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173

# PALM BEACH TAX COLLECTOR, A PUD

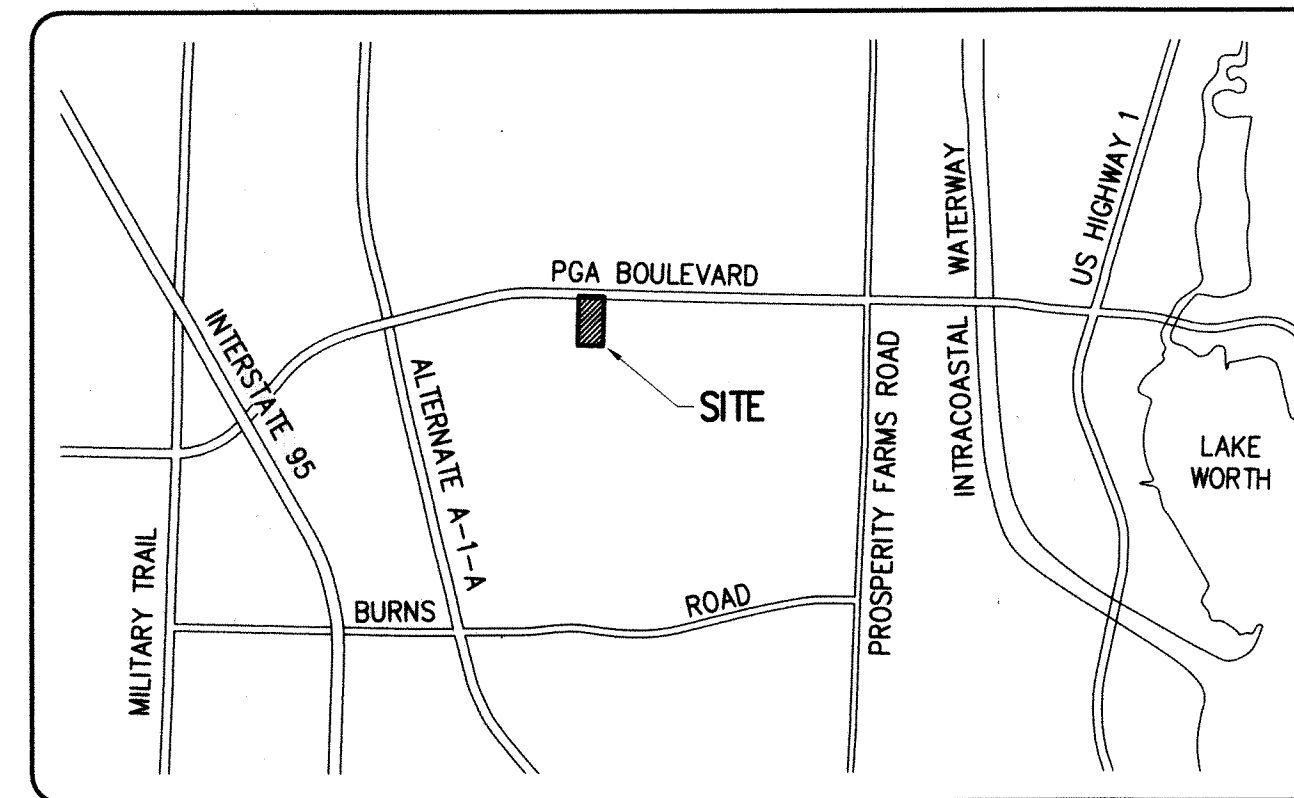
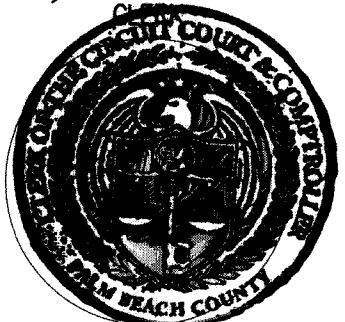
A SUBDIVISION IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2021

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS INSTRUMENT WAS FILED FOR  
 RECORD AT 3:15 P.M.  
 THIS 3 DAY OF June  
~~2021~~ 2022 AND DULY RECORDED  
 IN PLAT BOOK NO. 133  
 ON PAGE 173-174

JOSEPH ABRUZZO,  
 CLERK AND COMPTROLLER

By: [Signature] D.C.



LOCATION MAP  
SCALE: 1" = 3000'

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, ACTING PURSUANT TO ITS AUTHORITY SET FORTH IN SECTION 253.03, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH TAX COLLECTOR, A PUD, A SUBDIVISION IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 6, N88°45'08"W, A DISTANCE OF 1328.32 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID EAST LINE, S01°26'52"W, A DISTANCE OF 50.00 FEET, TO A POINT ON A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL TO THE SAID EAST-WEST 1/4 SECTION LINE, SAID LINE BEING THE SOUTH LINE OF THE RIGHT-OF-WAY FOR PGA BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1634, PAGE 525 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG SAID EAST LINE, ALSO ALONG THE WEST LINE OF TRACT 1, AS SHOWN ON THE PLAT OF NORTH COUNTY GOVERNMENT CENTER PLAT RECORDED IN PLAT BOOK 112, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, S01°26'52"W, A DISTANCE OF 767.83 FEET, TO A LINE LYING 152.30 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID PARALLEL LINE AND THE BOUNDARY OF SAID NORTH COUNTY GOVERNMENT CENTER PLAT, N88°42'25"W, A DISTANCE OF 400.00 FEET, TO A LINE LYING 400.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE, ALONG SAID PARALLEL LINE AND THE BOUNDARY OF SAID NORTH COUNTY GOVERNMENT CENTER PLAT, N01°26'52"E, A DISTANCE OF 767.52 FEET, TO THE AFORESAID SOUTH LINE OF THE RIGHT-OF-WAY FOR PGA BOULEVARD; THENCE, ALONG SAID SOUTH LINE, S88°45'08"E, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 7.0493 ACRES, MORE OR LESS.

