

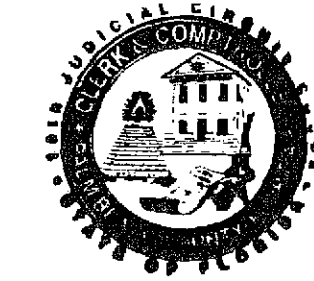
# FIRE STATION No. 72

LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST,  
CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA,  
BEING A REPLAT OF A PORTION OF TRACT 61 RIDGEWAY BEACH, PLAT BOOK 7, PAGE 11,  
AND A PORTION OF LOT 6, REPLAT OF BLOCK 4 WASHINGTON PARK SUBDIVISION,  
PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

00048-004

SHEET 1 OF 2

JANUARY 2011



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record in 00048-004  
this 15 day of May, 2011,  
and duly recorded in Plat Book 114  
on Page(s) 44-45  
Sharon R. Bock, Clerk & Comptroller  
By: [Signature] P.C.

### REVIEWING SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF PAHOKEE, HAS REVIEWED THIS PLAT OF FIRE STATION No. 72, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PAHOKEE, FLORIDA.  
THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

[Signature] DATE: 4/19/11  
ROBERT L. BYRNES, P.S.M.  
LICENSE NO. 4272  
STATE OF FLORIDA

### 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) AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.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 PAHOKEE, FLORIDA.

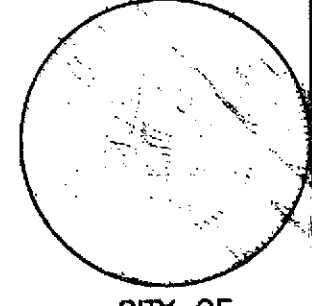
John E. Phillips III  
JOHN E. PHILLIPS, III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA

### SURVEYOR'S NOTES

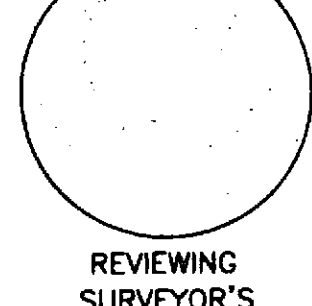
- BEARINGS ARE BASED ON N00°41'34"W (GRID, NAD 83, 90/86 ADJUSTMENT) ALONG THE CENTERLINE OF RARDIN AVENUE, AND TIED TO PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS "SOLAR" AND "PAHOKEE 1970".
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. LB6473 SET, UNLESS NOTED OTHERWISE.
  - MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF PAHOKEE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD 83, 90/86 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND
  - H. SCALE FACTOR - 0.999948
  - I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
  - PBCo - PALM BEACH COUNTY
  - R/W - RIGHT-OF-WAY
  - P.B. - PLAT BOOK
  - (D) - DIMENSION OR DATA PER DEED
  - (P) - DIMENSION OR DATA PER PLAT
  - (C) - CENTERLINE
  - ORB - OFFICIAL RECORD BOOK
  - PG - PAGE
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - L.B.E. - LANDSCAPE BUFFER EASEMENT
  - WMT - WATER MANAGEMENT TRACT
  - FPL - FLORIDA POWER & LIGHT COMPANY
  - PRM - PERMANENT REFERENCE MONUMENT
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - NAD - NORTH AMERICAN VERTICAL DATUM
- PLAT AREA: 2.53 ACRES, MORE OR LESS.
- THE BENCHMARK SHOWN IS REFERENCED TO PALM BEACH COUNTY BENCHMARK "PIEGAN", ELEVATION = 14.31, NAVD 88.



