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# 1ST ADDITION TO PLAT OF LAKE BELVEDERE ESTATES

IN SECTION 35, TWP. 43S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA

Being a Replat of Part of Tracts 25 to 30, inclusive, of Subdivision of said Section 35, recorded in Plat Book 5, Page 77, Public Records of Palm Beach County

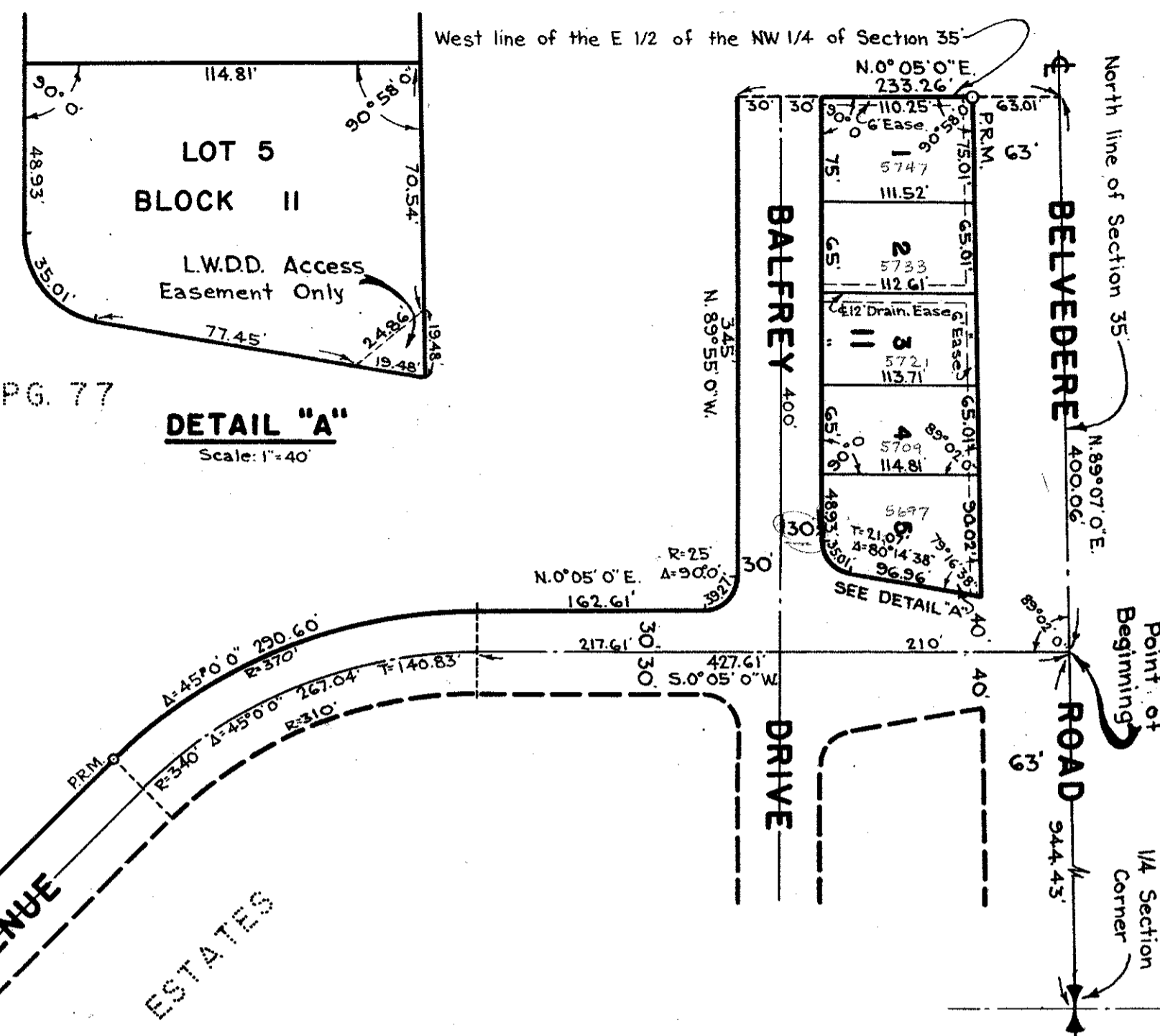


P. B. 5

PG. 77

DETAIL "A"

Scale: 1"=40'



### NOTE

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

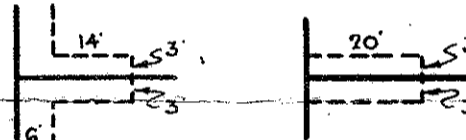
There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

All Easements are for Public Utilities, unless otherwise noted.

