44 South, Range 40 East; thence N.00°22'18"E. along the West Line of Section 30, a distance of 1291.45 feet to the Southwest Corner of said Section 19; thence N.00°17'37"E. along said West Line, a distance of 2688.22 feet to the Southwest Corner of the Northwest Quarter of said Section 19; thence continue N.00°17'37"E. along said West Line of said Section 19, a distance of 1301.75 feet to the Section Corner separating Sections 24 and 13 of said Township 44 South, Range 40 East; thence N.00°16'25"E. along said West Line of Section 19, a distance of 1386.39 feet to the Northwest Corner of said Section 19; thence S.89°35'05"E. along the North Line of said Section 19, a distance of 1836.22 feet to the Northwest Corner of the Northeast Quarter of said Section 19; thence continue S.89°35'05"E. along said North Line, a distance of 2708.30 feet to the Northeast Corner of said Section 19 and the Point of Beginning.

SUBJECT TO Existing Rights-of-Way, Easements, Restrictions and Reservations of Record. Containing 922.931 Acres, more or less

160 Lots in this Subdivision

NOTES

- All bearings shown hereon are relative to an assumed meridian.
- Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
- 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.
- denotes Permanent Reference Monument.
- There shall be a 12 foot Utility Easement centered on all Lot Lines not affected by Roadway or Drainage Easements.
- Where Utility Easements and Drainage Easements cross or coincide, Drainage Easements shall take precedent.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ^{SS}
KNOW ALL MEN BY THESE PRESENTS, that PALM BEACH LAND & DEVELOPMENT CORP, a Florida Corporation, joined by ACME IMPROVEMENT DISTRICT, the owners of the tract of land shown hereon as PALM BEACH POINT, lying in Sections 19 and 30, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described to the left under description, have caused the same to be surveyed and platted as shown hereon and do dedicate as follows, Lake Worth Road Right of Way as shown is dedicated in Fee Simple to ACME IMPROVEMENT DISTRICT for proper purposes.
Acme Improvement District Rights-of-Way and the use of all Drainage Easements are hereby dedicated to ACME IMPROVEMENT DISTRICT, in Fee Simple, for road and drainage purposes.
The use of the Road Easements are hereby dedicated to ACME IMPROVEMENT DISTRICT and are to provide ingress and egress and utilities to the Lots platted hereon.
The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Public Utilities, and the Maintenance Easements as shown for drainage maintenance.
Limited Access and Landscape Easements are dedicated to ACME IMPROVEMENT DISTRICT for the purpose of control and jurisdiction over access rights and landscaping, respectively.
IN WITNESS WHEREOF, the said Corporation and District have caused these presents to be signed by their respective Officers and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 19 day of MAY, 1977.

Attest: Ricardo Vadia By: Alberto Vadia, Jr.
RICARDO VADIA - Secretary ALBERTO VADIA, JR. - President
ACME IMPROVEMENT DISTRICT

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH ^{SS}
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, ALBERTO VADIA, JR. and RICARDO VADIA, President and Secretary, respectively, of PALM BEACH LAND AND DEVELOPMENT CORP, a Florida Corporation, and they acknowledged before me that they executed the hereon Dedication 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, this 19 day of MAY, 1977.

My Commission expires: FEB. 8 1980
Notary Public - State of Florida

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF DADE ^{SS}
The undersigned hereby certify that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents to the Dedication of the lands described in the Dedication hereto, by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book 2644, Page 1881 of the Public Records of Dade County, Florida, shall be subordinated to the Dedication shown hereon.
IN WITNESS WHEREOF, the undersigned 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 19 day of May, 1977.

PAN AMERICAN BANK OF MIAMI
A Corporation of the State of Florida

Attest: Beth Brown By: Harry H. Salt

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE ^{SS}
The foregoing instrument was acknowledged before me, this 10th day of MAY, 1977, by HARRY H. SALT and BETTE E. CLOWN respectively, of PAN AMERICAN BANK OF MIAMI, a Florida Corporation, on behalf of said Corporation.

Notary Public
My Commission Expires APR 18 1979

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 18th day of October, 1977.

By: Late Lytal
Late Lytal - Chairman

Attest: JOHN B. DUNKLE, Clerk

By: Manjiv B. Desai
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 12 day of APRIL, 1977.
Engineer

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ^{SS}
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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments have been placed as required by law and furthermore, that the survey data complies with all requirements of Chapter 177 Florida Statutes, as Amended.

By: William G. Wallace, Jr.
Professional Land Surveyor
Florida Registration No. 2283

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE ^{SS}
I, ARTHUR AUGUST, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested in PALM BEACH LAND & DEVELOPMENT, CORP and ACME IMPROVEMENT DISTRICT, that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon, and that I find all mortgages are shown and are true and correct.

ARTHUR AUGUST - Attorney at Law
licensed in Florida

