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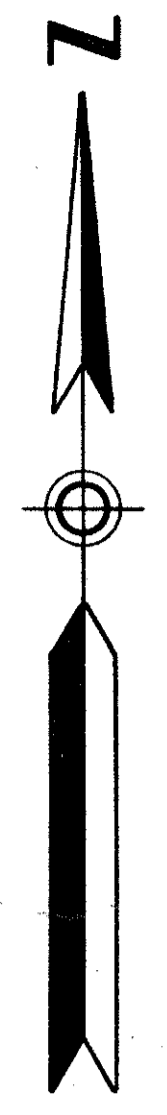
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED BY NUMBER 07049
FEDERAL BUREAU OF SURVEY

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PLAT NO. 1 OLD PORT VILLAGE

IN SECTIONS 3 & 4, TWP. 42 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA
Being a Replat of Part of Seminole Beach, recorded in Plat Book 22, Page 37,
Public Records of Palm Beach County, Florida.

IN 3 SHEETS SHEET NO. 1

NOT COUNTY MAINTAINED

Approved: July 10, A.D. 1961
Board of County Commissioners

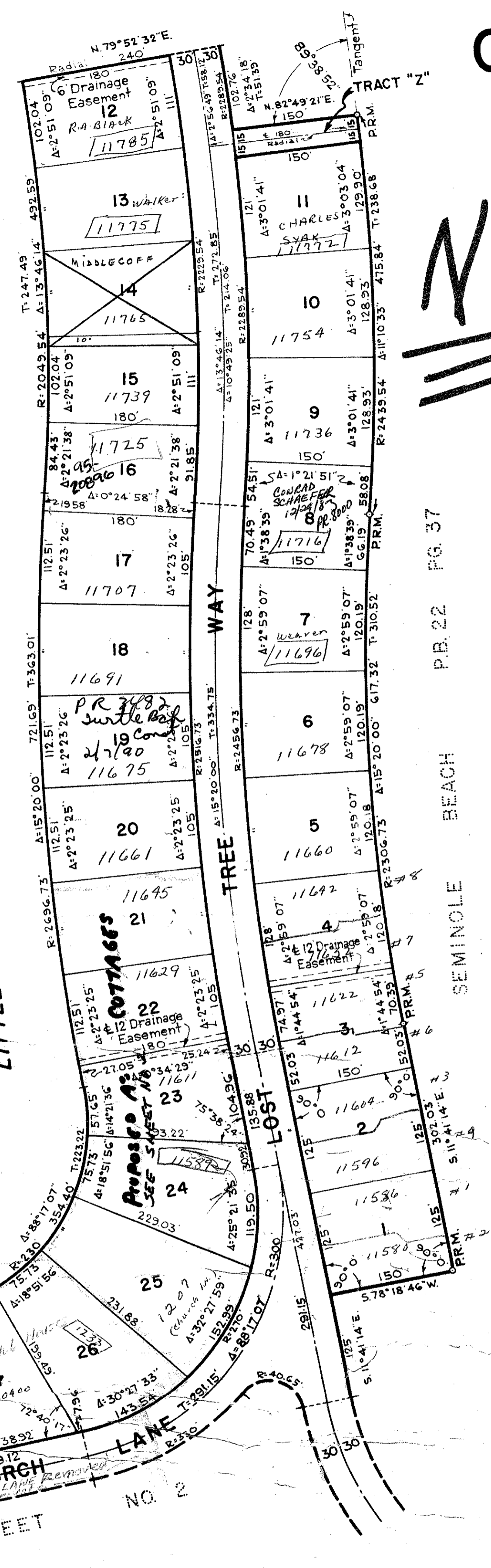
By: Paul J. Saunders
Chairman

By: Richard Marshall
County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:37 A.M.
this 1st day of August,
1961, and duly recorded in Plat Book No.
27 on page 5, 18-17-20

J. ALEX ARNETTE, Clerk Circuit Court
By: J. M. Blackburn, D. C.

WORTH LAKE
LAKE WORTH
TREE WAY
SEMIMOLE BEACH
LOST LANE
CHURCH LANE



STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that OLD PORT VILLAGE CORPORATION, a Florida Corporation, the owner of the tract of land lying and being in Sections 3 and 4, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as PLAT NO. 1, OLD PORT VILLAGE, and more particularly described as follows, to wit:

