

DRAWING NUMBER
25-231

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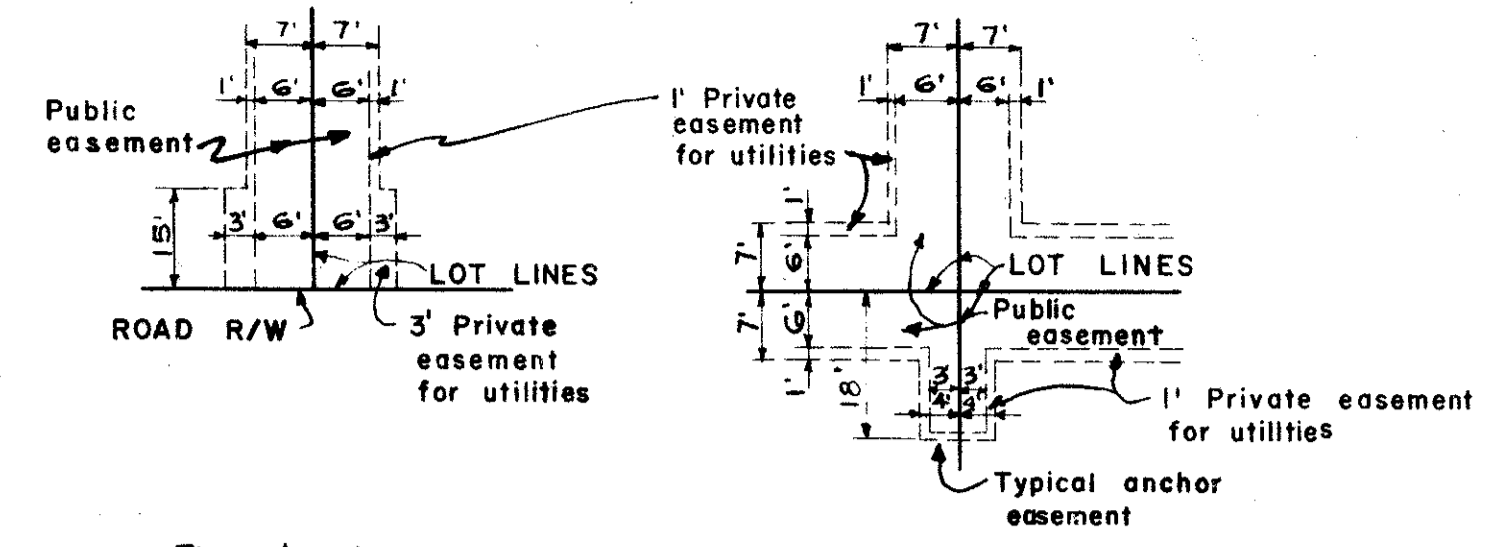
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PLAT OF SAN CASTLE - 2ND ADDITION PALM BEACH COUNTY, FLORIDA IN SECTION 9, TWP. 45S., RGE. 43E.

SCALE: 1" = 100'

