

DRAWING NUMBER
55/193

193

PLAT NO 1
TROPICAL BREEZE ESTATES
LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
DECEMBER 1986

TABULAR DATA:
AREA 5.0 ACRES
NO. OF UNITS 30 UNITS
DENSITY 6 UNITS/ACRE
OPEN SPACE 0.543 ACRES ±

TWP45S-RNG42E
SOUTHEAST QUARTER
PALM BEACH CO., FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12:26
this 13 day of February
1987 and duly recorded in Plat Book
55 on page 193-191
JOHN B. DUNKLE, Clerk Circuit Court
Jackson O. Mast, D.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TROPICAL BREEZE ESTATES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TROPICAL BREEZE ESTATES, INC., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 663.01 FEET; THENCE TURN AN ANGLE OF 89° 57' 04" MEASURED FROM THE PRECEDING COURSE TO THE WEST AND RUN 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE FOR A DISTANCE OF 370.01 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, NORTHERN PINES MOBILE HOME PARK PLAT NO. 5 AS RECORDED IN PLAT BOOK 29, PAGE 33, PALM BEACH COUNTY PUBLIC RECORDS; THENCE TURN AN ANGLE OF 90° 01' 11" MEASURED FROM THE PRECEDING COURSE TO THE NORTH AND RUN ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID PLAT NO. 5 AND THE EAST RIGHT OF WAY LINE OF ASTER ROAD AS SHOWN ON NORTHERN PINES MOBILE HOME PARK PLAT NO. 1 AS RECORDED IN PLAT BOOK 28, PAGE 36, PALM BEACH COUNTY PUBLIC RECORDS AND ALONG THE EAST LINE OF LOT 1, BLOCK 1 OF SAID PLAT NO. 1 FOR A DISTANCE OF 592.84 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT NO. 1; THENCE TURN AN ANGLE OF 90° 00' 12" MEASURED FROM THE PRECEDING COURSE TO THE EAST AND RUN ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LATERAL NO. 22 OF THE LAKE WORTH DRAINAGE DISTRICT FOR A DISTANCE OF 369.71 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF LAWRENCE ROAD; THENCE TURN AN ANGLE OF 90° 01' 33" MEASURED FROM THE PRECEDING COURSE TO THE SOUTH AND RUN ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF LAWRENCE ROAD FOR A DISTANCE OF 592.99 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PART OF MEADOW VIEW DRIVE WHICH WAS DEDICATED TO THE PUBLIC BY SAID NORTHERN PINE MOBILE HOME PARK PLAT NO. 1 AS RECORDED IN PLAT BOOK 28, PAGE 36, PALM BEACH COUNTY PUBLIC RECORDS.

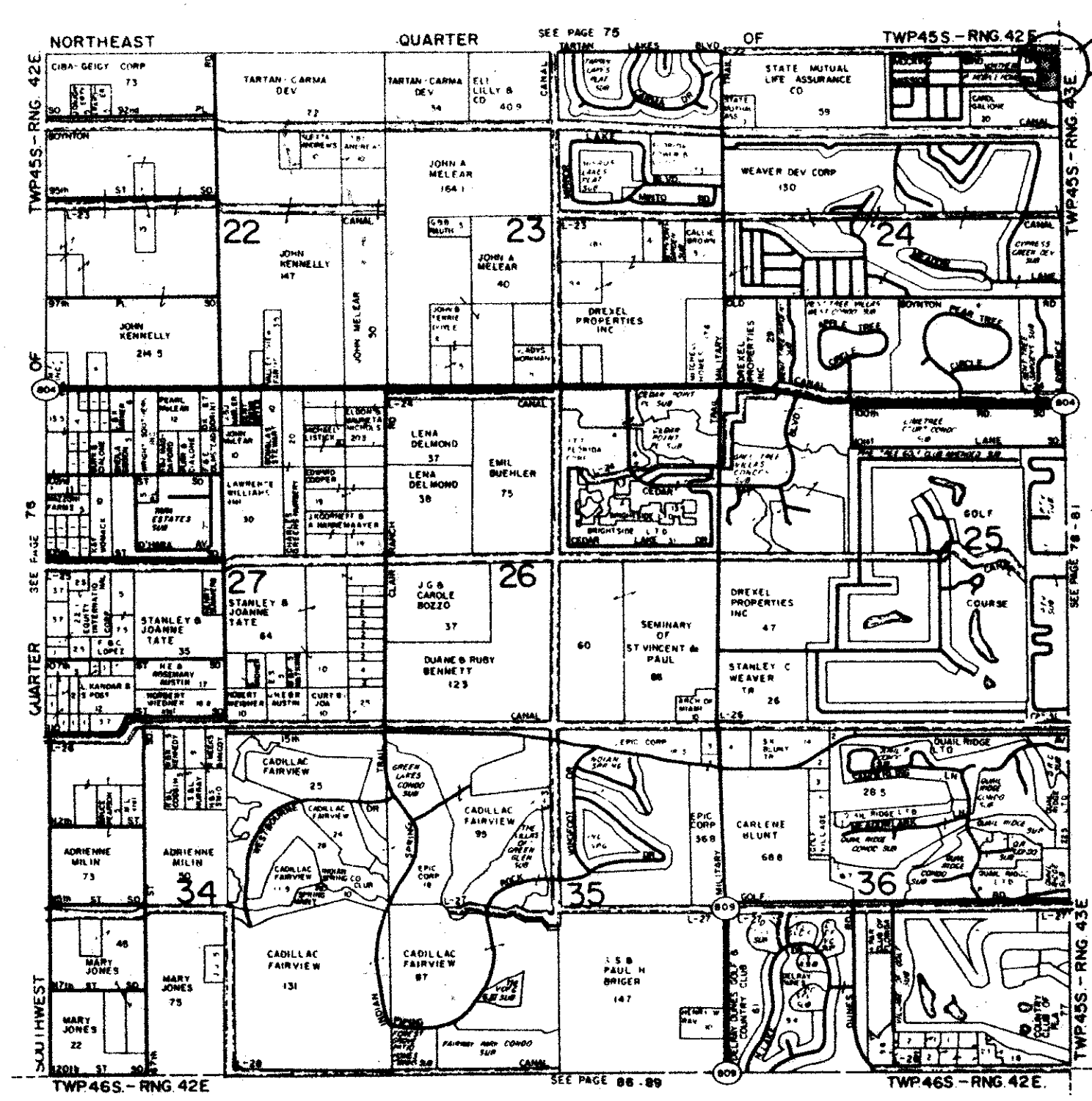
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENTS, BUFFER TRACTS, SIDEWALKS, EASEMENTS AND PRIVATE ROADS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TROPICAL BREEZE ESTATES, INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED RIGHTS-OF-WAY.
2. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
3. GENERAL UTILITY EASEMENT, SPECIFIC USE FOR:
A. ELECTRIC
B. TELEPHONE
C. WATER
D. GAS
E. CABLE T.V.
F. SEWER
THE GENERAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
4. TRACTS "A", "B", "C" AND "D" SHALL BE DEDICATED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES FOR MEADOW VIEW DRIVE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND ATTESTED TO BY THEIR SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF January, A.D. 1987.