A Replat of Part of Seminole Beach recorded in Plat Book 22, Page 37, Palm Beach County Records as follows: Beginning at the point of intersection of a line parallel to, and 1080 feet northerly from (measured at right angles to) the westerly extension of the south line of said Section 3 with the Bulkhead Line of the North End of the Waters of Lake Worth as shown on the plat of said Bulkhead Line recorded in Plat Book 26, Page 135, Public Records of Palm Beach County, Florida; thence N.13°21'41" W. along said Bulkhead Line, a distance of 731.55 feet to the beginning of a curve concave to the southwest having a radius of 296.32 feet and a central angle of 90°02'26" (for convenience the south line of said Section 3 is assumed to bear N.89°04'03" W. and all other bearings shown hereon are relative thereto); thence northerly, northwesterly and westerly along the arc of said curve, a distance of 465.67 feet to the end of said curve; thence S.76°35'53" W. along the tangent to said curve, and along said Bulkhead Line, a distance of 34391 feet to the beginning of a curve concave to the north having a radius of 1985.69 feet and a central angle of 18°01'10"; thence westerly along the arc of said curve, a distance of 624.50 feet to a point of compound curvature, thence westerly, northwesterly and northerly along the arc of a curve concave to the northeast having a radius of 29005 feet and a central angle of 55°44'19", a distance of 282.17 feet to a point of compound curvature; thence northerly along the arc of a curve concave to the east having a radius of 637 feet and a central angle of 38°57'46", a distance of 433.18 feet, more or less, to the end of said Bulkhead Line and a point in a line parallel to and 53 feet southerly from (measured at right angles to) the center line of State Road No. 703 as shown on said plat of Bulkhead Line recorded in Plat Book 26, Page 135; thence continue northerly along the arc of the heretofore described curve having a radius of 637 feet, a distance of 106.13 feet, more or less, to a point of compound curvature, said point being in a line parallel to and 53 feet northerly from (measured at right angles to) the said center line of State Road No. 703; thence northeasterly along the arc of a curve concave to the southeast having a radius of 935.59 feet and a central angle of 30°32'50", a distance of 498.81 feet to a point of compound curvature; thence northeasterly, easterly and southeasterly along the arc of a curve concave to the south having a radius of 181.15 feet and a central angle of 85°08'21", a distance of 269.18 feet to a point of reverse curvature; thence southeasterly and easterly along the arc of a curve concave to the northeast having a radius of 153.47 feet, a distance of 155.23 feet to the end of said curve and a point in a line parallel to, and 453 feet northerly from (measured at right angles to) the center line tangent between Station 349+73.56 and Station 353+17.47 of said State Road No. 703 as shown on said plat recorded in Plat Book 26, Page 135; thence N.76°35'53" E. along the tangent to said curve and along said parallel line, a distance of 287 feet to the beginning of a curve concave to the northwest having a radius of 230 feet and a central angle of 88°17'07"; thence easterly, northeasterly and northerly along the arc of said curve, a distance of 354.40 feet to a point of reverse curvature; thence northerly along the arc of a curve concave to the east having a radius of 2696.73 feet and a central angle of 15°20'00", a distance of 721.69 feet to a point of reverse curvature; thence northerly along the arc of a curve concave to the west having a radius of 2049.54 feet and a central angle of 13°46'14", a distance of 492.59 feet to the end of said curve; thence N.79°52'32" E. along a line radial to said curve, a distance of 240 feet; thence southerly along the arc of a curve concentric with the heretofore described curve and having a radius of 2289.54 feet, a distance of 102.76 feet to a point in a line parallel to and 15 feet northerly from (measured at right angles to) a line radial to said curve; thence N.82°49'21" E. along said parallel line, a distance of 150 feet to a point in a curve concentric with the heretofore described curves and having a radius of 2439.54 feet; thence southerly along the arc of said curve, a distance of 475.84 feet to a point of reverse curvature; thence southerly along the arc of a curve concave to the east having a radius of 2306.73 feet and a central angle of 15°20'00", a distance of 617.32 feet to the end of said curve; thence S.11°41'14" E. along the tangent to said curve, a distance of 302.03 feet; thence S.78°18'46" W. a distance of 150 feet; thence S.11°41'14" E. a distance of 125 feet to the beginning of a curve concave to the northeast having a radius of 324.71 feet and a central angle of 57°53'46"; thence southerly and southeasterly along the arc of said curve, a distance of 328.11 feet to a point of reverse curvature; thence southeasterly along the arc of a curve concave to the southwest having a radius of 977.32 feet and a central angle of 28°55'30", said curve being concentric with the center line curve of said State Road No. 703 lying between Station 336+39.63 and Station 349+73.56 as shown on said plat recorded in Plat Book 26, Page 135, a distance of 493.39 feet to the end of said curve; thence N.49°20'30" E. along the northeasterly extension of a line radial to said curve, a distance of 135.22 feet to the beginning of a curve concave to the southwest having a radius of 612.44 feet and a central angle of 56°25'01" and

