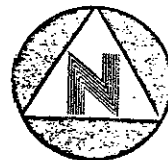


CONAILL SUBDIVISION

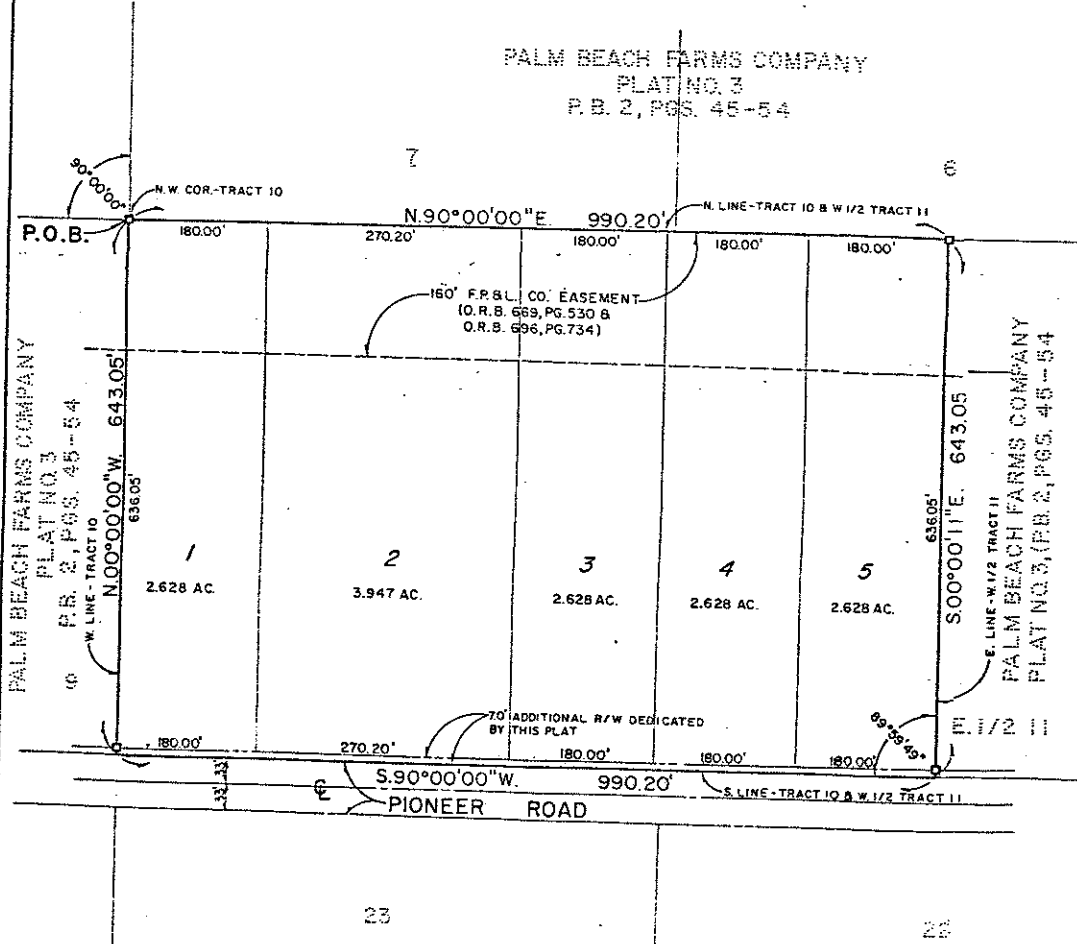
LYING IN SECTIONS 5 & 6, TWP. 44 SO., RGE. 42 E. AND BEING A REPLAT OF TRACT 10 AND THE W. 1/2 OF TRACT 11, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PGS. 45-54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. JUNE, 1980

LOCATION	8	7	6	5	4	3	2	1
	9	10	11	12	13	14	15	16
PIONEER ROAD	24	23	22	21	20	19	18	17
	25	26	27	28	29	30	31	32
	40	PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)						33
	41	42	43	44	45	46	47	48
	56	55	54	53	52	51	50	49
	57	58	59	60	61	62	63	64

LOCATION MAP (NOT TO SCALE)



0' 100' 200'
GRAPHIC SCALE



PALM BEACH FARMS COMPANY
PLAT NO. 3
P.B. 2, PGS. 45-54

PALM BEACH FARMS COMPANY
PLAT NO. 3
P.B. 2, PGS. 45-54

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONAILL CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 5 & 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF TRACT 10 OF THE WEST ONE-HALF OF TRACT 11, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONAILL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 10; THENCE RUN, NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID TRACTS, A DISTANCE OF 990.20 FEET, TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF TRACT 11 OF SAID PLAT; THENCE, SOUTH 60°00'11" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACT, A DISTANCE OF 643.05 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF PIONEER ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE, SOUTH 90°00'00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 990.20 FEET TO THE WEST LINE OF TRACT 10; THENCE DEPARTING FROM SAID RIGHT OF WAY, NORTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 643.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.459 ACRES, MORE OR LESS.

SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY EASEMENT OVER THE NORTH 160.00 FEET THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 669, PAGE 530 AND OFFICIAL RECORD BOOK 696, PAGE 734, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND SUBJECT TO OTHER EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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

1. THE ADDITIONAL RIGHT OF WAY FOR PIONEER ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, PHIL D. O'CONNELL, JR., AND ATTESTED BY ITS SECRETARY, LINDA L. O'CONNELL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF _____, A.D. 1980.

CONAILL CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
BY: PHIL D. O'CONNELL, JR., PRESIDENT
LINDA L. O'CONNELL, SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PHIL D. O'CONNELL, JR. AND LINDA L. O'CONNELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CONAILL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 1980
MY COMMISSION EXPIRES: _____ Notary Public:



THIS INSTRUMENT WAS PREPARED BY ROBERT J. WOODEN, IN THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. PHONE (305) 689-2711.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ ON THIS _____ DAY OF _____, A.D. 1980 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: _____ DC.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9265 AT PAGES 1225-1228, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, WE ONUS LAWRENCE AND ADDIE LAWRENCE, HIS WIFE, DO HERETO SET OUR HAND AND SEAL THIS _____ DAY OF _____, A.D. 1980.

WITNESS _____ ONUS LAWRENCE
WITNESS _____ ADDIE LAWRENCE, HIS WIFE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ONUS LAWRENCE AND ADDIE LAWRENCE, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 1980.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PHIL D. O'CONNELL, JR. 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 TO CONAILL CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PHIL D. O'CONNELL, JR.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

DR. R. JAY COOPER
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1980.

COUNTY ENGINEER:
BY: DENNIS KOEHLER, CHAIRMAN
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: _____ DC.

ur0267.igr
CONAILL NOV 1980

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

CONAILL SUBDIVISION

TAL WYC 80-199
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