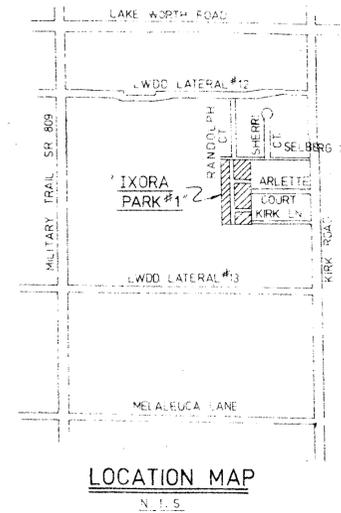


Plat No. 1 Ixora Park

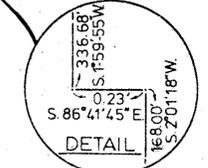
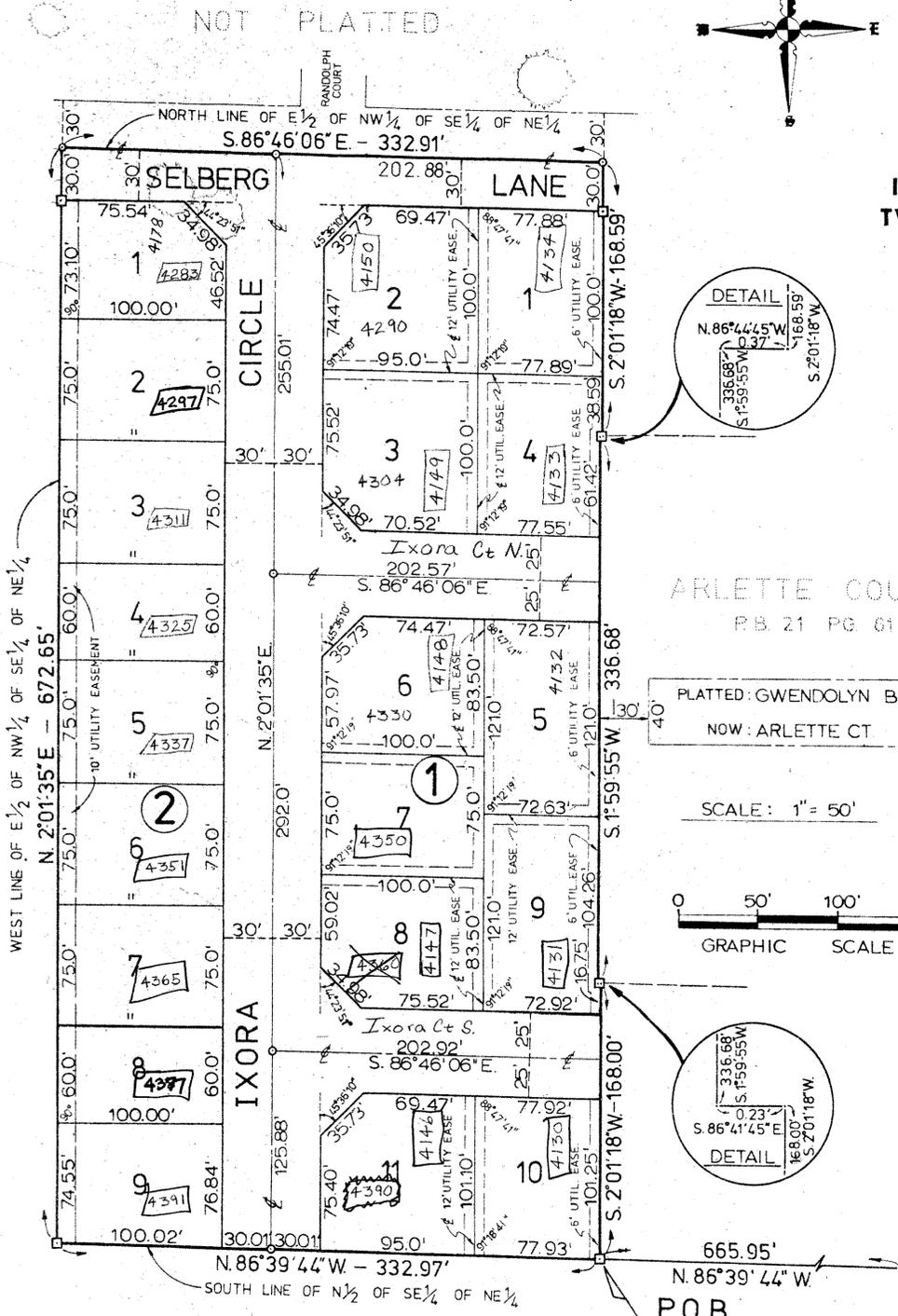
IN THE NORTHEAST ONE QUARTER OF SECTION 25,
TWP. 44 SO., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

