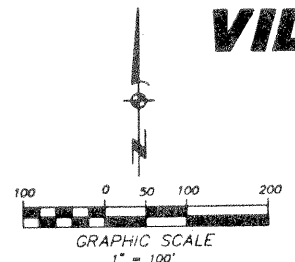


VILLAGE OF PALM SPRINGS GOVERNMENTAL AREA 70 41

BEING A REPLAT OF LOT 1, BLOCK 60 AND LOTS 9 AND 10, BLOCK 61 OF VILLAGE OF PALM SPRINGS PLAT NO. 4, (P.B. 25, PGS. 78 AND 79), A REPLAT OF BLOCK 60, BLOCK 62, A PORTION OF LOTS 18-22, BLOCK 59, AND A PORTION OF ALEMEDA DRIVE AND DOLAN ROAD OF VILLAGE OF PALM SPRINGS PLAT NO. 5, (P.B. 25, PGS. 85-87), AND LOTS 2-7, TRACT A, AND A PORTION OF TRACT B, VILLAGE OF PALM SPRINGS PUBLIC PLAZA, (P.B. 26, PG. 63) ALL BEING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA



DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT THE VILLAGE OF PALM SPRINGS, FLORIDA, A MUNICIPAL CORPORATION, BEING THE OWNER OF THAT TRACT OF LAND SITUATE IN PALM BEACH COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 AND 10, BLOCK 61 OF VILLAGE OF PALM SPRINGS PLAT NO. 4, AS RECORDED IN PLAT BOOK 25, PAGES 78 AND 79; AND BLOCK 62 OF VILLAGE OF PALM SPRINGS PLAT NO. 5, AS RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST.

TOGETHER WITH:

LOT 1, BLOCK 60, OF VILLAGE OF PALM SPRINGS PLAT NO. 4, AS RECORDED IN PLAT BOOK 25, PAGES 78 AND 79; BLOCK 62, A PORTION OF LOTS 18 THROUGH 22, BLOCK 59, AND A PORTION OF ALEMEDA DRIVE AND DOLAN ROAD OF VILLAGE OF PALM SPRINGS PLAT NO. 5, AS RECORDED IN PLAT BOOK 25, PAGES 85 THROUGH 87; AND LOTS 2 THROUGH 7, TRACT "A" AND A PORTION OF TRACT "B" OF VILLAGE OF PALM SPRINGS PUBLIC PLAZA, AS RECORDED IN PLAT BOOK 26, PAGE 63 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 60; THENCE N00714'52"W ALONG THE WEST BOUNDARY OF LOT 1, A DISTANCE OF 99.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'32", AN ARC LENGTH OF 39.38 FEET TO A POINT OF TANGENCY; THENCE N89°59'40"E, ALONG THE NORTH BOUNDARY OF SAID LOT 1, BLOCK 60, AND ALONG THE NORTH BOUNDARY OF LOTS 2 AND 3 OF SAID VILLAGE OF PALM SPRINGS PUBLIC PLAZA, 284.90 FEET TO THE WEST BOUNDARY OF SAID TRACT "A"; THENCE N00714'52"W, ALONG SAID WEST BOUNDARY, 506.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE N89°59'40"E, ALONG THE NORTH BOUNDARY OF SAID TRACT "A", 490.00 FEET; THENCE N00714'52"W, ALONG A LINE 490.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF TRACT "B" OF SAID VILLAGE OF PALM SPRINGS PUBLIC PLAZA, 344.74 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT "B"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, (A RADIAL BEARING TO SAID POINT BEARS N13°30'46"E); THENCE WESTERLY, ALONG SAID NORTH BOUNDARY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 13°31'06", AN ARC LENGTH OF 44.83 FEET; THENCE N00°00'20"W, ALONG A RADIALLY EXTENDED LINE, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALEMEDA DRIVE, AS DEPICTED ON SAID PLAT OF VILLAGE OF PALM SPRINGS PUBLIC PLAZA; THENCE N89°59'40"E, ALONG THE EASTERLY EXTENSION OF THE SAID NORTH RIGHT-OF-WAY LINE, 386.50 FEET; THENCE S00°00'20"E, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ALEMEDA DRIVE, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SAID BLOCK 62; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY, 145.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°42'20", AN ARC LENGTH OF 39.14 FEET TO A POINT OF TANGENCY ON THE EAST BOUNDARY OF SAID BLOCK 62 SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF HENTHORNE DRIVE; THENCE S00°18'00"E, ALONG SAID EAST BOUNDARY AND WEST RIGHT-OF-WAY LINE AND THEIR SOUTHERLY EXTENSION, 956.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 OF VILLAGE OF PALM SPRINGS PUBLIC PLAZA, SAID POINT ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL L-9, (SAME BEING 45.00 NORTH OF AND PARALLEL WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 18); THENCE S89°59'40"W, ALONG THE SOUTH BOUNDARY OF SAID LOTS 2 THROUGH 7 AND TRACT "A", AND ALONG SAID NORTH RIGHT-OF-WAY LINE, 1293.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 981,701 SQUARE FEET (22.53 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AS FOLLOWS:

- STREETS
THE STREET AS SHOWN IS HEREBY DEDICATED TO THE VILLAGE OF PALM SPRINGS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS
THE UTILITY EASEMENTS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTESTED BY ITS VILLAGE CLERK AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS VILLAGE COUNCIL OF DIRECTORS, THIS 14th DAY OF January, 1993.

ATTEST: *Irene L. Burroughs* VILLAGE CLERK
By: *Richard H. Jette* MAYOR

ACKNOWLEDGEMENT

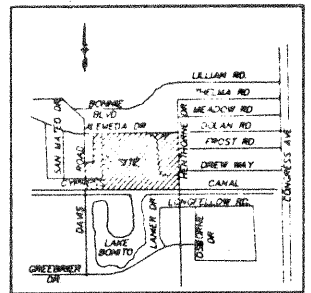
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED RICHARD H. JETTE, MAYOR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF PALM SPRINGS, FLORIDA, A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID MUNICIPAL 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 MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL THIS 14th DAY OF January, 1993.

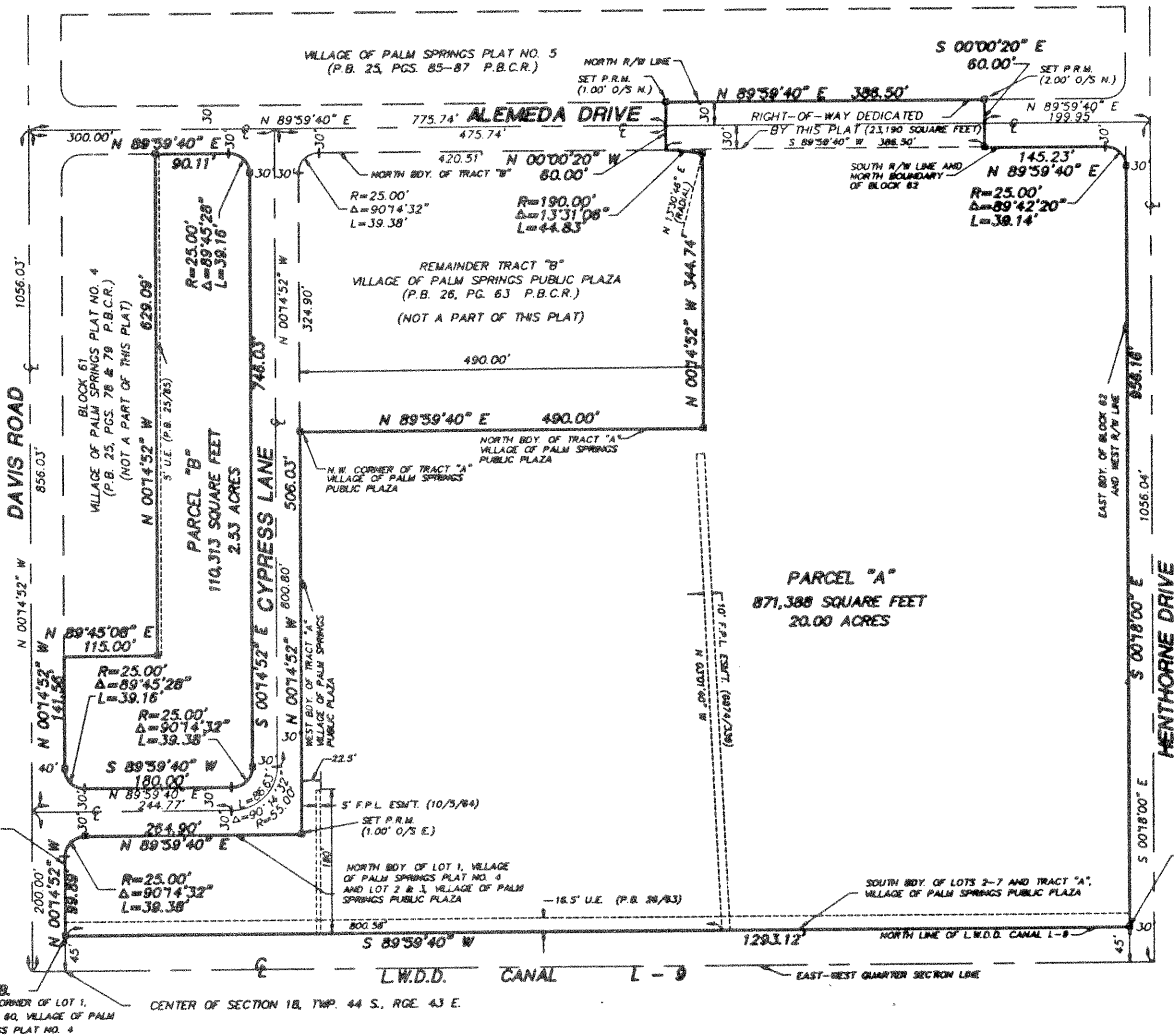
February 4, 1994
MY COMMISSION EXPIRES

THIS PLAT WAS PREPARED BY:
MICHAEL D. AVROM
AVROM-HALL & ASSOCIATES, INC.
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(407) 392-2584
JUNE, 1992



STATE OF FLORIDA)
COUNTY OF PALM BEACH)
This plat was filed for record at 3:30 P.M. on 5-23-93, day of FEBRUARY, 1993, and duly recorded in Plat Book 70, Pages 41 through 44.

ATTEST:
DOROTHY H. WILKEN
Clerk of Circuit Court
By: *Dorothy H. Wilken* Clerk



SURVEY NOTES

- DENOTES PERMANENT REFERENCE MONUMENT, (P.R.M.).
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "A", VILLAGE OF PALM SPRINGS PUBLIC PLAZA, AS RECORDED IN PLAT BOOK 26, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE NO LESS THAN AS REQUIRED BY THE VILLAGE OF PALM SPRINGS ZONING REGULATIONS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING THE SAME.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS.

