

20140026754

139
STATE OF FLORIDA
COUNTY OF PALM BEACH

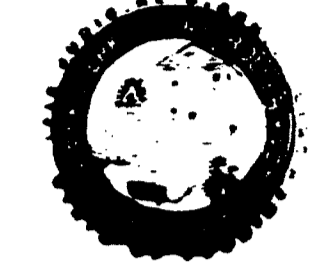
CHASE BANK NO. 37429

A PORTION OF GOVERNMENT LOT 7,
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

PREPARED BY
BLOOMSTER PROFESSIONAL LAND SURVEYING, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957

PHONE (772) 334-0868
FAX (772) 334-5283



THIS PLAT FILED FOR
RECORD AT 3:04 P.M.
THIS 13 DAY OF
Jan 2014 AND
DULY RECORDED IN PLAT
BOOK NO. 117 ON
PAGES 139 THROUGH
140.

SHARON R. BOCK
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK

LEGAL DESCRIPTION AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT GOLDEN PALM BEACH INVESTMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CHASE BANK NO. 37429, BEING A PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED BY MEASURING FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE RUN EAST ON THE NORTH LINE OF SAID GOVERNMENT LOT 7 TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. #1) THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID FEDERAL HIGHWAY #1, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHWESTERLY ALONG THE SAID EAST LINE OF SAID FEDERAL HIGHWAY A DISTANCE OF 150 FEET, THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 7 TO A POINT IN THE EAST LINE OF SAID GOVERNMENT LOT 7, THENCE NORTH ALONG THE EAST LINE OF GOVERNMENT LOT 7 TO A POINT OF BEGINNING, THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 7 TO THE POINT OF BEGINNING.

ALSO KNOWN AS:
BEING A PORTION OF LAND LYING IN GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 85°22'34" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 1103.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE SOUTH 16°51'25" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 16°51'25" WEST, A DISTANCE OF 12.69 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1850.09 FEET AND A CENTRAL ANGLE OF 04°15'09"; THENCE RUN SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 137.31 FEET; THENCE SOUTH 85°12'07" EAST, A DISTANCE OF 251.92 FEET; THENCE NORTH 01°51'50" EAST, A DISTANCE OF 147.83 FEET; THENCE NORTH 85°12'07" WEST, A DISTANCE OF 218.02 FEET TO THE POINT OF BEGINNING.

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

- THE 12 FOOT S.U.A. WATER AND SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING PERPETUAL OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 15th DAY OF November, 2013.

GOLDEN PALM BEACH INVESTMENT, INC., A FLORIDA CORPORATION

BY: [Signature]
PRESIDENT
Alberto Li

WITNESS: [Signature]
Tara Tolo
PRINT NAME:
WITNESS: [Signature]
Tavis Taylor
PRINT NAME:

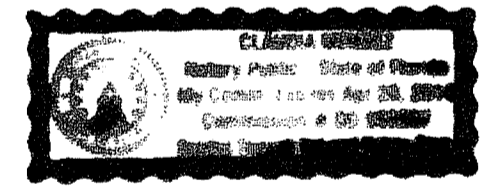
DEDICATION AND RESERVATIONS ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Alberto Li WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF GOLDEN PALM BEACH INVESTMENT, INC., A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF November, 2013.

MY COMMISSION EXPIRES: 4/26/2014
SIGNATURE: [Signature]
PRINTED NAME: Claudia Mendez



APPROVALS:

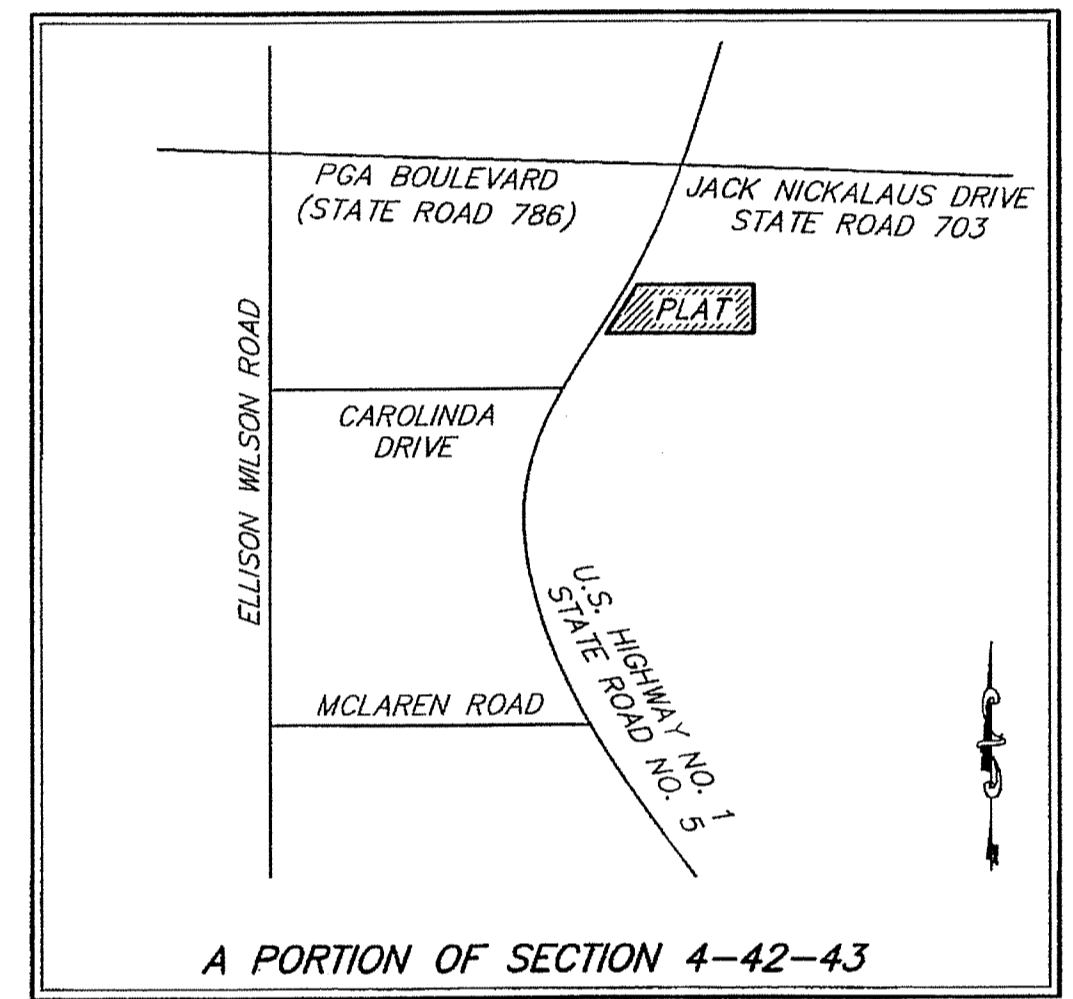
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Jan 2014.

BY: [Signature] ATTEST: [Signature]
ROBERT G. PREMURROSO, MAYOR PATRICIA SNIDER, CMC CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF Jan 2014.

BY: [Signature]
TODD ENGLE, PE
CITY ENGINEER



A PORTION OF SECTION 4-42-43
LOCATION MAP: NOT TO SCALE

TITLE CERTIFICATION:

I, Dustin 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 IN GOLDEN PALM BEACH INVESTMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: November 19, 2013.

SIGNATURE: [Signature]
ATTORNEY AT LAW LICENSED IN FLORIDA

NAME: Dustin Stevens, Holland Knight LLP

ADDRESS: 200 S. Orange Ave., #2600
Orlando, FL 32801

LICENSE NO.: 0042483

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. THE REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.S) AND MONUMENTS AT LOT CORNERS.

THIS 25 DAY OF November, 2013.

RONNIE L. FURNISS, PSM
FLORIDA LICENSE NO. 6272

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 7th DAY OF November, 2013.

[Signature]
ROBERT BLOOMSTER, JR., PROFESSIONAL LAND SURVEYOR
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
FLORIDA REGISTRATION NO. 4134
LICENSED BUSINESS #6018

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (S16°51'25"W)
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED BY SUCH ENCROACHMENTS.
- 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.
- TOTAL SITE AREA: 34838.76 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

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.