WEIMER AND COMPANY

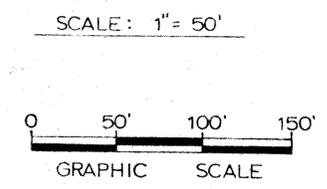
INCORPORATED
planners • land surveyors • engineers
land development consultants



3:15 P.
26 August
76
32 42
Norman J. Longue



PLATTED: GWENDOLYN BLVD.
NOW: ARLETTE CT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS PLAT NO. 1, IXORA PARK, AND DOES HEREBY DEDICATE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES, THE ROADWAY SHOWN HEREON AS IXORA CIRCLE, AND THE USE OF THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND/OR DRAINAGE FACILITIES.

IN WITNESS WHEREOF, SAID TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC. 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 17th DAY OF August, A.D. 1976.

TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC.

ATTEST: Melvin W. Jones
TREASURER

BY: Nathan Tanen
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELVIN TANEN AND NATHAN TANEN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF THE ABOVE NAMED TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF August, A.D. 1976.

MY COMMISSION EXPIRES: March 22, 1980

Ann S. Setchell
NOTARY PUBLIC

LEGAL DESCRIPTION FOR PLAT NO. 1

IXORA PARK

THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE EAST ONE-QUARTER SECTION CORNER OF SAID SECTION 25, BEAR NORTH 02°-00'-45" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 674.50' TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;
THENCE, NORTH 86°-39'-41" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 665.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25 AND THE POINT OF BEGINNING;

THENCE, CONTINUE NORTH 86°-39'-44" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 332.97 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE, NORTH 02°-01'-35" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 672.65 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE, SOUTH 86°-46'-06" EAST, ALONG THE NORTH LINE OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 332.91 FEET TO THE NORTHEAST CORNER OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE, SOUTH 02°-01'-18" WEST, ALONG THE EAST LINE OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 168.59 FEET TO A POINT ON THE NORTH LINE OF "ARLETTE COURT", AS RECORDED IN PLAT BOOK 21, PAGE 61, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 86°-44'-45" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 10.37 FEET TO THE NORTHWEST CORNER OF SAID "ARLETTE COURT";

THENCE, SOUTH 01°-39'-55" WEST, ALONG THE WEST LINE OF SAID "ARLETTE COURT", A DISTANCE OF 76.68 FEET TO THE SOUTHWEST CORNER OF SAID "ARLETTE COURT";

THENCE, SOUTH 86°-41'-45" EAST, ALONG THE SOUTH LINE OF SAID "ARLETTE COURT", A DISTANCE OF 0.23 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25;

THENCE, SOUTH 02°-01'-39" WEST, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING.

COUNTY APPROVAL

BY: _____
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, A.D. 1976.

BY: John B. Dunkle (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: _____
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MYRON B. STEVENS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

Myron B. Stevens
MYRON B. STEVENS, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATION

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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.C.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Rolf Ernst Weimer
ROLF ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2925

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOTES:

1. THERE SHALL BE NO TREES, SHRUBS, OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □
PERMANENT CONTROL POINTS SHOWN THUS: ○
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°-00'-45" EAST FOR THE EAST LINE OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY ROLF ERNST WEIMER
IN THE OFFICE OF WEIMER AND COMPANY, INC.,
2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL 33406

E. 1/4 SEC. CORNER
SECTION 25
TWP. 44 S.
RGE. 42 E.

IXORA PARK

25/44/42

32

1000-154