ABBREVIATIONS:
R/W= RIGHT-OF-WAY; P.B.= PLAT BOOK; PG.= PAGE; NO.= NUMBER; P.B.C.R.= PALM BEACH COUNTY RECORDS; C= CENTERLINE; L.W.D.D.= LAKE WORTH DRAINAGE DISTRICT; O/S= OFFSET; F.P.L.= FLORIDA POWER & LIGHT; ESU/= EASEMENT; U.E.= UTILITY EASEMENT; SEC.= SECTION; TWP.= TOWNSHIP; RGE.= RANGE; BOY.= BOUNDARY.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VILLAGE OF PALM SPRINGS APPROVALS:

VILLAGE ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE VILLAGE ORDINANCES.
DATE: 12/22/92
By: *Donald A. Eckler*
DONALD A. ECKLER, P.E.
ENGINEER

VILLAGE MAYOR

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF January, 1993.
By: *Richard H. Jette*
RICHARD H. JETTE
MAYOR

ATTEST BY: *Irene L. Burroughs*
IRENE L. BURROUGHS
VILLAGE CLERK

SURVEYOR'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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PERMANENT REFERENCE MONUMENTS (P.R.M.'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 PALM SPRINGS SUBDIVISION ORDINANCE 155.043, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. THE ERROR OF CLOSURE FOR PARCEL A IS 0.01 FEET AND FOR PARCEL B, IS 0.005 FEET.

By: *Michael D. Avrom*
MICHAEL D. AVROM, P.L.S.
PROFESSIONAL SURVEYOR NO. 3268
STATE OF FLORIDA
L.B. 3300

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, *Donald P. Kahl*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERECIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE VILLAGE OF PALM SPRINGS, A MUNICIPAL CORPORATION, AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.
DATED: 1/10/93

