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TEQUESTA
Plat Book 25 Pages 8 & 9

PLAT OF BERMUDA TERRACE, SECTION 1

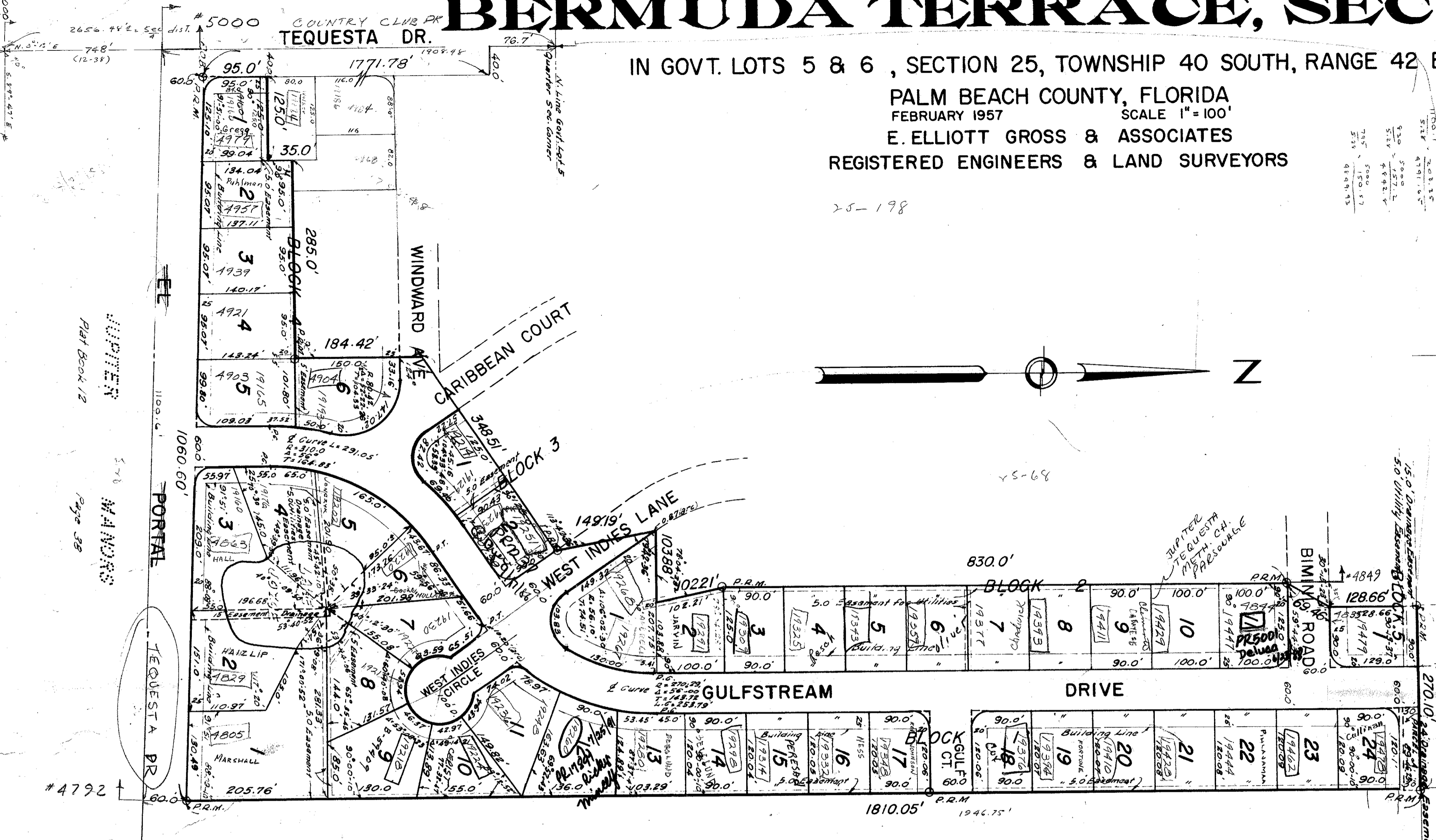
IN GOVT. LOTS 5 & 6, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA
FEBRUARY 1957 SCALE 1"=100'

E. ELLIOTT GROSS & ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS

25-198

4
57
2-5
4
mace
23
Bertha M. ...



