

28-113

PLAT NO. 2
OLD PORT VILLAGE

IN SEC'S 33 & 34, TWP. 41 S., RGE. 43 E. & SEC'S 3 & 4, TWP. 42 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA
Being a Replot of Port of Seminole Beach, recorded in Plat Book 22, Page 37,
Public Records of Palm Beach County, Florida and other lands.

IN 5 SHEETS

SHEET NO. 1

STATE OF FLORIDA
COUNTY OF PALM BEACH

Know all men by these presents that LOST TREE VILLAGE, a Florida Corporation, the owner of the tract of land lying and being in Sections 3 and 4, Township 42 South, Range 43 East and Sections 33 and 34, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereto as Plat No. 2, OLD PORT VILLAGE, and being in part, a tract of part of Seminole Beach as same is recorded in Plat Book 22, Page 37, in the Public Records of Palm Beach County, Florida, also land contiguous to and lying East of the South Half of Government Lot 5, Section 33, "as big as 41 South, Range 43 East," (according to Reiley City Engineering Company's Survey) as shown on said plat of Seminole Beach, also land continuous to and lying West of said South Half of said Government Lot 5 and East of Holmes Lake (a small body of water lying immediately North of Little Lake Worth, said body of water being shown but not named on a previous plat of Seminole Beach), said Plat No. 2, OLD PORT VILLAGE being bounded further, on the west by the waters of Little Lake Worth, on the south by the boundary lines of Plat No. 1 of OLD PORT VILLAGE, as recorded in Plat Book 22 at Pages 18, 19, and 20, in the Public Records of Palm Beach County, Florida, and on the East by the waters of the Atlantic Ocean, and all of the above herein recited, therefore, certain parcels of land, said Plat No. 2 of OLD PORT VILLAGE being more particularly described as follows:

From a permanent reference monument marking the northwesterly corner of Lot 120 of aforesaid Plat No. 1, OLD PORT VILLAGE, run South 79° 54' 24" west (for convenience, this bearing, and all other bearings, recited herein, are referred to the true meridian) to a point on the bearing of aforesaid Plat No. 1, OLD PORT VILLAGE, are referred), a distance of 160.91 feet to the northwesterly corner of said Lot 120, said corner being the Point of Beginning of the herein described boundary of Plat No. 2, OLD PORT VILLAGE; said Point of Beginning being a point in a curve concave to the East having a radius of 2000.00 feet and being the continuation of the same curve as shown at the westerly line of part of Lot 116 and all of Lots 116 through 120, of aforesaid Plat No. 1, OLD PORT VILLAGE; thence, northerly, along the arc of said curve, a distance of 11.79 feet, which subtends a central angle of 40° 20' 16", to a point of reverse curvature and the beginning of a curve concave to the west having a radius of 1000.00 feet and a central angle of 50° 16'; thence, northerly, along the arc of said curve, a distance of 136.80 feet to the end of said curve; thence, North 70° 05' 36" west, a distance of 911.95 feet to the beginning of a curve concave to the west having a radius of 3831.62 feet and a central angle of 64° 40' 00"; thence, northerly, along the arc of said curve, a distance of 465.83 feet to a point of compound curvature being the beginning of a curve concave to the west having a radius of 100.00 feet and a central angle of 00° 00' 00"; thence, northerly and northwesterly, along the arc of said curve, a distance of 50.30 feet and a central angle of 44° 52' 27"; thence, northeasterly along the arc of said curve, a distance of 51.08 feet to the end of said curve; thence, North 20° 22' 32" East, a distance of 99.42 feet to the beginning of a curve concave to the west having a radius of 173.80 feet and a central angle of 45° 00' 00"; thence, northerly along the arc of said curve, a distance of 136.50 feet to a point of compound curvature being the beginning of a curve concave to the South having a radius of 35.00 feet and a central angle of 217.93 feet to a point of compound curvature being the beginning of a curve concave to the South having a radius of 101.30 feet and a central angle of 258° 34' 30"; thence, northerly, northerly and easterly, along the arc of said curve, a distance of 361.03 feet to a point of reverse curvature, being the beginning of a curve concave to the North having a radius of 80.00 feet and a central angle of 48° 07' 06"; thence, easterly, along the arc of said curve, a distance of 107.37 feet to a point of compound curvature, being the beginning of a curve concave to the northwesterly having a radius of 65.22' feet and a central angle of 44° 52' 27"; thence, northeasterly along the arc of said curve, a distance of 51.08 feet to the end of said curve; thence, North 20° 22' 32" East, a distance of 99.42 feet to the beginning of a curve concave to the west having a radius of 173.80 feet and a central angle of 45° 00' 00"; thence, northerly along the arc of said curve, a distance of 136.50 feet to a point of compound curvature, being the beginning of a curve concave to the Southwest having a radius of 35.00 feet and a central angle of 61° 54' 32"; thence, northerly, along the arc of said curve, a distance of 38.84 feet to the end of said curve; thence, North 3° 28' 20" East, a distance of 14.55 feet to the end of said curve; thence, North 46° 22' 32" East, a distance of 14.55 feet; thence, North 89° 01' 40" East, along the northerly line of the South Half of Government Lot 5, Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida, as shown on aforesaid plat of Seminole Beach, and the easterly extension thereof, a distance of 1501.37 feet, a permanent reference monument (P.R.M.) marking the northwesterly corner of said South Half of Government Lot 5, thence, North 89° 01' 42" East, a distance of 570.65 feet, thence, South 3° 05' 15" west, a distance of 399.76 feet; thence, South 89° 23' 06" East, a distance of 265.15 feet to a point in a curve in the centerline of a 30 foot easement for a private road, a description of which appears in a deed recorded in Deed Book 778 at Page 194 in the Public Records of Palm Beach County, said curve in the centerline of a private drive being the beginning of a curve concave to the northwesterly, having a radius of 401.05 feet and a central angle of 71° 57' 21"; which curve bears to North with the last herein described course, thence, southerly, along the arc of said curve, a distance of 105.21 feet, thence, departing from said centerline, and running South 89° 25' 40" East, along the northerly line of said curve described in a distance of 570 feet more or less to the approximate main line of 9° 1' 26" N. 77° 45' W. or the shore of the Atlantic Ocean, a distance of 2760 feet more or less to its intersection with the northerly line of Lot "J" of aforesaid Plat No. 1, OLD PORT VILLAGE; thence, North 89° 01' 43" West, along the northerly line of said tract "J"; thence, a distance of 50 feet more or less to a traverse point in said northerly line of said tract "J"; thence, eastwardly, North 70° 05' 36" west, along the westerly line of said tract "J"; thence, South 79° 54' 24" west, a distance of 220.91 feet to the Point of Beginning.

