OCTOBER 2001 COSTAKOS PLAT SHEET 1 OF 1
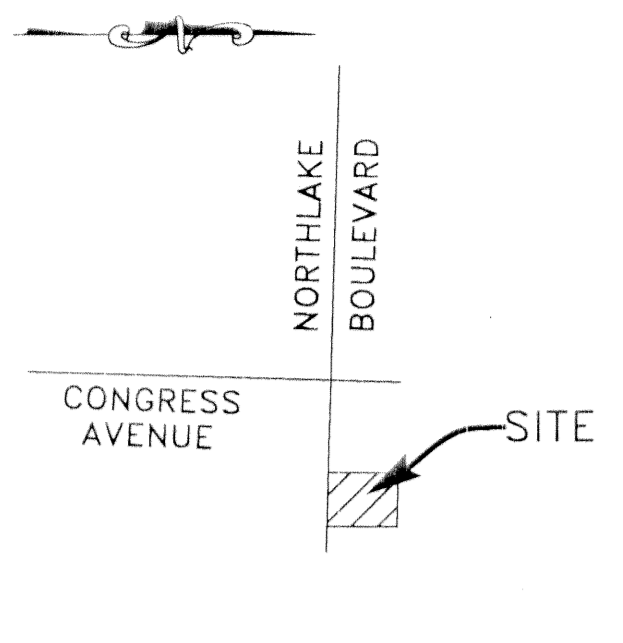
BEING A PARCEL OF LAND IN THE SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

104

LOCATION MAP
NOT TO SCALE

NORTHLAKE BOULEVARD
CONGRESS AVENUE
SITE

SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF SECTION
18, TOWNSHIP 42 SOUTH, RANGE
43 EAST
FND PALM BEACH COUNTY BRASS
DISK
N900630.090
E952959.635

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DAVID P. COSTAKOS AS
TRUSTEE OF DAVID P. COSTAKOS TRUST UNDER TRUST AGREEMENT DATED
JANUARY 8, 1997 AMENDED APRIL 29, 1998, OWNER OF SAID LAND SHOWN
HEREON AS "COSTAKOS PLAT", LYING IN SECTION 18, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY,
FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE SOUTH 467 FEET OF THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS
THE SOUTH 60 FEET THEREOF AS CONVEYED FOR ROAD RIGHT-OF-WAY IN
DEED BOOK 912, PAGE 317 AND OFFICIAL RECORD BOOK 2284, PAGE 1028.

CONTAINING 0.934 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 BY THE OWNER FOR
COMMERCIAL DEVELOPMENT PURPOSES, INGRESS AND EGRESS PURPOSES,
AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS
THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR
SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM
BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, I, DAVID P. COSTAKOS, AS TRUSTEE OF THE
DAVID P. COSTAKOS TRUST AGREEMENT DATED JANUARY 8, 1997, DO
HEREUNTO SET MY HAND AND SEAL THIS 22 , DAY OF October ,
2001.

BY: DAVIS P. COSTAKOS
AS TRUSTEE OF THE DAVID P. COSTAKOS
TRUST AGREEMENT DATED JANUARY 8, 1997

WITNESS: _____ BY: _____
PRINTED NAME: LISA M. NUCCIO   DAVID P. COSTAKOS

WITNESS: Charlotte Sue Fisher
PRINTED NAME: Charlotte Sue Fisher

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID P. COSTAKOS, WHO IS
PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS
LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID
INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF
October , 2001.

_____
NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GARDENS 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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE
TO THE PROPERTY IS VESTED TO DAVID P. COSTAKOS, AS TRUSTEE OF THE
DAVID P. COSTAKOS TRUST UNDER THE TRUST AGREEMENT DATED JANUARY
8, 1997 AND AMENDED APRIL 29, 1998, 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: 10/22/01 _____ BY: _____
                                JUNE WHITE, PRESIDENT

REVIEWING SURVEYOR AND MAPPER:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH
CHAPTER 177.081 OF THE FLORIDA STATUES AND THE ORDINANCES OF THE
CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE
VERIFICATION OF GEOMETRIC DATA.

