## OLYMPIA CIVIC SITE

BEING A REPLAT OF PORTIONS OF TRACT 35 AND OF TRACTS 46 THROUGH 55, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY

SITUATE IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

**AUGUST, 2010** 

**DEDICATION AND RESERVATION** 

STATE OF FLORIDA COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT

- VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA;
- PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; AND
- THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA

OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS OLYMPIA CIVIC SITE, BEING A REPLAT OF A PORTION OF BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED IN OFFICIAL RECORD BOOK 14461, PAGE 883 AS

BEING PORTIONS OF TRACT 35 AND OF TRACTS 46 THROUGH 55, BLOCK 19, TOGETHER WITH PORTIONS OF THOSE STRIPS OF LAND MARKED AS ROADS WITHIN OR ADJACENT TO SAID TRACTS, BLOCK 19 AS ALL ARE SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIE WITHIN THE BOUNDARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 19, AS SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°17'20" EAST ALONG A LINE CONNECTING THE WEST LINE OF TRACTS 49, 48, AND 35, BLOCK 19 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID WEST LINE ALSO BEING THE EAST LINE OF A ROAD 25.0 FEET IN WIDTH, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID WEST LINE ALSO BEING THE EAST LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, A DISTANCE OF 1363.00 FEET; THENCE SOUTH 87°42'40" EAST, A DISTANCE OF 620.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 860.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°15'00", A DISTANCE OF 679.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42°27'40" EAST, A DISTANCE OF 955.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°09'20", A DISTANCE OF 790,04 FEET TO THE POINT OF TANGENCY, THENCE NORTH 89°23'00 EAST ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH A LINE CONNECTING THE SOUTH LINE OF TRACTS 49 THROUGH 55, BLOCK 19 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1863.01 FEET; THENCE SOUTH 00°36'00" EAST ALONG THE WEST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, LYING 38.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 55 BLOCK 19, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°23'00" WEST ALONG SAID LINE CONNECTING TRACTS 49 THROUGH 55, BLOCK 19, SAID LINE ALSO BEING THE NORTH LINE OF A ROAD, 50 FEET IN WIDTH, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID LINE ALSO BEING THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-10 CANAL, A DISTANCE OF 4486.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°55'34" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE WEST LINE OF TRACTS 35, 48 AND 49, A DISTANCE OF 1363.00 FEET TO THE SOUTH LINE OF THE EIGHTY-FOOT (80') WIDE RIGHT-OF-WAY (FORMERLY KNOWN AS PIERSON ROAD, NOW KNOWN AS STRIBLING WAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 14890, PAGE 1529, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°04'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 620.58 FEET TO A POINT OF CURVATURE: THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 45°15'00", AN ARC DISTANCE OF 679.19 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 42°49'00" EAST, 955.36 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING AN ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 940,00 FEET, A CENTRAL ANGLE OF 48°09'20". AN ARC DISTANCE OF 790.04 FEET TO A POINT OF TANGENCY ON A LINE THAT IS 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF TRACTS 53, 54 AND 55, SAID BLOCK 19: THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°01'40" EAST, 1862.96 FEET TO A POINT ON A LINE THAT IS 38.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACT 55, OF SAID BLOCK 19, BEING THE WEST LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'20" EAST ALONG SAID PARALLEL LINE, 20.00 FEET TO THE SOUTH LINE OF SAID TRACT 55; THENCE SOUTH 89°01'40" WEST ALONG THE SOUTH LINE OF TRACTS 49 THROUGH 55, BLOCK 19, A DISTANCE OF 4486.32 FEET TO THE POINT OF BEGINNING, (PARCEL CONTAINS 49.971 ACRES±)

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

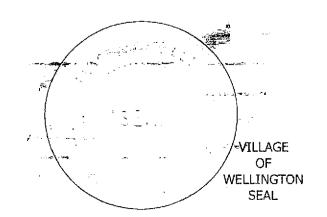
- TRACTS "R1" AND "R2" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE FOR PUBLIC STREET, DRAINAGE AND UTILITY
- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR PARKS AND RECREATION PURPOSES.
- TRACTS "B" AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED BY THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ALL LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOARD, ITS SUCCESSORS AND ASSIGNS.
- TRACT "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER.
- TRACT "E" AS SHOWN HEREON, IS HEREBY RESERVED BY THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET, LANDSCAPING OR OTHER PROPER PURPOSES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER AS TO TRACTS "A" AND "E" HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS COUNCIL AND ITS SEAL AFFIXED HERETO THIS 31 DAY OF MACCH , 2010: 2011.

VILLAGE OF WELLINGTON A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

VILLAGE COUNCIL

BY: \_\_\_\_\_\_ MAYOR



IN WITNESS WHEREOF, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER AS TO TRACT "D", HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ITS SEAL AFFIXED HERETO THIS AND OF NOVEYYDEY , 2010.

ATTEST: SHARON R, BOCK **CLERK & COMPTROLLER** PALM BEACH COUNTY

PALM BEACH COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. **BOARD OF COUNTY COMMISSIONERS** 

KARES - MAR

THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

A CORPORATE BODY POLITIC PURSUANT TO

THE CONSTITUTION OF THE STATE OF FLORIDA

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, OWNER AS TO TRACTS "B", "C", "R-1" AND "R-2", HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ATTESTED TO BY ITS SUPERINTENDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD THIS LOW DAY OF , 2010.

