

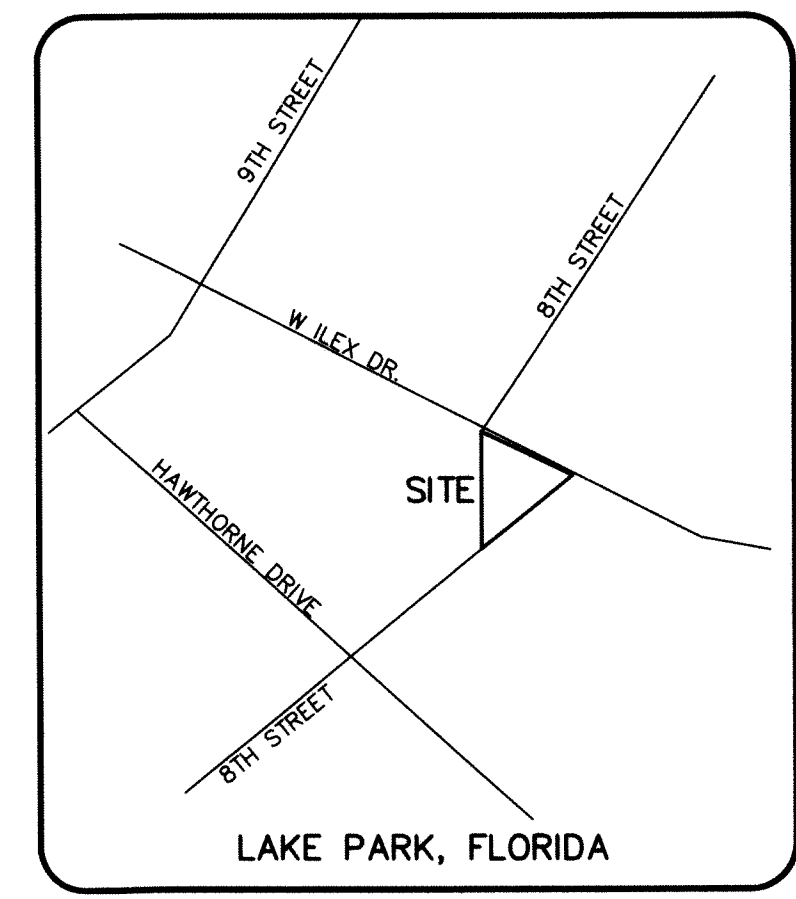
CFN 20220404690 PL BK 134 PG 117

# WEST ILEX PARK

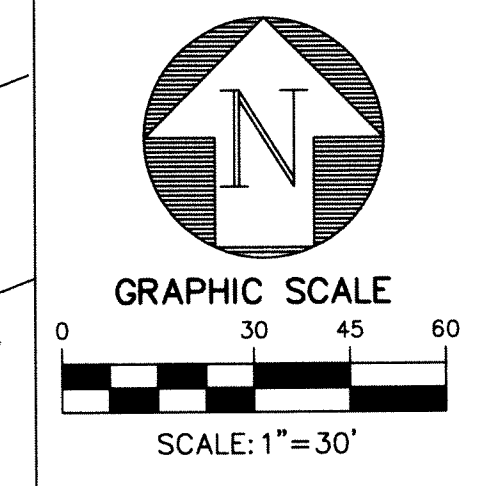
A PARCEL OF LAND BEING A PORTION OF THE PLAT OF KELSEY CITY (SHEET NO. 2) AS RECORDED IN PLAT BOOK 8, PAGE 34 AND THE PLAT OF KELSEY CITY (SHEET NO. 3) AS RECORDED IN PLAT BOOK 8, PAGE 37 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

Section 20 Township 42 Range 43



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:44 AM.  
THIS 7 DAY OF October 2022 AND DULY RECORDED IN PLAT BOOK NO. 134 ON PAGE(S) 117  
JOSEPH ABRUZZO, CLERK AND CIRCUIT COURT & COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK  
117  
SEAL  
PALM BEACH COUNTY CLERK AND COMPTROLLER



### DESCRIPTION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN BY ALL MEN THESE PRESENTS THAT THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WEST ILEX PARK, BEING A PORTION OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE PLAT OF KELSEY CITY (SHEET NO. 2) AS RECORDED IN PLAT BOOK 8, PAGE 34 AND THE PLAT OF KELSEY CITY (SHEET NO. 3) AS RECORDED IN PLAT BOOK 8, PAGE 37 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 87 OF THE PLAT OF BLOCKS 32-A, 53-A, 87, 101, 101-A, 107 & 107-A LAKE PARK AS RECORDED IN PLAT BOOK 20, PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N72°58'23"W A DISTANCE OF 62.65 FEET TO THE POINT OF BEGINNING.

THENCE N01°50'47"E A DISTANCE OF 150.88 FEET;  
THENCE S69°07'22"W A DISTANCE OF 136.47 FEET;  
THENCE S50°12'16"E A DISTANCE OF 159.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,496 SQUARE FEET.