Less parcels marked, "Not Included".
has caused the same to be surveyed and platted as shown herein and does hereby reserve unto itself, all roads, streets (by-laws, alleys, etc.), lot boundaries and plats as shown in plat) which shall remain private and property of said owner; said owner does hereby grant unto the present and future purchasers and owners of property in aforesaid Plat No. 2, OLD PORT VILLAGE and in the herein described Plat No. 2, OLD PORT VILLAGE, their guests, domestic help, and delivery and pick up services, maintenance personnel of the several Public Utilities directly engaged in serving and maintaining or construction appertaining to said utilities, and unto the members of Lost Tree Club and their guests, and unto the residents and guests of any and all hotels and/or apartment buildings located within the boundaries of said Plats No. 1 and No. 2, OLD PORT VILLAGE the right of ingress and egress over and across the network of roads and streets shown herein. said owner does hereby reserve unto itself the right to construct and maintain underground transmission lines in, 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, Florida, or the governing body of any municipality having legal jurisdiction over the lands comprised by this plat, all of the roads, streets and easements on this plat may be dedicated to the public at any time.

IN WITNESS WHEREUP, 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 10th day of July, A.D. 1966.

LOST TREE VILLAGE CORPORATION

By: Ed Ecclesone
President

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 acknowledgment, E. L. ELLISONE, President, and VIRGINIA L. MAGNAR, Secretary, respectively, of LOST TREE VILLAGE CORPORATION, a Florida Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing declaration, 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 herein expressed, and that their act and deed are the act and deed of said Corporation.

Witness my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this day of 10th Day of July, A.D. 1966.

My Commission Expires: Aug. 9, 1970

Notary Public, State of Florida

BROCKWAY, OWEN & ANDERSON
ENGINEERS INCORPORATED
WEST PALM BEACH, FLORIDA

PLAT NO. 2
OLD PORT VILLAGE
IN 5 SHEETS SHEET NO. 1

FIELD	J.R.A.	SCALE	1" = 100'	Job No.	63-605
OFFICE	SUPERVISOR				
SR. SV.	M.G.B. 475				
RECD. ON	E-32 P-30	DATE	JULY, 1966	BY	2067