PLACE OF MEASUREMENT	SETBACKS IN FEET			
	Residences and Appurtenant Buildings	Service Stations	Outside in Parked Vehicles	Inside the Building
Bldg. to front street line	25	—	—	—
Bldg. to side street line	20	—	—	—
Bldg. to interior lot line	7 1/2	* 7 1/2	* 7 1/2	* 7 1/2
Bldg. to rear lot line	* 15	5	5	5
Bldg. to any street line	—	30	30	20
Pump island to any street line	—	10	—	—
Storage tank to any lot line	—	12 1/2	—	—

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
KNOW ALL MEN BY THESE PRESENTS, that BERMUDA TERRACE, INC., a Florida Corporation, and AUSTIN B. MAC WITHEY, an individual, the owners of the tract and being in Govt. Lots 5 and 6, Section 25, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as BERMUDA TERRACE, and more particularly described as follows, to wit:

A parcel of land in the Southwest Quarter of Section 25, aforesaid, commencing at the Quarter Section corner in the West line of said Section 25, being also the Northwest corner of Government Lot 5; thence on an assumed bearing of due South along said Quarter Section line a distance of 16.7 feet to a point; thence North 89° 46' 33" East parallel to the North line of said Government Lot 5, a distance of 45 feet; thence due South a distance of 177.78 feet, more or less, to the point of beginning of the parcel to be herein described, said point of beginning being in a line 60 feet North of the centerline of EL Portal a county road, as now laid out and in use. From said point of beginning, thence South 88° 09' 00" East a distance of 1060.60 feet; thence North 0° 00' 10" East 1310.00 feet; thence South 89° 46' 33" West a distance of 270.1 feet; thence due South a distance of 128.66 feet; thence South 30° 15' 23" West a distance of 69.46 feet; thence due South a distance of 830.0 feet; thence South 11° 55' 32" East a distance of 102.21 feet; thence due West, a distance of 103.88 feet; thence South 10° 17' 24" East a distance of 149.19 feet; thence South 56° 00' 00" West a distance of 248.50 feet; thence due South a distance of 184.42 feet; thence due West a distance of 285.0 feet; thence due South a distance of 35.0 feet; thence due West a distance of 125.0 feet; thence due South a distance of 95.0 feet to the point of beginning.

have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public the Drive, Circle, Road, Lane, Court, Avenue 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 hereunto affixed, by and with the authority of the Board of Directors of said Corporation, and the said individual has set his hand and seal, this 25th day of February, A.D. 1957.

Attest:
John L. Remsen
Secretary

By: Austin B. MacWithey
President

Witness: Robert F. Cromwell
Witness: Clarence K. Joyce

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing 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.

Plat Approved 25 day of February A.D. 1957
Board of County Commissioners

Roads will be maintained by Palm Beach County

By: Ernest J. ...
Chairman

By: George R. ...
Asst County Engineer

Subscribed and sworn to before me this 15th day of Feb. A.D. 1957

Malcolm ...
Notary Public

NOTE
All Curves at street intersections are 25 ft radius unless otherwise shown, for convenience dimensions are shown to the intersection point.
All Curve dimensions are as shown.
All Building setbacks and other restrictions shall conform to Palm Beach County regulations or deed restrictions whichever shall be greater.
All Lots adjoining Lake Joyce shall extend to a common point as shown, Owners of these Lots shall be mutually responsible for maintenance of said Lake.
* Except min. setback shall be 5 feet when lot backs on a natural obstacle.
* See Par. 15-1 of County Regulations adopted June 20, 1955, for requirements as to buildings that are continuous across the line.
There shall be no buildings or other structures placed on utility easements. There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
PARCEL A is hereby dedicated to each lot of BERMUDA TERRACE, for the use of the owner thereof with undivided interest subject to drainage Easement 24 feet in width for County maintenance of ditch.

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take depositions, PHILIP ... L. REMSEN, President and Secretary, respectively, of BERMUDA TERRACE, INC., to a well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledge 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 and I FURTHER CERTIFY that AUSTIN B. MAC WITHEY, as an individual, did acknowledge before me that he executed the foregoing dedication freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at Riviera Beach, County of Palm Beach, and State of Florida, this 25th day of February A.D. 1957

My Commission expires Sept. 20, 1957

Dorothy P. Remsen
Notary Public

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25/40/42

Note: All easements are for utilities unless otherwise noted.