Block Corners are rounded with a 25ft. radius curve, unless otherwise noted.

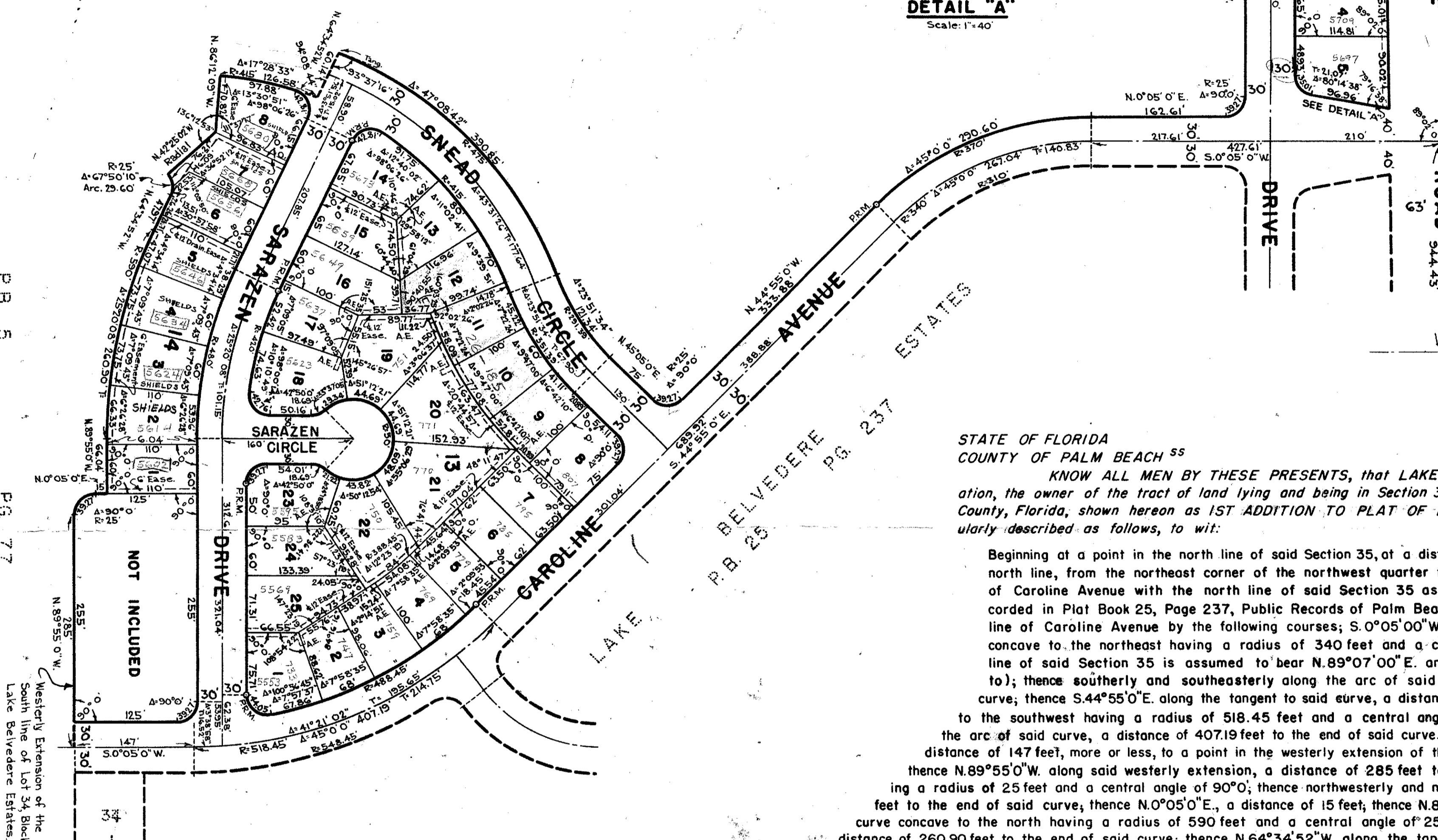
6'x20' Anchor Easements (A.E.)



