

PLAT OF PARADISE PORT

LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

FEBRUARY 1959 SCALE: 1"=100'

E. ELLIOTT GROSS & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS

3:02 P.
March
26 1959
Bertha M. Giblin

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that DEITZ ENTERPRISES, INC., a Florida Corporation the owner of the tract of land lying and being in the Southwest Quarter of Section 20, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as PARADISE PORT and more particularly described as follows, to wit:

Commencing at the southwest corner of the East half of the Southwest Quarter of Section 20, Township 41 South, Range 43 East, thence North 1° 00' 40" West 1482 Ft. more or less to the waters edge of CYPRESS CREEK (WINTERS DITCH) thence northeasterly meandering the waters edge of Cypress Creek (Winters Ditch) a distance of 550 ft. more or less to its junction with the westerly waters edge of FRENCHMAN'S CREEK (HOYT'S RIVER) thence southeasterly meandering the waters edge of Frenchmans Creek (Hoyts River) a distance of 1750 ft. more or less to the South line of Section 20, Twp. 41 South, Rge. 43 East, being the Centerline of DONALD ROSS ROAD; thence West along said centerline, same being Section line, a distance of 1120 Ft. more or less, to the point of beginning.
Less the right of way for DONALD ROSS ROAD and less the following. Beginning at the southwest corner of the East half of the Southwest Quarter of Section 20, Twp. 41 South, Rge. 43 East, thence easterly along said Section line a distance of 622.98 Ft., thence northerly at right angles a distance of 40 Ft. to the point of beginning of the parcel shown as Hoyt Inland; thence northerly along the course as prescribed a distance of 100 Ft., thence easterly at right angles a distance of 50 Ft., thence southerly at right angles a distance of 100 Ft., thence westerly at right angles a distance of 50 Ft. to the point of beginning.
Being part of the various parcels of land conveyed to DEITZ ENTERPRISES, INC., by the following deeds; WILLIAM H. HOYT, JR. and MARIE HOYT his wife recorded in Official Record Book 224, Page 390; WILLIAM J. BOSSO and LUISA R. BOSSO his wife as recorded in Official Record Book 224, Page 386 and FRANCIS M. GAYNOR and RUBY GAYNOR his wife recorded in Official Record Book 294, Page 429.
has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public the roads and easements as shown hereon.
IN WITNESS WHEREOF the said Corporation has caused these presents to be signed by its President and attested by its Secretary, and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors this 19th day of February, A.D. 1959

Attest:
By: Rosa E. Deitz
Secretary
DEITZ ENTERPRISES, INC.
By: George A. Deitz
President

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GEORGE A. DEITZ and ROSA E. DEITZ, President and Secretary respectively, of DEITZ ENTERPRISES, INC. to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of the Board of Directors of said Corporation for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.
WITNESS my hand and official seal at West Palm Beach, County of Palm Beach, and State of Florida this 19th day of February, A.D. 1959

My Commission expires: Oct. 24, 1961

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the herein described property, and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.) have been placed as required by law.

