

# MARINA GARDENS PLAT

SHEET 1 OF 3

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5,  
TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA  
MARCH, 2000

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
THIS 17<sup>th</sup> DAY OF  
MARCH, A.D. 2000 AND DULY  
RECORDED IN PLAT BOOK 174 ON  
PAGE 134 THROUGH 136  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *Paul A. Blat*  
DEPUTY CLERK



174

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that Mutual Land Development Co., a Florida corporation licensed to do business in Florida, owner of the land shown hereon being in Section 5, Township 42 South, range 43 East, Palm Beach County, Florida, shown herein as, Marina Gardens, being more particularly described as follows:

**DESCRIPTION:**

Being a Parcel of Land in the Northeast Quarter (NE 1/4) of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, and Being More Particularly Described as Follows:

Commence at the Point of Intersection of the Northerly Right-of-way Line of P.G.A. Boulevard (Also Known as State Road 74), as Said Northerly Right-of-way Line is Shown on The Palm Beach County, Florida Engineering Department Right-of-way Map For State Road No. 74, Said Right-of-way Map is Recorded in Plat Book 5, Pages 189 Through 190, of The Public Records of Palm Beach County, Florida, With The Easterly Right-of-way Line of Prosperity Farms Road, as Said Easterly Right-of-way Line is Shown on The Palm Beach County, Florida Engineering Department Map For The Ultimate Right-of-way of Prosperity Farms Road Drawing No. 3-70-001 Rw, Sheets 6 And 7 of 11, Dated June 1970, Said Map Being Unrecorded; Thence North 01°32'52" East, Along Said Easterly Right-of-way Line of Prosperity Farms Road (The Easterly Right-of-way Line of Prosperity Farms Road, Assumed to Bear North 01°32'52" East And All Other Bearings Are Relative Thereto), a Distance of 1197.82 Feet to a Point on The Southerly Right-of-way Line of Idlewild Road (Also Known as County Road No. 7), Said Point Being Shown on Said Drawing No. 3-70-001 Rw; Thence South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road, a Distance of 500.91 Feet to The Point of Beginning of The Hereinafter Described Parcel; Thence Continue South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road a Distance of 175.63 Feet; Thence South 01°30'30" West, a Distance of 111.32 Feet; Thence South 88°30'15" East, a Distance of 219.99 Feet; Thence North 01°30'54" East, a Distance of 108.64 Feet to a Point on Said Southerly Right-of-way Line of Idlewild Road; Thence South 87°48'23" East, Along Said Southerly Right-of-way Line of Idlewild Road, a Distance of 130.01 Feet; Thence South 01°30'50" West, a Distance of 107.06 Feet; Thence South 88°30'15" East, a Distance of 110.40 Feet; Thence South 01°38'37" West, a Distance of 391.69 Feet; Thence North 69°02'19" West, a Distance of 73.55 Feet; Thence South 67°44'10" West, a Distance of 409.44 Feet; Thence North 38°59'50" West, a Distance of 285.19 Feet; Thence North 12°58'03" West, a Distance of 230.65 Feet to a Point on a Line Parallel with and 206.00 Feet South Of, as Measured at Right Angles To, Said Southerly Right-of-way Line of Idlewild Road, Said Point Also Lying on the Centerline of a 24 Foot Roadway Easement, as Recorded in Official Record Book 2668, Page 1424, Public Records of Palm Beach County, Florida; Thence North 39°36'47" East, along Said Centerline, a Distance of 53.18 Feet to the Beginning of a Curve Concave to the Northwest Having a Radius of 90.00 Feet and a Central Angle of 38°10'34"; Thence Continue Northeasterly along the Centerline and Arc of Said Curve, a Distance of 59.97 Feet to the Point of Tangency; Thence North 01°26'13" East along Said Centerline, a Distance of 107.90 Feet to the Point of Beginning.

Containing in All, 7.588 Acres, More or Less.

**TRACTS AND EASEMENTS**

**1. STREETS, PARKING AND DRIVEWAY TRACTS:**

Tract "A", as shown hereon, is hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens. A non-exclusive easement for ingress and egress over street Tract "A" is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for access purposes only, said land being the perpetual maintenance obligation of Marina Gardens Property Owners Association Inc., its successors and/or assigns. A non-exclusive easement on, over and under Tract "A" is hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities, and no above ground utilities or appurtenances thereto are to be constructed that would obstruct or prevent access over Tract "A".

**2. WATER MANAGEMENT TRACT:**

Tract W, as shown hereon, is hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

**3. WATER MAINTENANCE EASEMENT**

The water maintenance easements as shown hereon are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its successors and assigns without recourse to the City of Palm Beach Gardens. The City of Palm Beach Gardens shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

**4. UTILITY EASEMENTS:**

The utility easements as shown hereon and designated as Utility Easements are hereby dedicated in perpetuity to all governmental entities and public utilities with the right to enter upon the property hereon described to install, operate and maintain their respective utility facilities. The installation of cable television systems shall not interfere with the installation, operation and/or maintenance of other utility facilities.

**5. SEWER LINE EASEMENTS**

Easements for sewer purposes as shown hereon and designated as S.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns, for installation, operation and maintenance of sewer facilities.

**6. WATER LINE EASEMENTS**

Easements for water purposes as shown hereon and designated as W.L.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water facilities.

**7. WATER AND SEWER EASEMENTS**

Easements for water and sewer purposes as shown hereon and designated as W.S.E. are hereby dedicated to Seacoast Utility Authority, its successors and/or assigns for installation, operation and maintenance of water and sewer facilities.