BY: Pasquale Volpe DATE 23 October 2001
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4873

APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

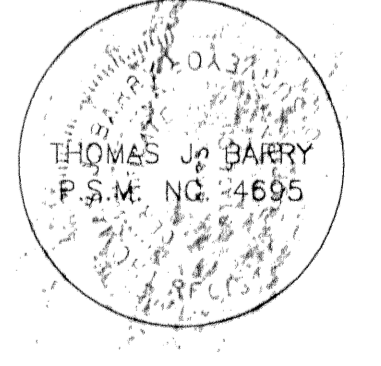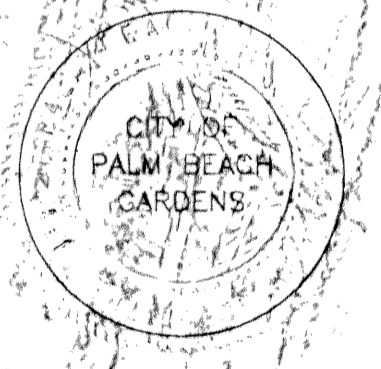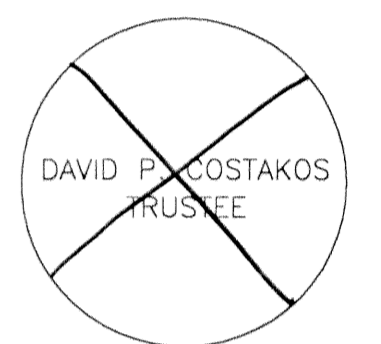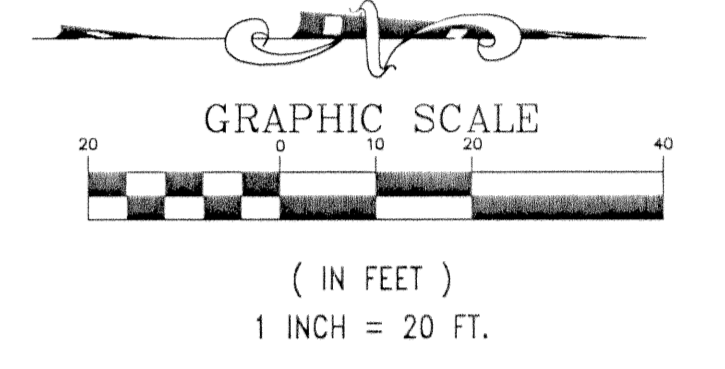THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF
November , 2001.
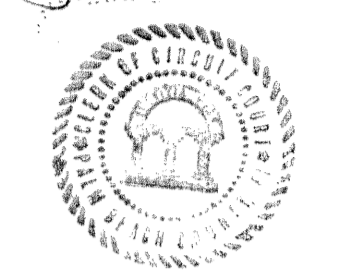
BY: _____
        JOSEPH R. RUSSO, MAYOR

ATTEST: _____
        CAROL GOLD, CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 30th DAY OF
October , 2001.

BY: _____
        LENNART E. LINDAHL, P.E., CITY ENGINEER

GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.

DAVID P. COSTAKOS TRUSTEE

GARDENS TITLE INC.

REVIEWING SURVEYOR AND MAPPER

CITY OF PALM BEACH GARDENS

THOMAS J. BARRY
P.S.M. NO. 4695

PLAT OF NORTHLAKE SQUARE
(PLAT BOOK 76, PAGES 160-161 P.B.C.R)

NORTHLAKE BOULEVARD
(LAKE PARK WEST ROAD)

POLLO TROPICAL

INGRESS, EGRESS AND
DRAINAGE EASEMENT
(O.R.B. 1240 PG. 1657)
(NOT INCLUDED)

DRAINAGE EASEMENT
O.R.B. 12440, PAGE 1646 PBCR

FND 4"x4"CONCRETE
MONUMENT
LB #6838
14.20' SOUTH

FND 4"x4"
CONCRETE
MONUMENT
10' NORTH
LB #6838

N 01°35'11" E 407.00'

TRACT A
40700 SQUARE FEET
0.9343 ACRES

S88°26'21"E
2654.62'

