

# PLAT OF NORTH COUNTY LIBRARY SITE BEING A PORTION OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, COUNTY OF PALM BEACH, FLORIDA

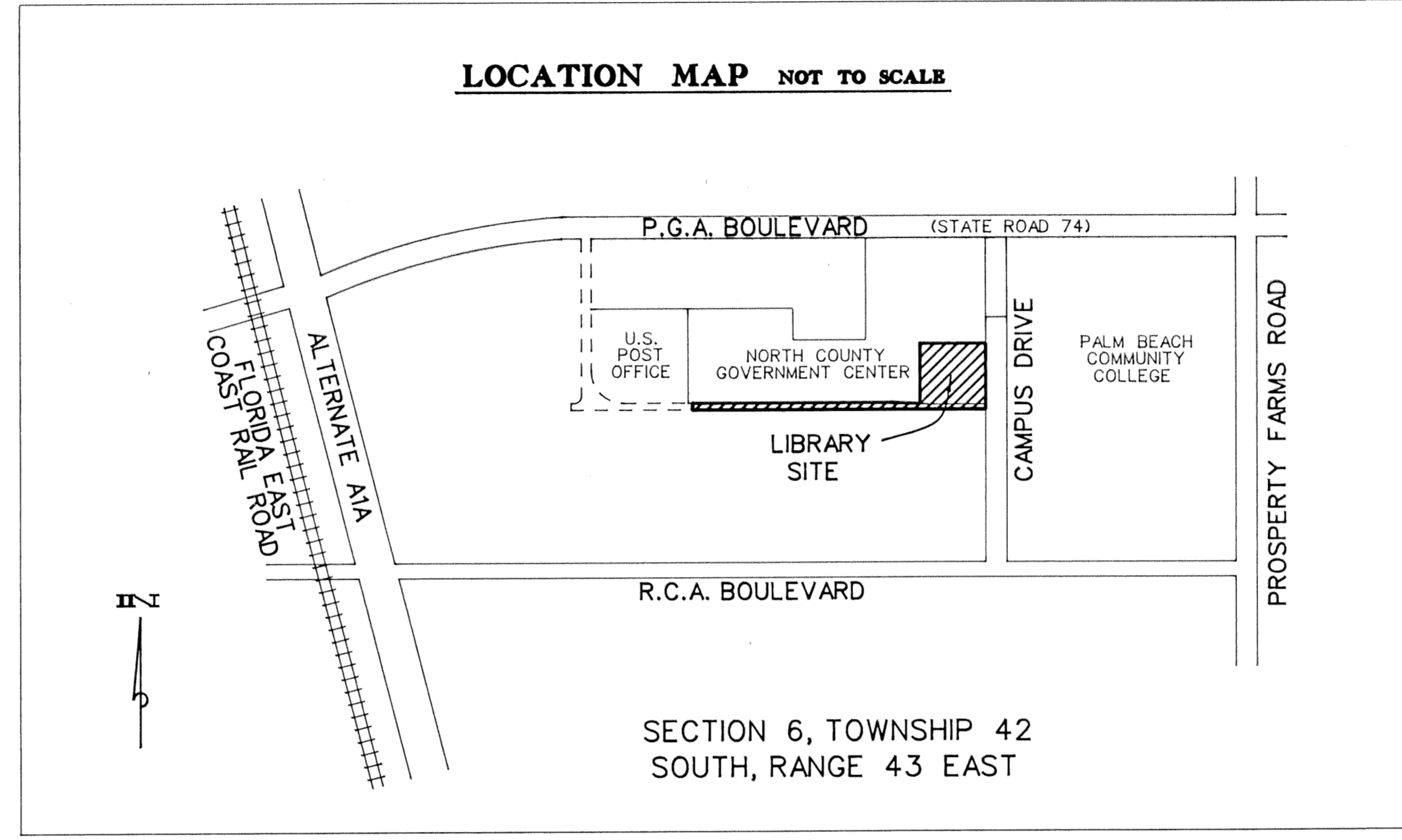
### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS NORTH COUNTY LIBRARY SITE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N 88° 45' 08" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF P.G.A. BOULEVARD TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 664.16 FEET; THENCE S 01° 25' 51" W, ALONG SAID LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 666.05 FEET; THENCE N 88° 42' 25" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 70.0 FEET; THENCE S 01° 25' 51" W ALONG A LINE 70.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TO THE POINT OF BEGINNING, A DISTANCE OF 666.00 FEET; THENCE N 88° 39' 42" W ALONG SAID LINE, A DISTANCE OF 1,379.53 FEET; THENCE N 1° 17' 23" E, A DISTANCE OF 80.0 FEET; THENCE S 88° 39' 42" E ALONG A LINE 80.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 785.21 FEET; THENCE S 82° 30' 54" E A DISTANCE OF 153.39 FEET; THENCE N 1° 25' 51" E, A DISTANCE OF 396.42 FEET; THENCE S 88° 39' 42" E, TO A POINT ON A LINE 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 442.0 FEET; THENCE S 1° 25' 51" W ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, A DISTANCE OF 460.0 FEET.

