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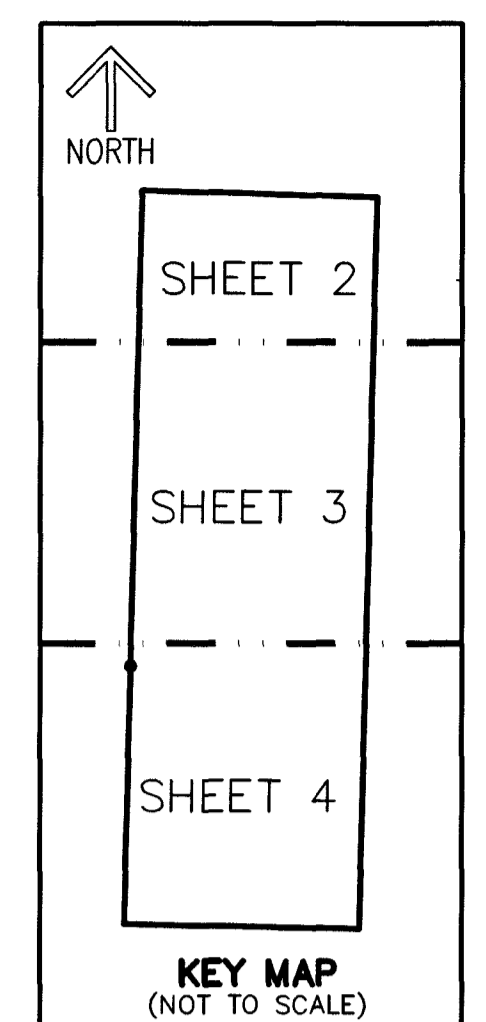
96

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:21 P.M.
THIS 6 DAY OF November
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 140 ON
PAGES 912 THROUGH 919
Michael A. Caruso,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