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

### DEDICATION

1. PARCEL A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PUBLIC PURPOSES AS DETERMINED BY THE TOWN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN, THEIR SUCCESSORS AND ASSIGNS. IN WITNESS WHEREOF, THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS 7 DAY OF September, 2022.

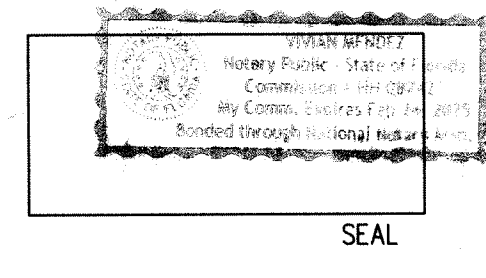
BY: TOWN OF LAKE PARK  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
ITS MAYOR  
*[Signature]*  
MICHAEL O'ROURKE, MAYOR

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 7 DAY OF September, 2022, BY MICHAEL O'ROURKE, AS MAYOR OF THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE TOWN, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

*[Signature]*  
NOTARY PUBLIC  
Vivian Mendez  
NAME TYPED, PRINTED OR STAMPED  
MY COMMISSION EXPIRES: HH087421



### ACCEPTANCE OF RESERVATIONS

THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA HEREBY ACCEPTS THE RESERVATION TO SAID TOWN AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.

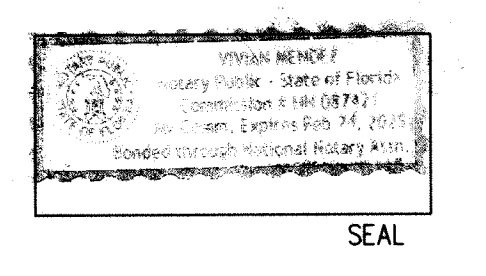
BY: TOWN OF LAKE PARK  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
ITS MAYOR  
*[Signature]*  
MICHAEL O'ROURKE, MAYOR

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 7 DAY OF September, 2022, BY MICHAEL O'ROURKE, AS MAYOR OF THE TOWN OF LAKE PARK, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE TOWN, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

*[Signature]*  
NOTARY PUBLIC  
Vivian Mendez  
NAME TYPED, PRINTED OR STAMPED  
MY COMMISSION EXPIRES: HH087421



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Thomas J. Baird, 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 THE TOWN OF LAKE PARK, 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 NO ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THIS PLAT.

DATED: Sept. 14, 2022

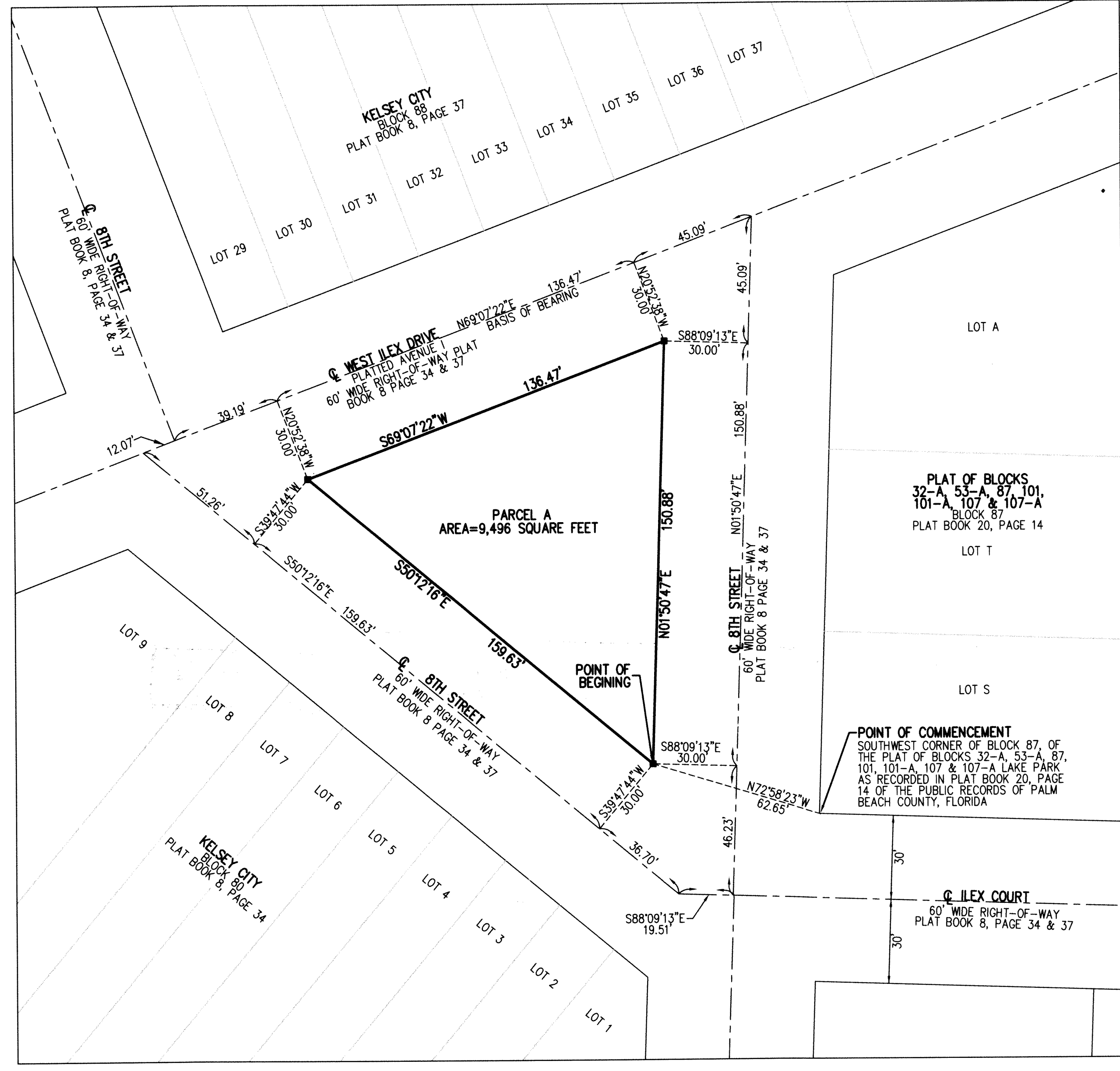
*[Signature]*  
Thomas J. Baird  
FOR:

