

MADISON GREEN-PLAT No. 1, PARCEL "F" AND PARCEL "J", REPLAT
BEING A REPLAT OF ALL OF LOTS 1-115, INCLUSIVE, BLOCK "F", RIDGEWOOD COURT AND RIDGEWOOD CIRCLE,
AS SHOWN ON MADISON GREEN - PLAT No. 1, PARCEL "F", PARCEL "G" AND PARCEL "I", REPLAT AS RECORDED IN
PLAT BOOK 91, PAGES 33 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PARCEL "J",
AS SHOWN ON MADISON GREEN - PLAT No. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 41 EAST
VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA
JUNE 2001
SHEET 2 OF 7

INDIAN TRAIL IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

INDIAN TRAIL IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS OF SAID, TRACT WMT-22, LAKE MAINTENANCE EASEMENT, INTERIOR DRAINAGE EASEMENTS, DRAINAGE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, THIS 30TH DAY OF JANUARY, 2002.

INDIAN TRAIL IMPROVEMENT DISTRICT

ATTEST: Wm J. Vito By: William Gottself
SECRETARY PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM GOTTHELF WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIAN TRAIL IMPROVEMENT DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF JANUARY, 2002.

MY COMMISSION EXPIRES: APRIL 11, 2005
Barbara A. Maclin
NOTARY
BARBARA A. MACLIN

APPROVALS

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21ST DAY OF MARCH, 2002.
BY: David Lodwick
DAVID LODWICK, MAYOR

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21ST DAY OF MARCH, 2002.
BY: Raymond C. Higgins
VILLAGE ENGINEER

ATTEST

BY: Mary Anne Gould
MARY ANNE GOULD, VILLAGE CLERK

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

DATE: 3-18-02
Norman J. Howard
NORMAN J. HOWARD, P.S.M.
FLORIDA CERTIFICATE No. 5776

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB 4318 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINTS ARE SHOWN THUS: LB 4318
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 01 DEGREES, 49 MINUTES, 17 SECONDS WEST ALONG THE EAST LINE OF MADISON GREEN-PLAT NO. 1, AS RECORDED IN PLAT BOOK 88, PAGES 14 THROUGH 30.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE: 1/29/2002
Stephen M. Gordon
STEPHEN M. GORDON
PROFESSIONAL SURVEYOR
AND MAPPER
CERTIFICATE No. 5974
STATE OF FLORIDA

LAND USE TABLE

BLOCK F
STREETS = 4.78 AC.
LOTS = 18.50 AC.
TOTAL = 23.28 AC.

BLOCK J
STREETS = 4.27 AC.
TRACT J-1 = 0.53 AC.
TRACT J-2 = 0.55 AC.
WMT-22 = 3.80 AC.
LOTS = 17.48 AC.
TOTAL = 26.63 AC.

SUMMARY INFORMATION

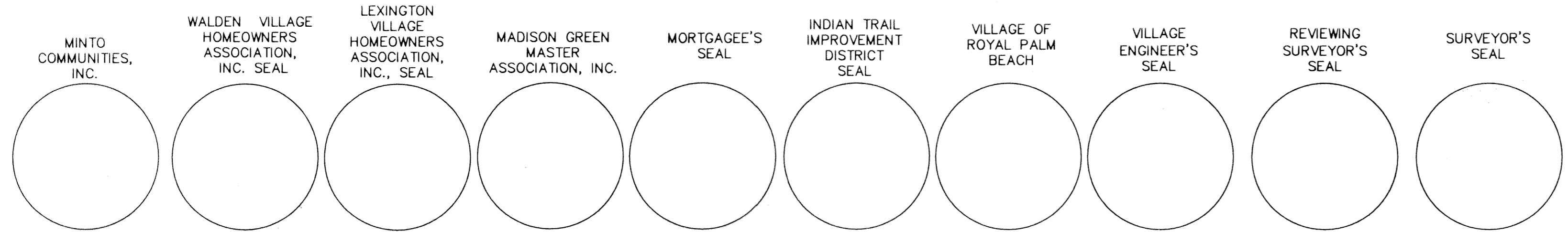
(TOTAL ACRES)
BLOCK F = 23.28 AC.
BLOCK J = 26.63 AC.
TOTAL = 49.91 AC.

(NUMBER OF LOTS)
BLOCK F = 98
BLOCK J = 98

(APPROXIMATE LOT DIMENSIONS)
BLOCK F = 65' X 115'
BLOCK J = 55' X 115'

(APPROXIMATE LOT SIZE)
BLOCK F = 0.17 AC.
BLOCK J = 0.14 AC.

(LINEAL FEET OF STREETS)
BLOCK F = 3926.78'
BLOCK J = 3297.54'



MADISON GREEN-PLAT No.1 PARCEL "F" AND PARCEL "J", REPLAT

	NICK MILLER, INC. Surveying & Mapping Consultants	
	SHEET NO.	SCALE: N/A
	2	DATE: JUNE 2001
	JOB NO. 99043EC	
SUITE 105 2560 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL: 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318		FILE: master jdwg