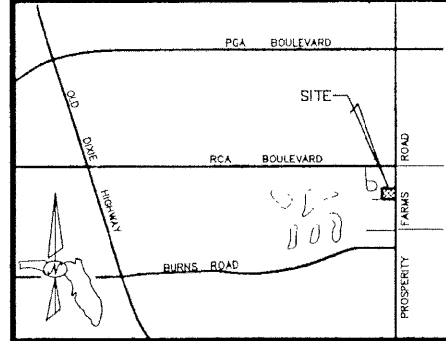


190



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:58a
This day of June 2001
and duly recorded in Plat Book No 90
on page 190-191
QOBTHY: JAMES C. DORR, Clerk of Circuit Court,
by John E. Phillips III D.C.



VICINITY MAP
N.T.S.

VILLAGE SQUARE PLAT No. 2

LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

MAY 2001 SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

KNOW ALL MEN BY THESE PRESENTS THAT PILOT PROSPERITY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

VILLAGE SQUARE PLAT No.2

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 02° 06' 08" WEST, A DISTANCE OF 393.65 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 8 TO THE POINT OF BEGINNING; THENCE NORTH 88° 32' 08" WEST, A DISTANCE OF 28.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA OF 23° 07' 24", AND AN ARC DISTANCE OF 80.71 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.00 FEET, A DELTA OF 23° 07' 24", AND AN ARC DISTANCE OF 27.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° 32' 08" WEST, 202.38 FEET TO A POINT IN THE WEST LINE OF EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 02° 03' 14" WEST, ALONG SAID WEST LINE 294.70 FEET TO THE SW CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 88° 28' 07" EAST, ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 8; THENCE NORTH 02° 06' 08", ALONG SAID EAST LINE, 273.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.23 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTION, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

- TRACT "A"
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR PILOT PROSPERITY, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.
- SEACOAST UTILITY AUTHORITY EASEMENT:
THE SEACOAST UTILITY AUTHORITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- SANITARY EASEMENTS and SANITARY SERVICE EASEMENTS
THE SANITARY EASEMENTS and SANITARY SERVICE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES. THE MAINTENANCE OF ALL SANITARY SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- WATER SERVICE EASEMENTS
THE WATER SERVICE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES. THE MAINTENANCE OF ALL WATER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.
- BUFFER EASEMENT
THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF May, 2001.

PILOT PROSPERITY, INC.,
A FLORIDA CORPORATION

BY: Donald J. Kiss
(PRINT NAME) Donald J. Kiss
PRESIDENT

ATTEST: Juan F. Kuss
(PRINT NAME) Juan F. Kuss
(PRINT TITLE) V.P. Sec'y

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED Donald J. Kiss AND Juan F. Kuss WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Secretary OF PILOT PROSPERITY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 25th DAY OF May, 2001.
MY COMMISSION EXPIRES: James C. Dorris
NOTARY PUBLIC



ACCEPTANCE VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC.

THE VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 27th DAY OF May, 2001.

VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC.

BY: Glenn Weller
(PRINT NAME) GLENN WELLER
(PRINT TITLE) PRESIDENT

WITNESS: Tracy Perke
(PRINT NAME) Tracy Perke
(PRINT NAME) Tracy Perke

WITNESS: John E. Phillips III
(PRINT NAME) John E. Phillips III
(PRINT NAME) John E. Phillips III

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

BEFORE ME PERSONALLY APPEARED Glenn Weller WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF VILLAGE SQUARE PROPERTY OWNERS ASSOCIATION, INC., AND 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 27th DAY OF May, 2001.
MY COMMISSION EXPIRES: Diane K. Wilson
NOTARY PUBLIC
Diane K. Wilson



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

I, CONRAD DAMON, 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 PILOT PROSPERITY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 25, 2001 BY: Conrad Damon
CONRAD DAMON, ESQUIRE
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT 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 THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
LICENSE No. 4826
STATE OF FLORIDA
BROWN & PHILLIPS, INC.
3970 RCA BOULEVARD
SUITE 7005
PALM BEACH GARDENS, FLORIDA
CERTIFICATE OF AUTHORIZATION No. 6473

REVIEWING SURVEYOR

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.

BY: Joseph R. Russo DATE: 30 May 2001
PASQUALE VOLPE
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4873

CITY APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF June, 2001.

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

ATTEST: Carol Gold
CAROL GOLD, CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF May, 2001.

CITY ENGINEER: Lenhart E. Lindahl, P.E.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S02°06'08"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR 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 AS REQUIRED FOR SUCH ENCROACHMENTS.
- COORDINATES SHOWN ARE GRID.
DATUM: NAD 83, 1990 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNITS: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000460 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- PLAT AREA: 2.23 ACRES, MORE OR LESS.

ABBREVIATIONS

- P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.S.E. - WATER SERVICE EASEMENT
S.E. - SANITARY EASEMENT
S.S.E. - SANITARY SERVICE EASEMENT
- R - RADIUS
C - CENTRAL ANGLE
L - ARC LENGTH
O.R.B. - OFFICIAL RECORD BOOK
R/W - RIGHT-OF-WAY
C/L - CENTERLINE

PILOT PROSPERITY INC.

P.O.A.

P.O.A.

DIANE K. WILSON
COMMISSION # EC-072747
EXPIRES AUG 17, 2001
ATLANTIC BONDING CO., INC.

SURVEYOR'S SEAL

REVIEWING SURVEYOR'S SEAL

CITY OF PALM BEACH GARDENS

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3970 RCA BOULEVARD, SUITE 7005, P.B.G. FLORIDA 33410 561-775-9337, 626-7866 FAX

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 4826

VILLAGE SQUARE PLAT No. 2

DRAWN: JAO	PROJ. NO. 01-021
CHECKED: JEP:III	SCALE: N.T.S.
FIELD BOOK:	DATE: 4/24/01
PAGES:	SHEET 1 OF 2