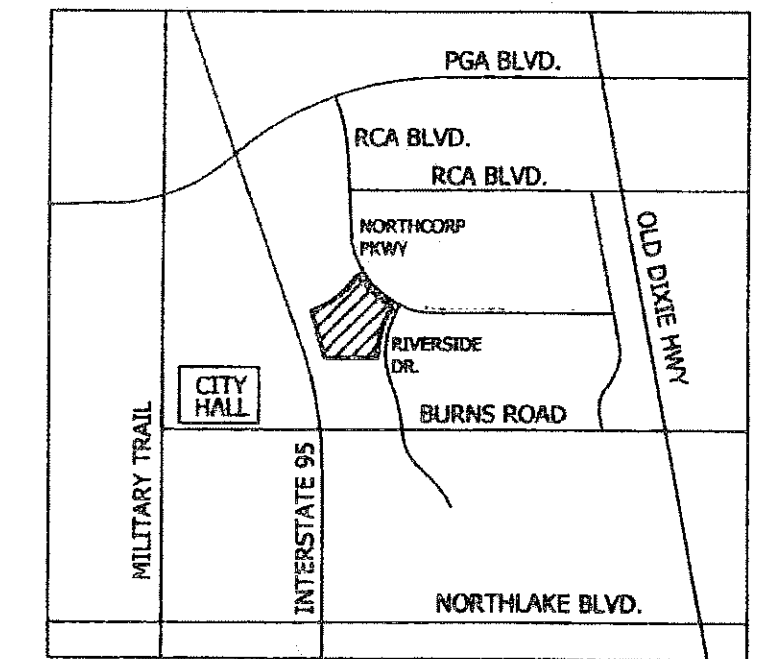


# ANSPACH EFFORT

00052-0161

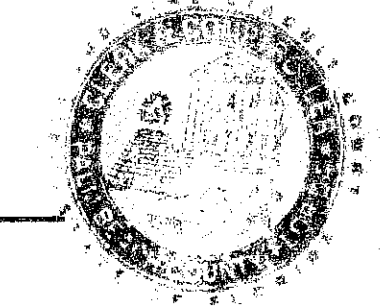
BEING A REPLAT OF LOT 1, AS SHOWN ON THE PLAT OF SOUTH PARK CENTER, RECORDED IN PLAT BOOK 67, PAGES 87-88, AND LOT 2, AS SHOWN ON THE PLAT OF WEST PARK CENTER, RECORDED IN PLAT BOOK 67, PAGES 91-92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AND SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA  
OCTOBER, 2007 SHEET 1 OF 2



LOCATION MAP

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 1:19 PM, this 2 day of January, 2008 and duly recorded in Plat Book No. 111 on Pages 5 thru 6.

Sharon A. Beck  
Clerk and Comptroller  
By: *Michelle Spafford*, D.C.



## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
KNOW ALL MEN BY THESE PRESENTS THAT W.E. ANSPACH, JR., AS TRUSTEE OF THE W.E. ANSPACH, JR. IRREVOCABLE TRUST U/A/D 3/29/85 AND ANSPACH HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS ANSPACH EFFORT, BEING A REPLAT OF LOT 1, AS SHOWN ON THE PLAT OF SOUTH PARK CENTER, RECORDED IN PLAT BOOK 67, PAGES 87-88, AND LOT 2 AS SHOWN ON THE PLAT OF WEST PARK CENTER, RECORDED IN PLAT BOOK 67, PAGES 91-92, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST AND SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, LESS THE NORTHERLY 80 FEET THEREOF, OF THE PLAT OF SOUTH PARK CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, PAGES 87 AND 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH,

LOT 2 OF THE PLAT OF WEST PARK CENTER AS RECORDED IN PLAT BOOK 67, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE NORTHERLY 80 FEET OF LOT 1 OF THE PLAT OF SOUTH PARK CENTER AS RECORDED IN PLAT BOOK 67, PAGES 87-88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING IN ALL 7.001 ACRES OR 304,996.47 SQUARE FEET MORE OR LESS.

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

1. THE 12 FOOT AND 35 FOOT DRAINAGE EASEMENTS ON LOT 2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RCA BOULEVARD DRAINAGE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS. PALM BEACH GARDENS SHALL HAVE THE RIGHT TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH GARDENS PUBLIC STREETS.

2. THE 5 FOOT PUBLIC ACCESS EASEMENT (P.A.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR PEDESTRIAN USE BY THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED W.E. ANSPACH, JR., AS TRUSTEE FOR THE W.E. ANSPACH JR. IRREVOCABLE TRUST U/A/D 3/29/85 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF FINANCIAL OFFICER, THIS DAY 6 OF November, 2007.