### REVIEWING SURVEYOR

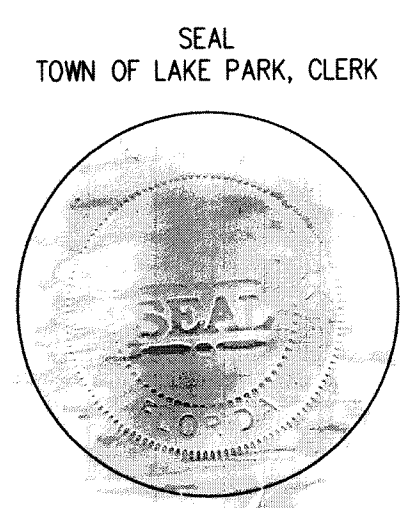
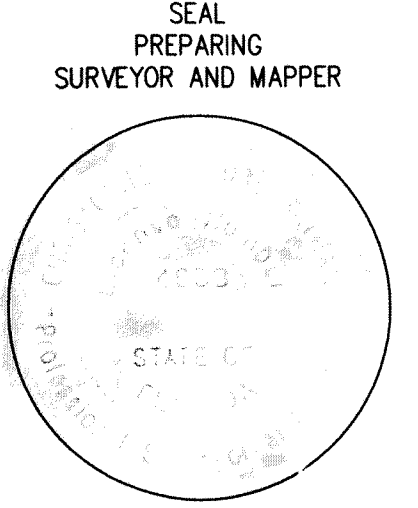
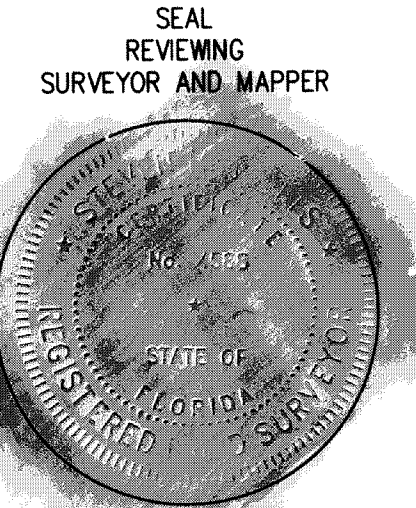
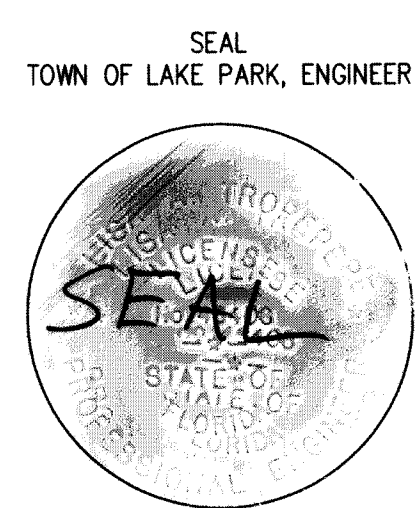
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

*[Signature]*  
Steven M. Watts, PSM  
FLORIDA CERTIFICATE NO. 4588



- LEGEND
- ⊙ CENTERLINE
- SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
- LB LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT



SURVEYOR AND MAPPER'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. 177.091(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 TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.  
DATE: 08-31-2022  
C. ANDRE RAYMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4938  
STATE OF FLORIDA LB. 6603

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE., SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

### WEST ILEX PARK

DATE	8-23-2022
SCALE	1"=30'
CAD FILE	18187.42
SISK PROJECT	18187.42
DRAWN	JCM
CHECKED	CAR

SHEET 1/1  
JOB NO. 18187.42

A Higher Standard of Excellence  
**engenuity** group inc.  
ENGINEERS • SURVEYORS • GIS MAPPERS  
1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33405  
PH (561)855-1151 • FAX (561)832-9390  
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