ATTEST: Betty J. Thomsson BY: Robert C. Lalime
BETTY J. THOMSSON, SECRETARY ROBERT C. LALIME, PRESIDENT

SAID OWNERS HEREBY DEDICATE THE LOTS SHOWN ON THE PLAT EXCLUSIVELY FOR MOBILE HOME OR TRAILER PARKING AND USE INCIDENTAL THERETO, EXCEPT AS TO THE LOTS INDICATED FOR OTHER PURPOSES ON THE PLAT AND MOBILE HOME AND TRAILER PARKING IS PROHIBITED ELSEWHERE THAN ON THE INDICATED LOTS.



LOCATION MAP

ACKNOWLEDGEMENT

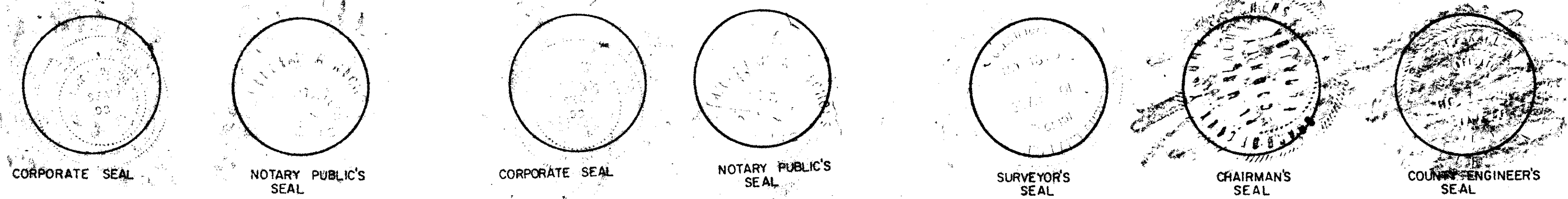
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT C. LALIME and BETTY J. THOMSSON TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROBERT C. LALIME, PRESIDENT; AND BETTY J. THOMSSON, SECRETARY; OF THE ABOVE NAMED TROPICAL BREEZE ESTATES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF January, A.D. 1987.

William R. Nichols
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ALL BEARINGS STATED HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01° 58' 40" EAST FOR THE EAST LINE OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PLAT NO. 1, WOODSIDE, RECORDED IN PLAT BOOK 33, PAGE 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, Michael B. Small, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TROPICAL BREEZE ESTATES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 1/7/87 BY: Michael B. Small 2/4/87

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 10 day of Feb, 1987.

BY: Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER:

This plat is hereby approved for record this 10 day of Feb, 1987.

BY: H.F. Kahlert
H.F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE, THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE COUNTY OF PALM BEACH FOR THE REQUIRED IMPROVEMENTS AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATED: 1/7/87 BY: George C. Panos
GEORGE C. PANOS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1676

SURVEYOR'S NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.

*Impact fee
None due
for the plat
per Co. Eng.
Andy Hirtel
2/30/87*

1000-042
FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33406

SCALE: 1/4" = 100'
DATE: 1/7/86
DRAWN BY: CND
PLAT OF TROPICAL BREEZE ESTATES
NO. 3-86-154
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY
GEORGE C. PANOS IN THE OFFICE OF
ORION SURVEYING & MAPPING, INC.
3311 BEVEDERE ROAD, SUITE N
WEST PALM BEACH, FLORIDA 33406