whose tangent makes an angle with the preceding course, measured from southwest to northwest, of 60°52'48"; thence southeasterly and southerly along the arc of said curve, a distance of 603.04 feet to the end of said curve and a point in a line parallel to and 413 feet easterly from (measured at right angles to) the center line of said State Road No. 703 lying south of said Station 336+39.63; thence S.13°21'41" E. along the tangent to said curve and along said parallel line, a distance of 425.24 feet to the beginning of a curve concave to the northeast having a radius of 100 feet and a central angle of 75°42'22"; thence southeasterly and easterly along the arc of said curve, a distance of 132.13 feet to the end of said curve and a point in a line parallel to, and 1540 feet northerly from (measured at right angles to) the south line of said Section 3; thence S.89°04'03" E. along the tangent to said curve and along said parallel line, a distance of 486.43 feet to the beginning of a curve concave to the northwest having a radius of 71.92 feet and a central angle of 120°0'0"; thence easterly, northeasterly, northerly and northwesterly along the arc of said curve, a distance of 150.63 feet to the end of said curve; thence N.29°04'03" W. along the tangent to said curve, a distance of 165.04 feet to the beginning of a curve concave to the southwest having a radius of 100 feet and a central angle of 25°24'53"; thence northwesterly along the arc of said curve, a distance of 44.36 feet to a point of reverse curvature; thence northwesterly, northerly, northeasterly, easterly, southeasterly and southerly along the arc of a curve concave to the southeast having a radius of 210 feet and a central angle of 230°49'46", a distance of 846.03 feet to a point of reverse curvature; thence southerly and southeasterly along the arc of a curve concave to the northeast having a radius of 100 feet and a central angle of 25°24'53", a distance of 44.36 feet to the end of said curve; thence S.29°04'03" E. along the tangent to said curve, a distance of 416.96 feet to the beginning of a curve concave to the southwest having a radius of 959.42 feet and a central angle of 13°33'01"; thence southeasterly along the arc of said curve, a distance of 226.90 feet to a point of reverse curvature; thence southeasterly and easterly along the arc of a curve concave to the northeast having a radius of 100 feet and a central angle of 73°33'01", a distance of 128.37 feet to the end of said curve and a point in a line parallel to and 1330 feet northerly from (measured at right angles to) the south line of said Section 3; thence S.89°04'03" E. along the tangent to said curve and along said parallel line, a distance of 231.10 feet to the beginning of a curve concave to the northwest having a radius of 100 feet and a central angle of 90°0'0"; thence easterly, northeasterly and northerly along the arc of said curve, a distance of 157.08 feet to a point of compound curvature; thence northerly along the arc of a curve concave to the west having a radius of 519.15 feet and a central angle of 20°56'10", a distance of 189.70 feet to the end of said curve; thence N.20°00'13" W. along the tangent to said curve, a distance of 178.71 feet to the beginning of a curve concave to the northeast having a radius of 8725.33 feet and a central angle of 3°10'51"; thence northwesterly along the arc of said curve, a distance of 484.40 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the southwest having a radius of 2000 feet and a central angle of 5°26'21", a distance of 189.86 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the northeast having a radius of 2000 feet, a distance of 686.56 feet; thence N.79°54'24" E. along a line which makes an angle with the tangent of the preceding described curve, measured from south to northeast, of 97°30'00", a distance of 220.91 feet; thence S.10°05'36" E., a distance of 44.98 feet, more or less, to a point in a line parallel to and 3080 feet northerly from (measured at right angles to) the south line of said Section 3; thence S.89°04'03" E. along said parallel line, a distance of 450 feet, more or less, to the waters of the Atlantic Ocean; thence southerly along the waters of the Atlantic Ocean to a point in said line parallel to and 1080 feet northerly from (measured at right angles to) the south line of said Section 3; thence N.89°04'03" W. along said parallel line to the Point of Beginning.

LESS Parcels marked "NOT INCLUDED"

has caused the same to be surveyed and plotted as shown hereon and does hereby dedicate to the public as a part of a public highway only the right of way of State Road No. 703, as shown hereon. All other roads and streets (boulevards, alleys, etc., use thoroughfare designations as shown in plat) are and shall remain private and the property of said owner. Said owner does hereby grant unto the present and future purchasers and owners of property in said subdivision, their guests, domestic help and delivery and pick-up service, and unto the members of Lost Tree Club and their guests, and unto the residents and guest of any and all motels and/or apartment buildings located within the boundaries of this subdivision the right of ingress and egress over and across the network of roads and streets shown hereon. Said owner does hereby reserve unto itself the easements shown hereon for the construction and maintenance of public utility and drainage system transmission lines, including the right to construct and maintain underground transmission lines, under and across said roads and streets as long as they remain private property.

At the option of the owner, which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County or the governing body of any municipality having legal jurisdiction over the land encompassed by this plat, all of the roads, streets and easements on this plat may be dedicated to the public at any time.

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 hereunto affixed, by and with the authority of its Board of Directors, this 25th day of May, A.D. 1961.

Attest: Elwyn L. Middleton Secretary
By: John L. Volk President

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

27
OLD PORT VILLAGE
18 SHEETS SHEET NO. 1

PLAT NO. 1
OLD PORT VILLAGE
SHEETS SHEET NO. 1

FIELD: J.J.F.
OFFICE: J.J.F.
DR BY: M.G.B.
BK L 62 PG 24

SCALE: 1" = 100'
DATE: APRIL 1960

Dwg. No.
Job No. 59-414

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

Henry R. Burlew
Registered Land Surveyor
Florida Certificate No. 831

Subscribed and sworn to before me this 31st day of May, A.D. 1961.

John J. Flowers
Notary Public

My Commission expires: August 7, 1961

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOHN L. VOLK and ELWYN L. MIDDLETON, President and Secretary, respectively, of OLD PORT VILLAGE CORPORATION, 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 Palm Beach, County of Palm Beach and State of Florida, this 25th day of May, A.D. 1961.

Verma D. Buckley
Notary Public

My Commission expires: November 4, 1962

1000-2166

HC-104 8 105