P. B. 5

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PG. 77



STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that LAKE BELVEDERE ESTATES, INC., a Florida Corporation, the owner of the tract of land lying and being in Section 35, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as 1ST ADDITION TO PLAT OF LAKE BELVEDERE ESTATES and more particularly described as follows, to wit:

Beginning at a point in the north line of said Section 35, at a distance of 944.43 feet westerly, measured along said north line, from the northeast corner of the northwest quarter thereof; said point being the point of intersection of Caroline Avenue with the north line of said Section 35 as shown on the plat of Lake Belvedere Estates recorded in Plat Book 25, Page 237, Public Records of Palm Beach County, Florida; thence southerly along said center line of Caroline Avenue by the following courses; S. 0°05'00" W., a distance of 427.61 feet to the beginning of a curve concave to the northeast having a radius of 340 feet and a central angle of 45°0'0" (for convenience the north line of said Section 35 is assumed to bear N. 89°07'00" E. and all other bearings shown hereon are relative thereto); thence southerly and southeasterly along the arc of said curve, a distance of 267.04 feet to the end of said curve; thence S. 44°55'0" E. along the tangent to said curve, a distance of 689.92 feet to the beginning of a curve concave to the southwest having a radius of 518.45 feet and a central angle of 45°0'0"; thence southeasterly and southerly along the arc of said curve, a distance of 407.19 feet to the end of said curve; thence S. 0°05'00" W. along the tangent to said curve, a distance of 147 feet, more or less, to a point in the westerly extension of the south line Lot 34, Block 1 of said Lake Belvedere Estates; thence N. 89°55'0" W. along said westerly extension, a distance of 285 feet to the beginning of a curve concave to the northeast having a radius of 25 feet and a central angle of 90°0'; thence northwesterly and northerly along the arc of said curve, a distance of 39.27 feet to the end of said curve; thence N. 0°05'0" E., a distance of 15 feet; thence N. 89°55'0" W., a distance of 66.04 feet to the beginning of a curve concave to the north having a radius of 590 feet and a central angle of 25°20'08"; thence westerly along the arc of said curve, a distance of 260.90 feet to the end of said curve; thence N. 64°34'52" W. along the tangent to said curve, a distance of 47.97 feet to the beginning of a curve concave to the South having a radius of 25 feet and a central angle of 67°50'10"; thence westerly along the arc of said curve, a distance of 29.60 feet to the end of said curve; thence N. 42°25'02" W. along the northwesterly extension of a line radial to said curve, a distance of 76.21 feet; thence N. 86°12'09" W. along a line radial to a curve to be described, a distance of 70.82 feet to the beginning of a curve concave to the southeast having a radius of 475 feet and a central angle of 47°08'42" and whose tangent makes an angle with the preceding course, measured from northeast to southeast, of 93°37'16"; thence northwesterly along the arc of said curve, a distance of 390.85 feet to the end of said curve and the beginning of a curve concave to the northwest having a radius of 291.39 feet and a central angle of 23°51'34"; thence northwesterly along the arc of said curve, a distance of 121.34 feet to the end of said curve; thence N. 45°05'0" E. along the tangent to said curve, a distance of 75 feet to the beginning of a curve concave to the west having a central angle of 90°0' and a radius of 25 feet; thence northerly along the arc of said curve, a distance of 39.27 feet to the end of said curve and a point in a line parallel to and 30 feet southwesterly from, measured at right angles to, the center line of said Caroline Avenue; thence N. 44°55'0" W. along said parallel line, a distance of 333.88 feet to the beginning of a curve concentric with the first herein described curve, having a radius of 370 feet and a central angle of 45°0'0"; thence northwesterly and northerly along the arc of said curve, a distance of 290.60 feet to the end of said curve; thence N. 0°05'0" E. along the tangent to said curve, parallel to and 30 feet westerly from, said center line of Caroline Avenue, a distance of 162.61 feet to the beginning of a curve concave to the southwest having a radius of 25 feet and a central angle of 90°0'; thence northerly and westerly along the arc of said curve, a distance of 39.27 feet to the end of said curve and a point in a line parallel to and 30 feet southerly from, measured at right angles to, the westerly extension of the center line of Balfrey Drive as shown on said plat of Lake Belvedere Estates; thence N. 89°55'0" W. along said parallel line, a distance of 345 feet, more or less, to a point in the west line of the East Half of the North-west Quarter of said Section 35; thence N. 0°05'0" E. along said west line, a distance of 233.26 feet, more or less, to a point in the north line of said Section 35; thence N. 89°07'0" E. along said Section line, a distance of 400.06 feet, more or less, to the Point of Beginning.