R/W PER O.R.B. 2284,
PAGE 1028 PBCR
S 88°26'21" E 100.00'

15' EASEMENT
O.R.B. 8827, PAGE 1289, PBCR

50' RIGHT-OF-WAY PER DEED BOOK 912,
PAGE 317

SOUTH LINE SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 43 EAST
(BASIS OF BEARING)

EASEMENT
O.R.B. 8827, PAGE 1289

S88°26'21"E
20.00'

R=25.00'
DELTA=53°07'48"
A=23.18'

N01°35'11"E 40.00'

20.00'

N88°26'21"W

UNPLATTED
EAST 100' OF THE SOUTHEAST 1/4,
SOUTHEAST 1/4, SECTION 18,
TOWNSHIP 42 S., RANGE 43 EAST,
LESS THE SOUTH 467'

80.00'   60.00'

20' EASEMENT
O.R.B. 8827, PAGE
1289 PBCR

100.00'

8.50'

158.62'
N01°35'11"E 193.70'
158.71'

O.R.B. 1770, PAGE 578 PBCR

N01°35'11"E 144.79'

SOUTHEAST CORNER
OF SECTION 18, TOWNSHIP 42
SOUTH, RANGE 43 EAST
FND PALM BEACH COUNTY
BRASS DISK
N900557.837
E955613.400

SET OFFSET 4"x4"
CONCRETE MONUMENT
LB #6770
3.00' NORTH

60.00'

S.B.T. EASEMENT
(O.R.B. 4128, PAGE 1015 PBCR)

F.P.L. EASEMENT
(O.R.B. 1770, PAGE 578 PBCR)

SEACOAST UTILITIES AUTHORITY EASEMENT
(O.R.B. 3193, PAGE 585 PBCR)

JIFFY LUBE
UNPLATTED

N01°35'11"E 407.00'

MANGO LANE
(NOT OPEN IN THIS AREA)

S.B.T. EASEMENT
(O.R.B. 4128, PAGE 1015 PBCR)

SEACOAST UTILITIES AUTHORITY EASEMENT
(O.R.B. 3193, PAGE 585 PBCR)

EAST LINE SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 43 EAST

HILL TOP PARK
(PLATBOOK 26, PAGE 138, P.B.C.R)

SURVEYOR'S NOTES:

1. 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.

2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43
EAST, WHICH BEARS SOUTH 88°26'21" EAST. ALL OTHER BEARINGS SHOWN
HEREON ARE RELATIVE THERETO.

3. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES, OR SHRUBS SHALL
BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL
EASEMENT BENEFICIARIES AND/ALL APPLICABLE CITY OR COUNTY APPROVALS
OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.

4. ■ DENOTES A SET PERMANENT REFERENCE MONUMENT LB 6770.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE AS PUBLISHED BY
THE PALM BEACH COUNTY ENGINEERING DEPARTMENT AND ARE BASED ON
THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), TRANSVERSE
MERCATOR PROJECTION, FLORIDA EAST ZONE.

LEGEND
R	RADIUS
A	ARC LENGTH
N.T.S.	NOT TO SCALE
FND	FOUND
PK	PARKER KALON
O.R.B.	OFFICIAL RECORD BOOK
PG	PAGE
CM	CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
LB #	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O/S	OFFSET
PGS	PAGES
R/W	RIGHT OF WAY
PB	PLAT BOOK
PBCR	PALM BEACH COUNTY RECORDS
SBT	BELLSOUTH
FPL	FLORIDA POWER AND LIGHT
℄	CENTERLINE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER
MY DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL
OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA
STATUTES AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

_____ 10/22/01
THOMAS J. BARRY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4695

COSTAKOS PLAT
CARNEY-NEUHAUS, INC.
LB6770

FIELD	PROJ. # 01-035	F.B.	PG.
OFFICE LDS	DATE: 08-09-01	DWG. NO. COVER	
C'KD: DOC	REF:	SHEET: 1 of 1	

\\C-n-server\public data\joyce\PROJECTS\2001\01-035\01-035plat.dwg