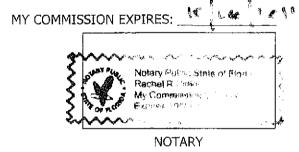
Jan Jan Ma ARTHUR C. JOHNSON, Ph. D. SUPERINTENDENT

## **ACKNOWLEDGEMENTS**

STATE OF FLORIDA COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DARELL BOWEN, OF THE **VILLAGE OF WELLINGTON**, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF SAID VILLAGE OF WELLINGTON, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF THE VILLAGE OF WELLINGTON, FLORIDA, ON BEHALF OF SAID VILLAGE AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF VILLAGE OF WELLINGTON, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 35 DAY OF

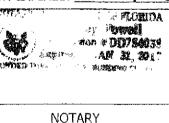


STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN & MARCUS OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIR OF SAID PALM BEACH COUNTY. FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF PALM BEACH COUNTY, ON BEHALF OF SAID BOARD AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF PALM BEACH COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF November

MY COMMISSION EXPIRES: Jan 31, 2012



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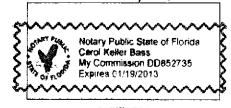
STATE OF FLORIDA

COUNTY OF PALM BEACH

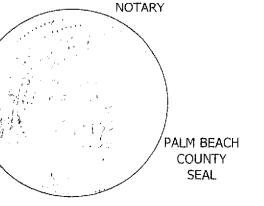
BEFORE ME PERSONALLY APPEARED MONROE BENAIM, M.D., CHAIRMAN, AND ARTHUR C. JOHNSON, PH. D., OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SUPERINTENDENT, RESPECTIVELY OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, ON BEHALF OF SAID BOARD AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

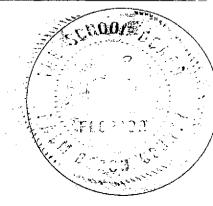
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF NOVEMBER

MY COMMISSION EXPIRES: 01/19/2013

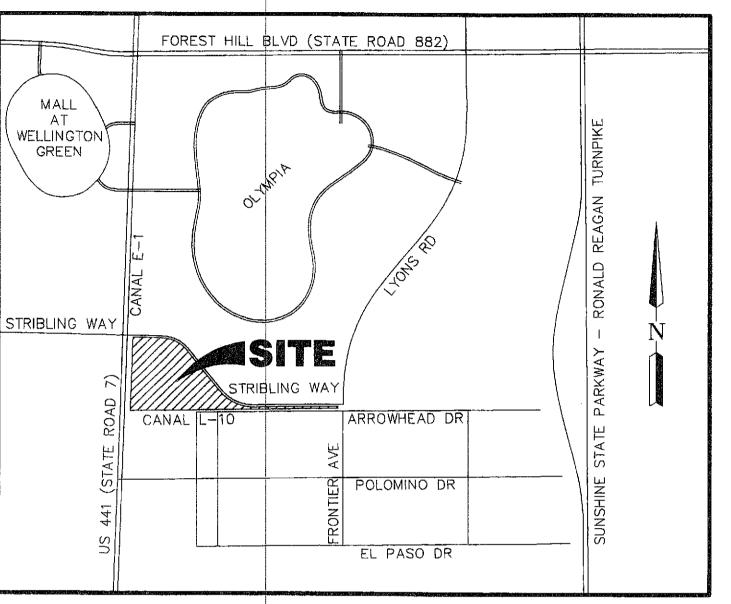


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SCHOOL BOARD PALM BEACH COUNTY SEAL



LOCATION MAP

(NOT TO SCALE)

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE Co., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN

- VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; AND
- THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC PURSUANT TO THE CONSTITUTION OF THE STATE OF FLORIDA

THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE Co. KENNETH L. TOWNSEND PRESIDENT

## VILLAGE OF WELLINGTON

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH )

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON.

VILLAGE OF WELLINGTON A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

DATED THIS 3! DAY OF LARCH

DARELL BOWEN

VILLAGE OF WELLINGTON

STATE OF FLORIDA

COUNTY OF PALM BEACH

This Plat was Filed for Record at 3:05 this 2 day of MA1, 2010, A.D.

and duly recorded in Plat Book No. 114 on Pages 46 through 49

HARON R. BOCK, Clerk & Comptroller

**VILLAGE ENGINEER** 

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3151 DAY OF MARCH AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES.

WILLIAM J. RIEBE VILLAGE ENGINEER

VILLAGE ENGINEER

## LAND SURVEYOR'S CERTIFICATE

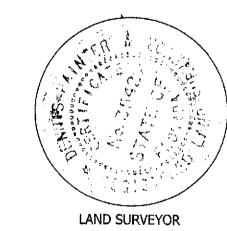
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

THIS 30TH DAY OF TULY

Ck. DP

A & B ENGINEERING, INC., LB 604

BY: Dennio ainter DENNIS PAINTER REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NO. 3542



1 OF 4

SHEET INDEX DEDICATIONS AND APPROVALS TRACT BOUNDARIES EASEMENTS BY THIS PLAT

SHEET 2 SHEET 3 EXISTING RECORDED EASEMENTS - SHEET 4

THIS INSTRUMENT WAS PREPARED BY: DENNIS PAINTER, R.L.S. A & B ENGINEERING, INC. 3461 FAIRLANE FARMS ROAD WELLINGTON, FLORIDA 33414

PHONE: 561-383-7480

A & B ENGINEERING, INC. OLYMPIA CIVIC SITE 61 Fairlane Farms Road (561) 383-7480 Wellington, Florida 33414 Fax: (561) 383-7485 DEDICATIONS AND APPROVALS Website:www.abengineering.net E-mail: ab@abengineering.net Dr. JS F.B. 0-6/1-17 FP 2041

Date: AUGUST 2010

Job. No. 08018