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

- TRACT 1**  
TRACT 1, AS SHOWN HEREON IS HEREBY RESERVED BY STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, ACTING PURSUANT TO ITS AUTHORITY SET FORTH IN SECTION 253.03, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS FLORIDA.
- TRACT R-1**  
TRACT R-1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND ASSIGNS, AS A PUBLIC RIGHT-OF-WAY FOR VEHICULAR AND PEDESTRIAN ACCESS AND OTHER PURPOSES INCIDENTAL AND/OR RELATED THERETO.
- LANDSCAPE BUFFER EASEMENT**  
THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PREPETUAL MAINTENANCE OBLIGATION OF SAID BOARD, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED AGENT, THIS 11th DAY OF June, 2021.

STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

BY: [Signature]  
CALLIE DEHAVEN, DIRECTOR  
STATE OF FLORIDA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF STATE LANDS

WITNESS  
[Signature]  
 Brad Richardson  
 PRINT NAME

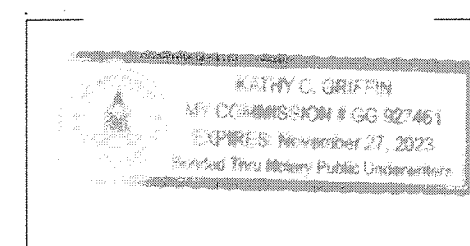
WITNESS  
[Signature]  
 Christopher B. Crewshaw  
 PRINT NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

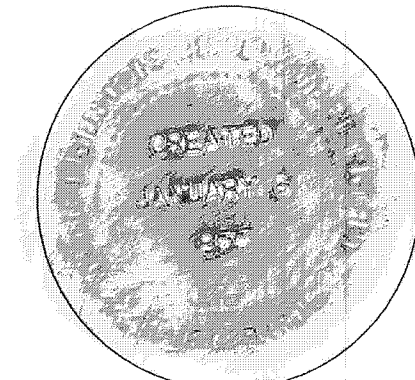
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17th DAY OF June, 2021, BY CALLIE DEHAVEN, DIRECTOR, STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AS AGENT FOR AND ON BEHALF OF THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:  
Nov. 27, 2023

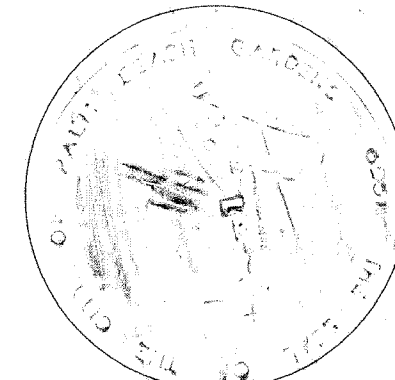


[Signature]  
Kathy C. Griffin  
SIGNATURE  
Kathy C. Griffin  
PRINTED NAME - NOTARY PUBLIC

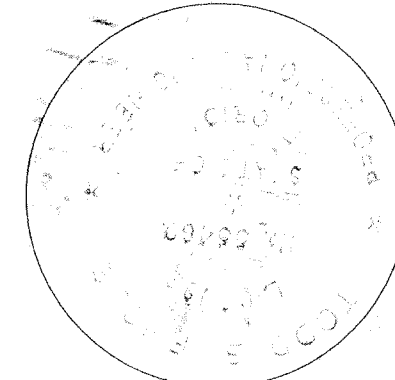
SEAL  
STATE OF FLORIDA  
BOARD OF TRUSTEES OF THE  
INTERNAL IMPROVEMENT TRUST FUND



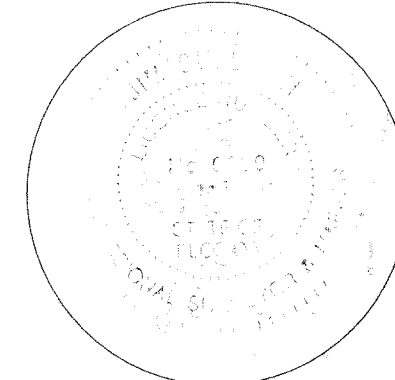
SEAL  
CITY OF  
PALM BEACH GARDENS



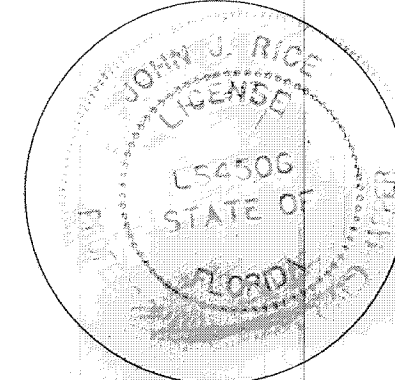
SEAL  
CITY OF PALM BEACH  
GARDENS ENGINEER



SEAL  
JIM SULLIVAN, P.S.M.



SEAL  
JOHN J. RICE, P.S.M.



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DATE	05/23/2019	SHEET	1/2
SCALE	AS NOTED		
CAD FILE	17076.09	JOB NO.	17076.09
PROJECT	17076.09		
DRAWN	J. RICE		
CHECKED	J. MALIN		

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