**8. COMMON PROPERTIES TRACT:**

Tracts "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" and "O", as shown hereon, are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns, as Common Properties and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

**9. LANDSCAPE EASEMENT:**

Easements for landscape purposes as shown hereon and designated as L.E. are hereby reserved for the Marina Gardens Property Owners Association Inc., its successors and assigns and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the City of Palm Beach Gardens.

In Witness Whereof, the above-named corporation has caused these presents to be signed by its President and attested by its secretary and its corporate seal to be affixed hereby by and with the authority of its Board of Directors, this 27th day of MARCH, 2000.

Mutual Land Development Co.  
a Florida corporation, licensed to do business in Florida

BY: *H. Max Fricker*  
H. Max Fricker, President

ATTEST: *H. Max Fricker*  
H. MAX FRICKER, Secretary

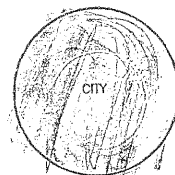
**ACKNOWLEDGMENT**

County of Palm Beach

BEFORE ME personally appeared H. Max Fricker who is personally known to me, or has produced Florida Drivers License as identification, and who executed the foregoing instrument as President of Mutual Land Development Co., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 29 day of March, 2000

My Commission Expires: 6-20-2003  
No. CC457780  
Notary Public



**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of (a) mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which (is) recorded official Record Book 11536 at page 200 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its (President) (Vice President) and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 29th day of MARCH, 2000.

First Union National Bank  
A Florida Corporation

WITNESS: *Michael S. Ross*  
Michael S. Ross  
Notary Public

*Frederic H. Cannon*  
Frederic H. Cannon, Vice President  
(CORPORATE SEAL)

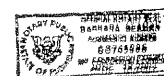
**ACKNOWLEDGMENTS**

(CORPORATION)  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Frederic H. Cannon who is personally known to me, or has produced FL DRIVER'S LICENSE as identification, and who executed the foregoing instrument as (Vice) President of, a corporation, and severally acknowledged to and before me that (he) (she) executed such instrument as such officer 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 29 day of MARCH, 2000

My commission expires:



*Brandon Seaman*  
Brandon Seaman  
Notary Public  
(Seal)

**TITLE CERTIFICATION**

State of Florida  
County of Palm Beach

I, Michael M. Glesser Esquire, 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 to Mutual Land Development Co., a Florida corporation, that the current taxes have been paid, and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: MARCH 27, 2000

*Michael M. Glesser*  
Michael M. Glesser, Esquire  
Attorney-at-law licensed in Florida

**APPROVALS**

City of Palm Beach Gardens  
State of Florida  
County of Palm Beach  
This plat is hereby approved for record this 6th day of April, 2000.

BY: *Joseph E. Russo*  
Joseph E. Russo, Mayor  
ATTEST: *Camille*  
Camille  
City Clerk

This plat is hereby approved for record this 30 day of March, 2000.

BY: *Robert E. Leland*  
Robert E. Leland, P.E., City Engineer

**REVIEWING SURVEYOR AND MAPPER**

This plat has been reviewed for conformity in accordance with chapter 177.081 of the Florida Statutes and the ordinances of the City of Palm Beach Gardens. This review does not include the verification of the geometric data or the field verification of permanent reference monuments (P.R.M.), permanent control points (P.C.P.) and monuments at lot corners.

By: *William D. O'Connor*  
Date: 3-30-2000

W. DONALD O'CONNOR, P.S.M.  
Professional Surveyor and Mapper  
License No. 4533

**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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been set and that permanent control points (P.C.P.'s) and lot monumentation will be set under the guarantee posted with the city of Palm Beach Gardens, Florida, for the required improvements, and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

*William D. O'Connor* 3/29/00  
William D. O'Connor, P.S.M.  
Professional Surveyor and Mapper #4563

**LEGEND:**

- P.C.P. PERMANENT CONTROL POINT
- DE DRAINAGE EASEMENT
- R RADIUS
- L ARC LENGTH
- ECA EXCLUSIVE COMMON AREA
- Δ DELTA ANGLE
- U.E. UTILITY EASEMENT
- P.C.P. SET
- PRM SET
- WLE WATER LINE EASEMENT
- P.B. PLAT BOOK
- PGS PAGES
- ⊖ CENTERLINE
- IEE INGRESS EGRESS EASEMENT
- LE LANDSCAPE EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- SLE SEWER LINE EASEMENT
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- P.S.&M. PROFESSIONAL SURVEYOR & MAPPER
- PRM PERMANENT REFERENCE MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SET IRON ROD AND CAP (LB 6770)

**NOTES**

1. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Palm Beach County, Florida.
2. Bearings shown hereon are based on the easterly Right-of-Way Line of Prosperity Farms Road which is assumed to bear North 01°32'52" East and all other bearings are relative thereto.
3. No buildings, improvements of any kind, trees, or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable city or county approvals or permits are required for such encroachments.
4. ■ PRM Permanent Reference Monument set LB 6770
- P.C.P. Permanent Control Point set LB 6770
5. Lines which intersect curves are radial unless otherwise noted.
6. This instrument prepared by:

William D. O'Connor P.S.&M.  
in and for the office of  
Corney-Neuhaus Inc.  
11911 US Highway One, Suite 120  
Palm Beach Gardens, FL 33408

**MARINA GARDENS PLAT**

CORNEY-NEUHAUS, INC.  
11911 U.S. HIGHWAY ONE, SUITE 120 PALM BEACH GARDENS, FL 33408  
3050 BISCAYNE BOULEVARD, SUITE 200 MIAMI BEACH, FL 33133  
4101 N. WINDERMERE AVE., SUITE 215 WINDERMERE, FL 33486  
FIELD: PROJ. # 99-024 F.B. PG.  
OFFICE JEK DATE: 9-24-99 DWG. NO. COVER  
C'KD: DOC REF: SHEET: 1 of 3