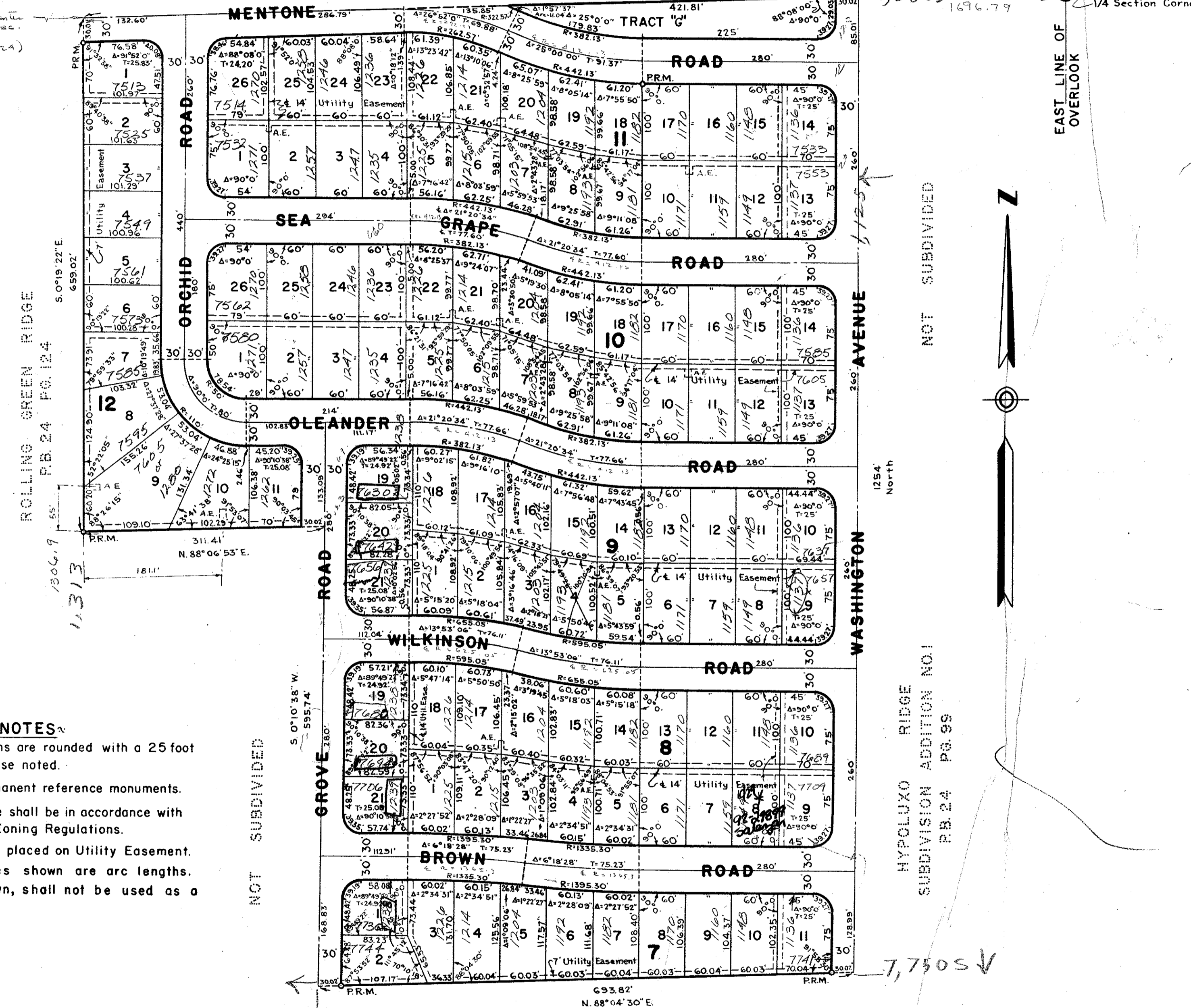
EASEMENT DETAILS



The 6' strip of land at the rear and/or sides of lots as shown by dashed lines is reserved for the installation and maintenance of Public Utilities. The 1' and 3' strip of land adjacent to the Public Utilities easement is perpetually reserved by the dedicators of this Plat, their heirs, successors or assigns for the installation and maintenance of Private Utilities.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on
the 4th day of Sept
1958 and duly recorded in -
25-231
J. ALAN ANDERSON, Clerk
Bertha M. Colburn

SAN CASTLE
PB. 25 PG. 162
REPLAT OF PART OF GREYNOLDS HIGHLANDS
PB. 18 PG. 58
POINT OF BEGINNING
7500.0
1696.79
1/4 Section Corner
EAST LINE OF ROAD
SEC. 9, TWP. 44S., RGE. 43E.
EAST LINE OF OVERLOOK



STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that SAN CASTLE HOMES, INC. and BRAND BROTHERS CONSTRUCTION CO., Florida Corporations, the owners of the tract of land lying and being in the SE 1/4 of Section 9, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as SAN CASTLE, 2ND ADDITION and more particularly described as follows, to wit:

Beginning at the 1/4 Section Corner in the East line of said Section 9, thence S.88°08'00"W. along the East-West 1/4 Section Line of said Section 9, (said 1/4 Section Line is assumed to bear S.88°08'00"W. and all other bearings hereon are relative thereto), a distance of 689.725 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continuing S.88°08'00"W. along said 1/4 Section line and the South line of a subdivision of a plat as recorded in Plat Book 18, Page 58 and along the South line of San Castle as recorded in Plat Book 25, Page 162, a distance of 1007.07 feet to a point; thence S.0°19'22"E., along the East line of Rolling Green Ridge as recorded in Plat Book 24, Page 124, a distance of 659.02 feet to a point; thence N.88°06'53"E., a distance of 311.41 feet to a point; thence S.0°10'38"W., a distance of 595.74 feet to a point; thence N.88°04'30"E. along the North line of Ridge Grove, Addition No. 1, as recorded in Plat Book 22, Page 43; a distance of 693.82 feet to a point; thence North along the West line of Hypoluxo Ridge Subdivision, Addition No. 1, as recorded in Plat Book 24, Page 99, a distance of 1254.00 feet, more or less, to the POINT OF BEGINNING. SUBJECT to existing right of ways of record.

have caused these lands to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public, as public highways, the Roads shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities.

IN WITNESS WHEREOF, the said Corporations have caused these presents to be signed by their Presidents and attested by their Secretaries, and their corporate seals to be affixed hereto and with the authority of the Boards of Directors of said Corporations, this 9TH day of JULY, A.D. 1958.

SAN CASTLE HOMES, INC.
Attest: *Raymond S. Brand* Secretary By: *Robert C. Brand* President
BRAND BROTHERS CONSTRUCTION CO.
Attest: *Raymond S. Brand* Secretary By: *Robert C. Brand* President

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT C. BRAND and RAYMOND S. BRAND, President and Secretary, respectively, of SAN CASTLE HOMES, INC. and ROBERT C. BRAND and RAYMOND S. BRAND, President and Secretary, respectively, of BRAND BROTHERS CONSTRUCTION CO., Florida Corporations, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporations, by and with the authority of their Boards of Directors, and that their acts and deeds were the acts and deeds of said Corporations for the purposes therein expressed.
WITNESS my hand and official seal at Boynton Beach, County of Palm Beach and State of Florida, this 9th day of July, A.D. 1958.

My Commission expires: April 16, 1960
Viola M. Colburn
Notary Public

NOTES
All street intersections are rounded with a 25 foot radius unless otherwise noted.
P.R.M. indicates permanent reference monuments.
Building Setback Line shall be in accordance with Palm Beach County Zoning Regulations.
No buildings shall be placed on Utility Easement.
All curve distances shown are arc lengths.
Tract "C", as shown, shall not be used as a building site.

* #18 BLS - address - 581 Brown Rd
not 1149 Brown Rd per
Bernard - addressing. Current
581 address has been used
for many years

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE HEREBY CERTIFY that we have surveyed and platted the tract of land shown hereon, and that the said plat is a true and correct representation thereof to the best of our knowledge and belief, and that permanent reference monuments have been set as required by law. Date of survey - June, 1958.

JOHN ADAIR, JR. & ASSOCIATES
By *John Adair, Jr.*
Florida Surveyors Certificate No. 165

Subscribed and sworn to before me
this 9th day of July, A.D. 1958

John F. Little
Notary Public
My Commission expires July 11, 1959

Approved: August 25th A.D. 1958
Board of County Commissioners
Ray E. Michael
Chairman
Alfred J. Medley
County Engineer

SAN CASTLE
2ND ADDITION
JOHN ADAIR, JR. & ASSOC.
ENGINEERS AND LAND SURVEYORS
LAKE WORTH, FLORIDA
9/45/43