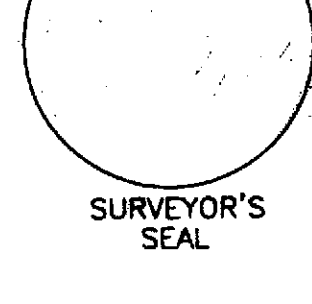
BOARD OF COUNTY COMMISSIONERS SEAL



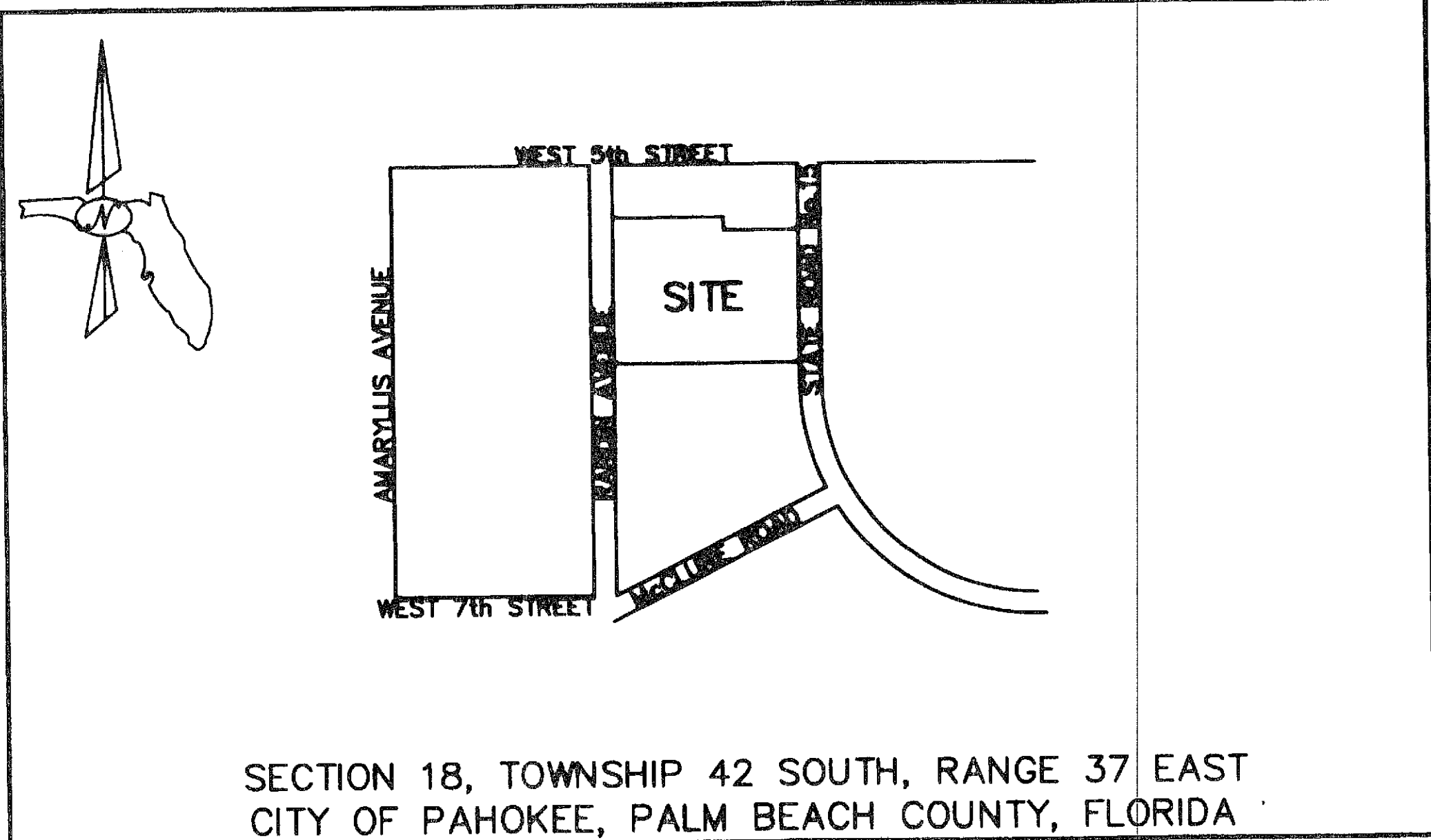
CITY OF PAHOKEE SEAL



REVIEWING SURVEYOR'S SEAL



SURVEYOR'S SEAL



SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST  
CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA

LOCATION MAP  
NOT TO SCALE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, SOUTHEAST GUARANTY & 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 TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; 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.

DATED: Feb. 18, 2011  
BY: [Signature]  
SOUTHEAST GUARANTY & TITLE, INC.  
KEVIN L. TOMASINI (PRINT NAME)  
PRESIDENT  
(PRINT TITLE)

### CITY OF PAHOKEE APPROVAL

THIS PLAT OF FIRE STATION No. 72 IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF PAHOKEE ORDINANCE No. 27-8, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 3rd DAY OF MAY, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PAHOKEE, IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature] MARRIEN-BROOK, CITY MANAGER  
DEBBIE A. MOORE  
ATTEST: [Signature] SUSAN FELTNER, CITY CLERK

### CITY OF PAHOKEE ENGINEER'S APPROVAL

THIS PLAT OF FIRE STATION No. 72 IS HEREBY APPROVED FOR RECORD PURSUANT TO CITY OF PAHOKEE ORDINANCE No. 27-8, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 6 DAY OF MAY, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF PAHOKEE, IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature] P.E.  
CITY ENGINEER

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:  
FIRE STATION No. 72

LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 37 EAST, CITY OF PAHOKEE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT 61 RIDGEWAY BEACH, PLAT BOOK 7, PAGE 11, AND A PORTION OF LOT 6, REPLAT OF BLOCK 4 WASHINGTON PARK SUBDIVISION, PLAT BOOK 18, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF CROSSBY SECOND ADDITION TO PAHOKEE, RECORDED IN PLAT BOOK 53, PAGE 185 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT, S88°39'28"W FOR 201.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF RARDIN AVENUE;  
THENCE N00°41'34"W FOR 528.80 FEET;  
THENCE N89°20'58"E FOR 128.08 FEET;  
THENCE S00°41'31"E FOR 12.50 FEET;  
THENCE S00°20'58"E FOR 91.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 15;  
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S01°16'25"W FOR 517.30 FEET TO THE POINT OF BEGINNING.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF SAID TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PAHOKEE, 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 TO BE AFFIXED HERETO, THIS 5th DAY OF April, 2011.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
BY: [Signature] CHAIR  
ATTEST: [Signature] SHARON R. BOCK  
CLERK & COMPTROLLER

TABULAR DATA  
FIRE STATION No. 72  
TOTAL AREA THIS PLAT: 2.53 acres  
USE: GOVERNMENT SERVICES  
OWNER: PALM BEACH COUNTY  
2633 75th PARKWAY  
WEST PALM BEACH, FL 33411  
(561) 233-0200

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 E. PHILLIPS III, P.S.M. 4826  
**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY., SUITE 119  
WEST PALM BEACH, FLORIDA 33407  
561-615-3988, 615-3986 FAX