LESS Parcel marked "NOT INCLUDED" and SUBJECT to existing Right of Ways of Record. The above described property includes a part of Tracts 25 to 30, inclusive, Model Land Co. Subdivision of said Section 35, recorded in Plat Book 5, Pg. 77, Public Records of Palm Beach County, Fla. has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities.

IN WITNESS WHEREOF, the said 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 19th day of MARCH, A.D. 1959.

LAKE BELVEDERE ESTATES, INC.

By: *IRA C. WALSEY*  
President

STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, IRA C. WALSEY and ALBERT L. ROSEN, President and Secretary, respectively, of LAKE BELVEDERE ESTATES, INC., a Florida Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same 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 at Miami Beach, County of DADE and State of Florida, this 19th day of MARCH, A.D. 1959.

*William Glosser*  
Notary Public

My Commission expires: AUGUST 14, 1961

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

*Raymond Brockway*  
Registered Land Surveyor  
Florida Certificate No. 831

Subscribed and sworn to before me this 17th day of April, A.D. 1959

*John J. Flowers*  
Notary Public

My Commission expires: August 7, 1961

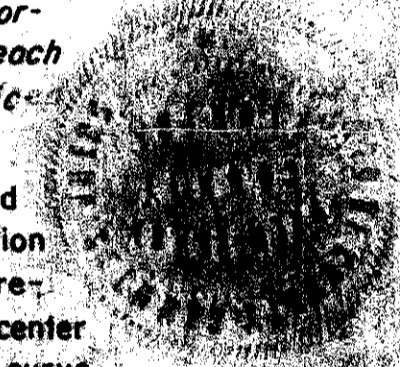
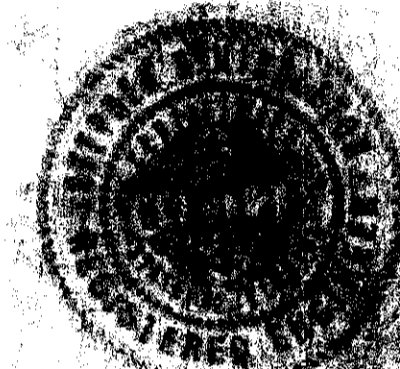
# LAKE BELVEDERE

# ESTATES - #1

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss.  
This Plat was filed for record at 3:57 P.M. this 9th day of June 1959, and duly recorded in Plat Book No. 26 on page 67.  
J. ALEX ARNETTE, Clerk Circuit Court  
By: *J. W. Blackburn*, D. C.

Approved: JUNE 1st, A.D. 1959  
Board of County Commissioners

By: *Eric Lital*  
Chairman  
By: *Stephen M. ...*  
County Engineer



1000-299

BROCKWAY, WEBER & BROCKWAY  
ENGINEERS, INCORPORATED  
WEST PALM BEACH, FLORIDA

1ST ADDITION TO PLAT OF  
LAKE BELVEDERE ESTATE

FIELD: \_\_\_\_\_ SCALE: 1" = 100' Dwg. No. \_\_\_\_\_  
OFFICE: J.J.F. DATE: \_\_\_\_\_  
DR. BY: M.G.B.

L9/

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26/67

L9/26/67