WITNESS: *Mary Loretta Strelens*  
PRINT NAME: MARY LORETTA STRELENS

WITNESS: *Sherrie T. Golden*  
PRINT NAME: Sherrie T. Golden  
BY: *Elaine K. Beers*  
ELAINE K. BEERS  
CHIEF FINANCIAL OFFICER

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF FINANCIAL OFFICER, THIS DAY 6 OF November, 2007.

WITNESS: *Mary Loretta Strelens*  
PRINT NAME: MARY LORETTA STRELENS

WITNESS: *Sherrie T. Golden*  
PRINT NAME: Sherrie T. Golden  
BY: *Elaine K. Beers*  
ELAINE K. BEERS  
CHIEF FINANCIAL OFFICER

## ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELAINE K. BEERS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF FINANCIAL OFFICER FOR W.E. ANSPACH, JR., AS TRUSTEE OF THE W.E. ANSPACH, JR. IRREVOCABLE TRUST U/A/D 3/29/85, AND ANSPACH HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID TRUST AND LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF November, 2007.

MY COMMISSION EXPIRES: 3/23/09  
COMMISSION NUMBER: DD410631

NOTARY SEAL: *Kathleen A. Moran*  
KATHLEEN A. MORAN  
PRINT NAME

## ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

RCA BOULEVARD DRAINAGE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND MAINTENANCE OBLIGATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 20<sup>th</sup> DAY OF November, 2007.

RCA BOULEVARD DRAINAGE ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Jaffrey Conte*  
PRINT NAME: JAFFREY CONTE

WITNESS: *Mistee Eagle*  
PRINT NAME: MISTEE EAGLE  
BY: *James E. Griffin*  
JAMES E. GRIFFIN, PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES E. GRIFFIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RCA BOULEVARD DRAINAGE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 20<sup>th</sup> DAY OF November, 2007.

MY COMMISSION EXPIRES: 10.22.09  
COMMISSION NUMBER: DD443396

NOTARY SEAL: *Janis M. Norman*  
JANIS M. NORMAN  
PRINT NAME

## TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

WE, ATLANTIC TITLE, INC., 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 IN W.E. ANSPACH, JR., AS TRUSTEE OF THE W.E. ANSPACH, JR. IRREVOCABLE TRUST U/A/D 3/29/85 AND ANSPACH HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11/19/07  
ATLANTIC TITLE, INC.  
*Charles H. Burns*  
CHARLES H. BURNS, PRESIDENT

## REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

DATE: 11/26/07  
*Richard H. Smith*  
RICHARD H. SMITH, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. PSM 5239

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID PLAT 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 MONUMENTS, ACCORDING TO SECTION 177.081 (8), FLORIDA STATUTES, HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: THIS 31<sup>ST</sup> DAY OF OCTOBER, 2007.  
*Daniel P. Clark*  
DANIEL P. CLARK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3613

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A CALCULATED BEARING OF NORTH 54°10'04" EAST BETWEEN FOUND MONUMENTS ON THE BOUNDARY OF THE PLAT OF SOUTH PARK CENTER, P.B. 67, PGS. 87-88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID MONUMENTS BEING MORE PARTICULARLY DESCRIBED AS A FOUND CONCRETE MONUMENT STAMPED "KIMLEY HORN", LOCATED AT THE SOUTHWESTERLY CORNER OF LOT 8 OF SAID PLAT OF SOUTH PARK CENTER, AND A FOUND CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE NORTHEAST CORNER OF LOT 12 OF SAID PLAT OF SOUTH PARK CENTER.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- 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.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE CITY OF PALM BEACH GARDENS, FLORIDA. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 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 THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY JOHN K. O'BRIEN, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

## ABBREVIATIONS

- 4"x4" CONCRETE MONUMENT LB4431 (PRM)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- CB = CHORD BEARING
- DE = DRAINAGE EASEMENT
- FP&L = FLORIDA POWER & LIGHT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- P.A.E. = PUBLIC ACCESS EASEMENT
- S.U.A. = SEACOAST UTILITY AUTHORITY

## CITY OF PALM BEACH GARDENS ACCEPTANCE

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20<sup>th</sup> DAY OF December, 2007.

BY: *Joseph Russo*  
JOSEPH RUSSO, MAYOR  
ATTEST: *Patricia Snider*  
PATRICIA SNIDER, OMC, CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20<sup>th</sup> DAY OF December, 2007.

BY: *Daniel P. Clark*  
DANIEL P. CLARK, P.E.  
CITY ENGINEER

## AREA TABULATION

DESC.	S.F.	ACRES
LOT 1	131,787.19	3.025
LOT 2	173,209.28	3.976
TOTAL	304,996.47	7.001

**LIBBERG LAND SURVEYING, INC.**  
875 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD K:\AUTOCAD2000\14242\98-015\DWG\98-015-306.DWG			
FLD	PC.	JOB	98-015 (306)
OFF	JKO.	DATE	07/22/2007
CKD	DCL	SHEET 1 OF 2	DWG 098-015P