Subscribed and sworn to before me this 17th day of February, A.D. 1959

My Commission expires: May 5, 1962

Approved February 24th A.D. 1959
Board of County Commissioners

By: Larry Lytal
Chairman

By: Stephen Maddah
County Engineer

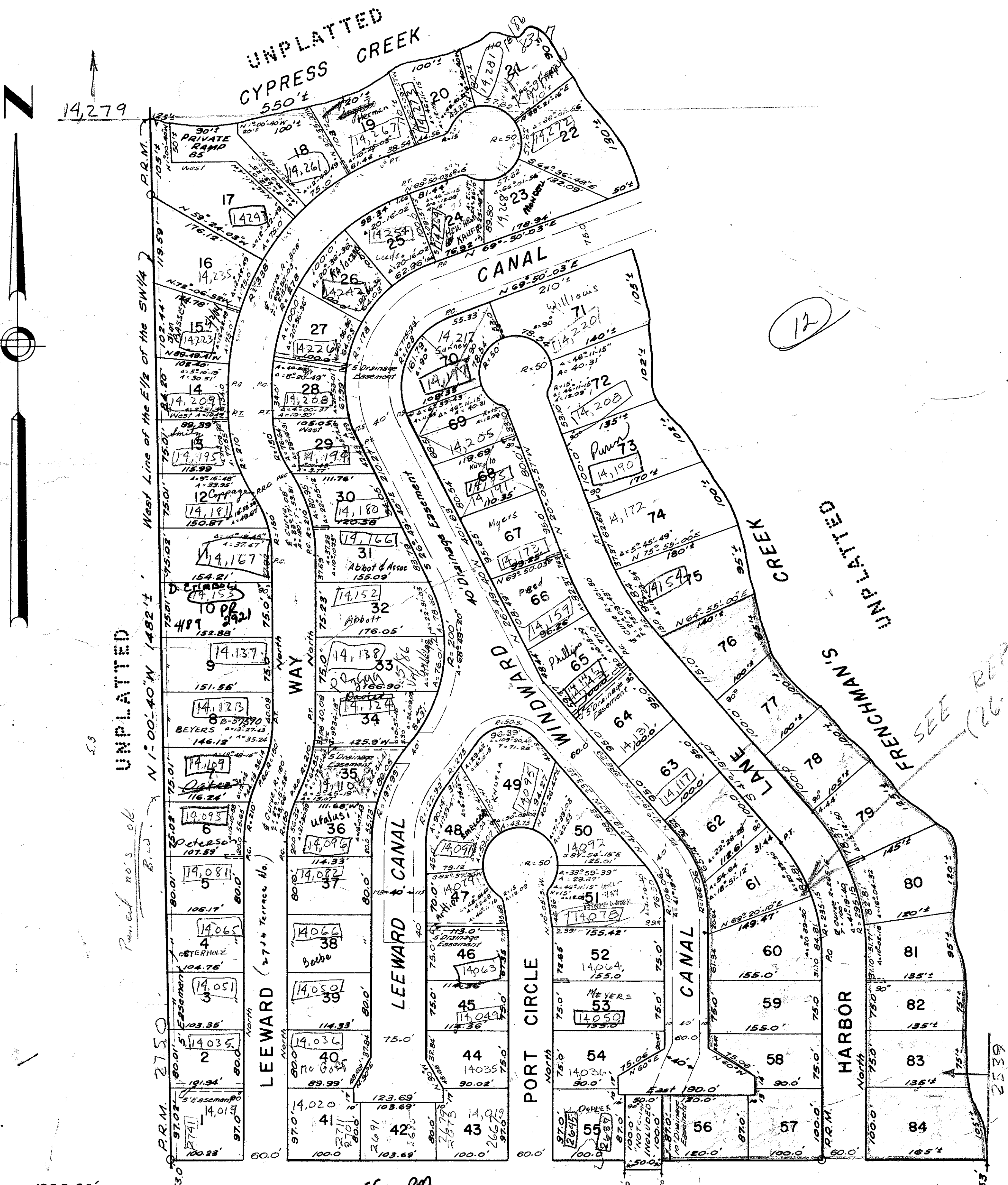
James S. Cotton
Registered Land Surveyor
(Florida Certificate No. 787)

Walter J. Wallace
Notary Public

1000-276
RS+001 (12)
RM

NOTE:
There shall be no buildings or utility easements, or any kind of construction or the planting of trees or shrubs, on drainage easements.
Building setback lines shall be as required by Palm Beach County Zoning Regulations.
Anchor Easements for Utility Poles shown thus: 1/2"
The Canals and Private Camp shown hereon are intended for the use and benefit of all lot owners in the Sub-division for all lawful recreational purposes and no lot owner may fill in the canals or any portions thereof.

(26-26)
20/4/43



DRAWING NUMBER
26-26
PLANNED BY: E. ELLIOTT GROSS & ASSOCIATES, PALM BEACH COUNTY, FLORIDA
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
REGISTERED BY NUMBER 12704
POSITION: REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR

LOTS 1-41-42-43-55-56-57-84 ZONED RM
REST OF SUBD. ZONED RS
UNPLATTED
DONALD ROSS ROAD
East 1120'
South Line Section 20