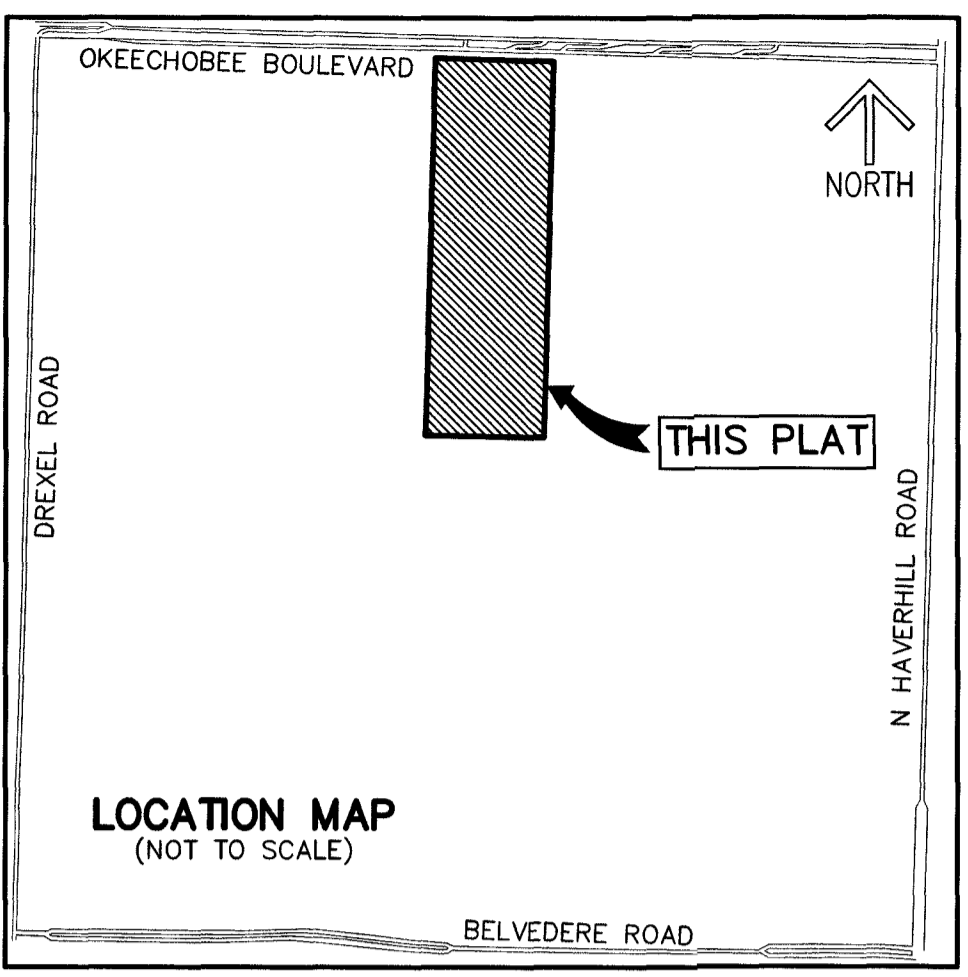
SHEET 1 OF 4



FOUNT MUPD

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT TOWN OF PALM BEACH, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS FOUNT MUPD, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 1' 24' 53" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 64.02 FEET; THENCE SOUTH 88' 26' 20" EAST, A DISTANCE OF 52.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88' 26' 20" EAST, ALONG A LINE 64.02 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 26, SAID LINE ALSO BEING THE SOUTH LINE OF THE CHANCERY CASE 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495 PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 616.83 FEET; THENCE SOUTH 1' 21' 54" WEST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1949.12 FEET; THENCE NORTH 88' 57' 19" WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 617.53 FEET; THENCE NORTH 1' 24' 53" EAST ALONG THE EAST RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL PER OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, A DISTANCE OF 672.90 FEET; THENCE NORTH 88' 47' 00" WEST CONTINUING ALONG SAID E-3 CANAL RIGHT OF WAY LINE, A DISTANCE OF 0.99 FEET; THENCE NORTH 1' 24' 53" EAST CONTINUING ALONG SAID E-3 CANAL RIGHT OF WAY LINE, A DISTANCE OF 1281.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,204,962 SQUARE FEET/ 27.6621 ACRES MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR TOWN OF PALM BEACH, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN OF PALM BEACH, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 6128, PAGES 1748, OFFICIAL RECORD BOOK 35065, PAGE 1823, AND OFFICIAL RECORD BOOK 35079, PAGE 812, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

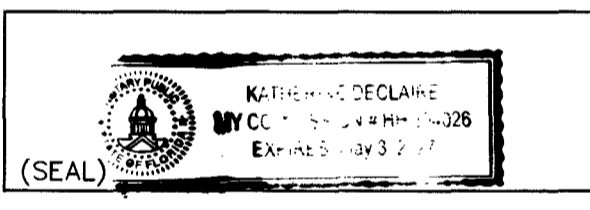
IN WITNESS WHEREOF, THE ABOVE NAMED POLITICAL SUBDIVISION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Town Manager AND ITS SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS Town Clerk THIS 5th DAY OF September 2025.

ATTEST: *Kelly Churney*
Kelly Churney TOWN CLERK

TOWN OF PALM BEACH, FLORIDA
A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA
BY: *[Signature]*
NAME Kirk Blouin
TITLE TOWN MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5 DAY OF September, 2025, BY Kirk Blouin AS Town Manager OF THE TOWN OF PALM BEACH, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE TOWN OF PALM BEACH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



Katherine Declaire
NOTARY PUBLIC
Katherine Declaire
PRINT NAME
MY COMMISSION EXPIRES: 5/3/27
COMMISSION NUMBER: HH394026

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA
I, BARBARA J. FERRER, 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 TOWN OF PALM BEACH, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS 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: 09/04/2025
[Signature]
BARBARA J. FERRER
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°42'56"E ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "OKEE DREX" AND "OKEE FIRE" RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (90 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- THERE ARE NO BLANKET EASEMENTS OF RECORD LYING WITHIN SUBJECT PROPERTY.
- THE UNDERLYING PLAT AND RIGHT-OF-WAYS RECORDED IN PLAT NO. 1 WESTMOOR PINES, PLAT BOOK 4, PAGE 21 VACATED BY OFFICIAL RECORD BOOK 35769, PAGE 1647 AND OFFICIAL RECORD BOOK 35818, PAGE 1013 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE VACATION BY OFFICIAL RECORD BOOK 35769, PAGE 1647 ALSO INCLUDED THE AREA LABELED AS HIATUS DELINEATED ON THIS SURVEY.

COUNTY APPROVAL:

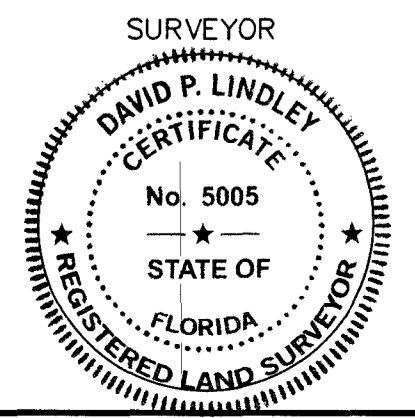
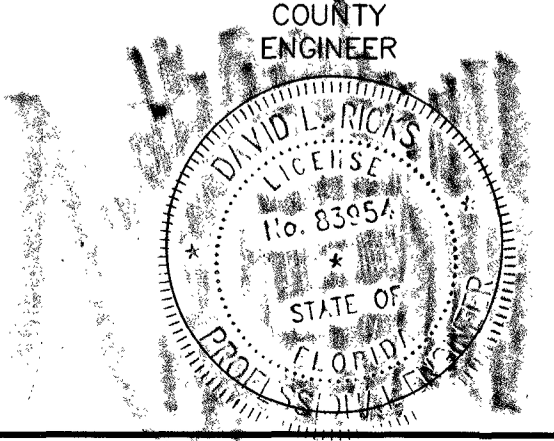
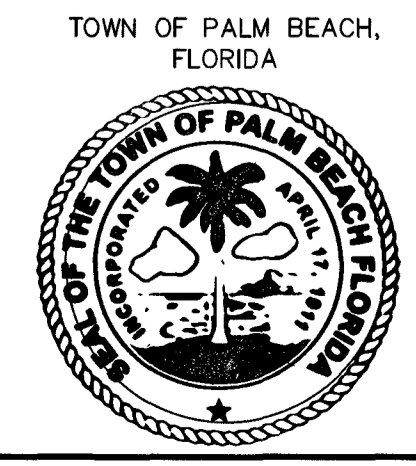
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 6 DAY OF NOVEMBER 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'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 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: 9/19/2025
[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



SITE DATA
CONTROL NO. 1979-00268

CFN 20250395929 PL BK 140 PG 96