PARCEL CONTAINS 277,086.64 SQUARE FEET OR 6.361 ACRES



### Surveyor's Notes

- 1) Bearings cited hereon are relative to a grid bearing of N 88° 45' 08" W on the north line of the Southeast Quarter of Section 6, Township 42 South, Range 43 East, Palm Beach County, Florida.
- 2) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 3) Building setbacks shall conform to the City of Palm Beach Gardens requirements.
- 4) No structures, trees or shrubs shall be placed on drainage easements.
- 5) When drainage and utility easements cross, drainage easements shall take precedence.

### NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### PREPARING SURVEYOR'S STATEMENT

This instrument was prepared by John A. Murnan, P.L.S., in the Survey Section of the Department of Engineering & Public Works for Palm Beach County, Florida, at 160 Australian Avenue, Room #402, West Palm Beach, Florida 33406.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) STREETS: TRACT A IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, UTILITIES, CATV AND DRAINAGE PURPOSES. PALM BEACH COUNTY SHALL MAINTAIN THE LANDSCAPING, AND THE IRRIGATION THEREOF, IN PERPETUITY WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 2) SIDEWALK EASEMENT: THE SIDEWALK EASEMENT IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR SIDEWALK PURPOSES. PALM BEACH COUNTY SHALL MAINTAIN THE SIDEWALK AND ADJACENT LANDSCAPING, INCLUDING THE IRRIGATION THEREOF, IN PERPETUITY WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 3) DRAINAGE EASEMENT: THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- 4) LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

The NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT hereby acknowledges there are no dedications to, nor any maintenance obligations being incurred by, said DISTRICT on this plat:

Date 4/05/95  
*William L. Kerslake*  
William L. Kerslake  
President, Board of Supervisors

Attested by *Peter L. Pimentel*  
Peter L. Pimentel  
Secretary, Board of Supervisors

### SURVEYOR'S CERTIFICATE

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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of Palm Beach Gardens, Florida.

Date 4/5/95  
JOHN A. MURNAN, P.L.S.  
License No. 4733  
State of Florida

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF Palm Beach )

We, Stewart Title of Palm Beach County, a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Board of County Commissioners of Palm Beach County, a Political Subdivision of the State of Florida

Dated: 3-23-95 STEWART TITLE OF PALM BEACH COUNTY  
By: *James W. Gustafson*  
James W. Gustafson, Vice President

### CITY APPROVALS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.

APPROVED BY THE CITY ENGINEER *Samuel Edmundo*

### CITY COUNCIL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY 15th OF JUNE 1995 AND THE DEDICATIONS TO THE CITY OF PALM BEACH GARDENS, FLORIDA ARE HEREBY ACCEPTED.

### ATTEST:

*John D. Kassis*  
CITY CLERK  
*John A. Murnan*  
MAYOR, CITY OF PALM BEACH GARDENS, FLORIDA

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL AFFIXED HERETO THIS 18th DAY OF April, 19 95

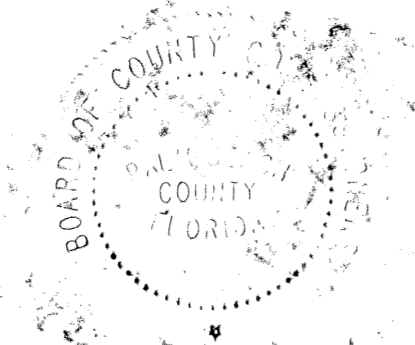
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

ATTEST: DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

By: *Dorothy H. Wilken*  
Deputy Clerk

*Ken Foster*  
Ken Foster, Chairman

R-95-492-D



PROJECT NO. 89251  
SHEET 1 OF 2  
DRAWING NO. S-3-95-847

**PALM BEACH COUNTY**  
ENGINEERING AND PUBLIC WORKS  
**ENGINEERING SERVICES**  
P. O. BOX 21139, WEST PALM BEACH, FLORIDA

COUNTY CLERK  
CITY CLERK  
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT  
SURVEYORS SEAL

SUBDIVISION # North County Library  
BOOK 75 PAGE 63  
FLOOD MAP #  
QUAD # ZONING  
SE ZIP CODE  
PUD NAME City of Palm Beach Gardens