PLAT OF -TRINIDAD ESTATES This Instrument Was Prepared By (S.R. 809) TRAIL NORMAN H. GIMPEL MILITARY PART OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HUTCHEON ENGINEERS, INCORPORATED 324 Royal Palm Way PALM BEACH, FLORIDA PALM BEACH COUNTY, FLORIDA JUNE, 1973 DEDICATION KNOW ALL MEN BY THESE PRESENTS that Antonio Vizoso and his wife, Maria Luisa Vizoso, Frank 6. Mendoza and his wife, Sofia Mendoza, Grace G. Bishop and John Erickson, owners of the land shown hereon, being in Section 13, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon, as Trinidad Estates being more particularly described as follows: - Being that part of Section 13, Township 44 South, Range 42 East, Palm Beach County, Florida, described as follows: A. The East one-half (E-1/2) of the East one-half (E-1/2) of the Northwest one-quarter (NW-1/4) of the Northwest AVENUE CONGRESS one-quarter (NW-1/4) of said Section 13, LESS the South 410 feet thereof; AND that part of the South 410 feet of the East one-half (E-1/2) of the East one-half (E-1/2) of the Northwest one-quarter (NW-1/4) of the Northwest one-quarter (NW-1/4) of said Section 13, described as follows: Commencing at the Southeast corner of the Northwest one-quarter (NW-1/4) of the Northwest one-quarter (NW-1/4) of said Section 13; Thence run North along the East line of said Northwest one-quarter (NW-1/4) of the Northwest B. DUNKLE Chirk Chronic Cook one-quarter (NW-1/4) for a distance of 40 feet to a point; Thence run Westerly along a line parallel to and 40 feet North of the South line of said Northwest one-quarter (NW-1/4) of the Northwest one-quarter (NW-1/4) for a distance VICINITY SKETCH of 112.06 feet to the POINT OF BEGINNING; Thence continue along the same course for a distance of 85.16 feet to a point; Thence turn an angle of 89° 38'15" measured from the preceding course to the North and run for andistance of 370 feet to a point; Thence turn an angle of 90° 21'45" measured from the preceding course to the right and run for a distance of 60.00 feet to a point; Thence turn an angle of 89° 38'15" measured from the preceding course to the South and run for a distance of 344.77 feet to a point; Thence run Southeasterly, deflecting 44° 54'30" to the left and run for a distance of 35.47 feet to the POINT OF BEGINNING. Subject to a 40' canal Right-of-Way over the North 40 feet of the above described parcel (total area 7.34 Acres more have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as tollows: STREETS AND DRAINAGE EASEMENTS: The Tract "A" for the private road and easements for drainage purposes is hereby dedicated to the Trinidad Estates Property Owners' Association and is the perpetual maintenance obligation of said association reserving to the Owner of the land abutting the East line of the South 370' of Tract "A" an easement over said part of Tract "A" for ingress UMPLATTED (UNRECORDED SUBDIVISION) The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. The drainage easements are hereby dedicated to the Trinidad Estates Property Owners' Association in perpetuity for the for the construction and maintenance of Drainage. Utility Easement No buildings or any kind of construction or trees or shrubs shall be placed on easements. Δ=15°12'55" 370.00 29274' 13' Drainage & Road Easement COURT 720.04' TRINIDAD FOR DRAINAGE 344,47 Δ = 15° 12' 55" 🧢 Δ = 145°09'23" LEGEND ■ Notes Permanent Reference Monument (P.R.M.) ● Notes Permanent Control Point (P.C.P.) 40' 40' S' Utility Easement Existing 12' Easement DER DB. 28, PG. II, NOT TO

INFLATTED BE MAINTAINED BY TRINIDAD

EST. PROP. OWNERS ASSOC. S. E. Corner of the N.W. 1/4 of N.W. 1/4 of Sec. 13 PARK SUBDIVISION - P.B. 28, PG. IN WITNESS WHEREOF, Antonio Vizoso and his with Maria Luisa Vizoso, Frank 5. Mendoza and his wife, Sofia Mendoza, and Grace G. Bishop and John Erickson do hereunto set our hands and seals this TW MORTGAGEE'S CONSENT TITLE CERTIFICATION day of <u>Quart</u> A.D., 1973 APPROVAL PALM BEACH COUNTY, FLORIDA STATE OF FLORIDA STATE OF FLORIDA COUNTY OF PALM BEACH COUNTY OF PALM BEACH The undersigned hereby certify that they are the holders of a I, ROBERT McK. FOSTER, a duly licensed attorney in the State of Florida. mortgage lien upon the hereon described property and do hereby join BOARD OF COUNT do hereby certify that I have examined the title to the hereon described pro-COMMISSIONERS in and consent to the dedication of the lands described in the dedication perty; that I find the title to the property is vested to ANTONIO VIZOSO and hereto, by the owner thereof and agree that their mortgage lien which MARIA LUISA VIZOSO, his wife, and FRANK G. MENDOZA and SOFIA MENDOZA, his wife, This plat is hereby approved for record, this 30 day of some - A.D., 19 /s. is recorded in Official Record Book 2153 Page 1256 of the public records as to Part A and GRACE G. BISHOP and JOHN ERICKSON as to Part B; that the current of Palm Beach County, Florida, shall be subordinated to the dedication taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are as shown and are true and correct WITNESS: Your P. Bostwight
WITNESS: John P. Bostwight
WITNESS: John P. Bostwight
WITNESS: John R. Elan and the property is found subject to no deed reservations which are applicable or affect the subdivision of the property. COUNTY ENGINEER This plat is hereby found to meet all requisite State and SURVEYOR'S CERTIFICATE JOHN B. DUNKLE, Clerk
BOARD OF COUNTY
COMMISSIONERS STATE OF FLORIDA Before me personally appeared Antonio Vizoso and Maria Luisa Vizoso, his wife, Frank G. Mendoza and Sofia Mendoza, his wife, Grace G. Bishop, single, and John Erickson, single, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein knowledge and belief and This property can not be further subdivided until approved By: Neputý (Jerk permitted water and sewage is available.