

DRAWING NUMBER
26-95

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Call Walter Furman
when #15 are ready

ISLAND ESTATES ADDITION NO 1

SECTION 5, TWP. 45S, RGE. 43E

PALM BEACH COUNTY

FLORIDA

SCALE: 1" = 100'

MARCH, 1959

K.C. MOCK & ASSOCIATES
ENGINEERS SURVEYORS
LAKE WORTH, FLORIDA

95
46
23
4 P
59
26
95
Bertha M. Wilson

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT LAKESIDE INC., A FLORIDA CORPORATION THE OWNER OF THE TRACT OF LAND LYING AND BEING IN SECTION 5, TOWNSHIP 45S, RANGE 43E, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ISLAND ESTATES ADDITION NO. 1, AND MORE PARTICULAR DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 45S, RANGE 43E, PALM BEACH COUNTY, FLORIDA; THENCE S-88°-59'-45"-W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 296.99 FEET TO THE MEANDER CORNER OF THE EAST SHORE OF LAKE OSBORNE, ACCORDING TO THE U.S. SURVEY OF 1872; THENCE N-0°-50'-52"-E ALONG SAID MEANDER LINE A DISTANCE OF 33.07 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, WHICH MONUMENT IS THE POINT OF BEGINNING; THENCE CONTINUE N-0°-50'-52"-E ALONG SAID MEANDER LINE A DISTANCE OF 966.60 FEET TO A CONCRETE MONUMENT MEANDER CORNER; THENCE N-3°-06'-33"-W ALONG SAID MEANDER LINE A DISTANCE OF 395.72 FEET TO A CONCRETE MONUMENT ON THE 40-ACRE LINE; THENCE S-86°-29'-27"-W A DISTANCE OF 360.00 FEET TO A POINT ON THE WATER'S EDGE OF LAKE OSBORNE; THENCE S-24°-43'-56"-E ALONG THE WATER'S EDGE A DISTANCE 72.85 FEET TO A POINT; THENCE S-22°-30'-45"-W ALONG THE WATER'S EDGE A DISTANCE OF 88.00 FEET TO A POINT; THENCE S-61°-30'-45"-W ALONG THE WATER'S EDGE A DISTANCE OF 186.00 FEET TO A POINT; THENCE N-84°-59'-15"-W ALONG THE WATER'S EDGE A DISTANCE OF 274.00 FEET TO A POINT; THENCE N-58°-59'-15"-W ALONG THE WATER'S EDGE A DISTANCE OF 132.00 FEET TO A POINT; THENCE N-31°-59'-15"-W ALONG THE WATER'S EDGE A DISTANCE OF 210.00 FEET TO A POINT; THENCE N-4°-30'-02"-E ALONG THE WATER'S EDGE A DISTANCE OF 229.32 FEET TO A POINT; THENCE N-83°-59'-15"-W A DISTANCE OF 35.90 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF BAKER'S ISLAND; THENCE CONTINUE N-83°-59'-15"-W ALONG THE SOUTH LINE OF BAKER'S ISLAND A DISTANCE OF 121.56 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE BAKER'S ISLAND ACCESS ROAD; THENCE S-16°-57'-45"-W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE BAKER'S ISLAND ACCESS ROAD A DISTANCE OF 300.00 FEET TO A POINT; THENCE N-83°-59'-15"-W A DISTANCE OF 92.30 FEET TO THE WATER'S EDGE OF LAKE OSBORNE; THENCE S-19°-27'-18"-W ALONG THE WATER'S EDGE A DISTANCE OF 284.90 FEET TO A POINT; THENCE S-42°-30'-45"-W ALONG THE WATER'S EDGE A DISTANCE OF 90.30 TO A POINT; THENCE S-7°-02'-18"-W ALONG THE WATER'S EDGE A DISTANCE OF 97.61 FEET TO A POINT; THENCE S-40°-00'-46"-W ALONG THE WATER'S EDGE A DISTANCE OF 153.00 FEET TO A POINT; THENCE S-15°-59'-15"-E ALONG THE WATER'S EDGE A DISTANCE OF 162.00 FEET TO A POINT; THENCE S-7°-08'-15"-E A DISTANCE OF 365.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF BAKER'S ISLAND ACCESS ROAD; THENCE S-19°-40'-45"-E ALONG THE WESTERLY RIGHT-OF-WAY OF BAKER'S ISLAND ACCESS ROAD A DISTANCE OF 547.43 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF HYPOLUXO ROAD; THENCE N-88°-59'-45"-E ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLUXO ROAD A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AS PUBLIC HIGHWAYS THE DRIVES, WAY AND COURT SHOWN HEREON, AND THE UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE USE OF THE CANALS TO THE PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS OF THIS PLAT.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28TH DAY OF MAY A.D. 1959.

ATTEST: Helen J. Thourien ASST. SECRETARY BY: O.R. Thourien 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 ACKNOWLEDGEMENTS, O.R. THOURIEN AND HELEN G. THOURIEN, PRESIDENT AND ASST. SECRETARY RESPECTIVELY OF LAKESIDE INC., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION DID ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

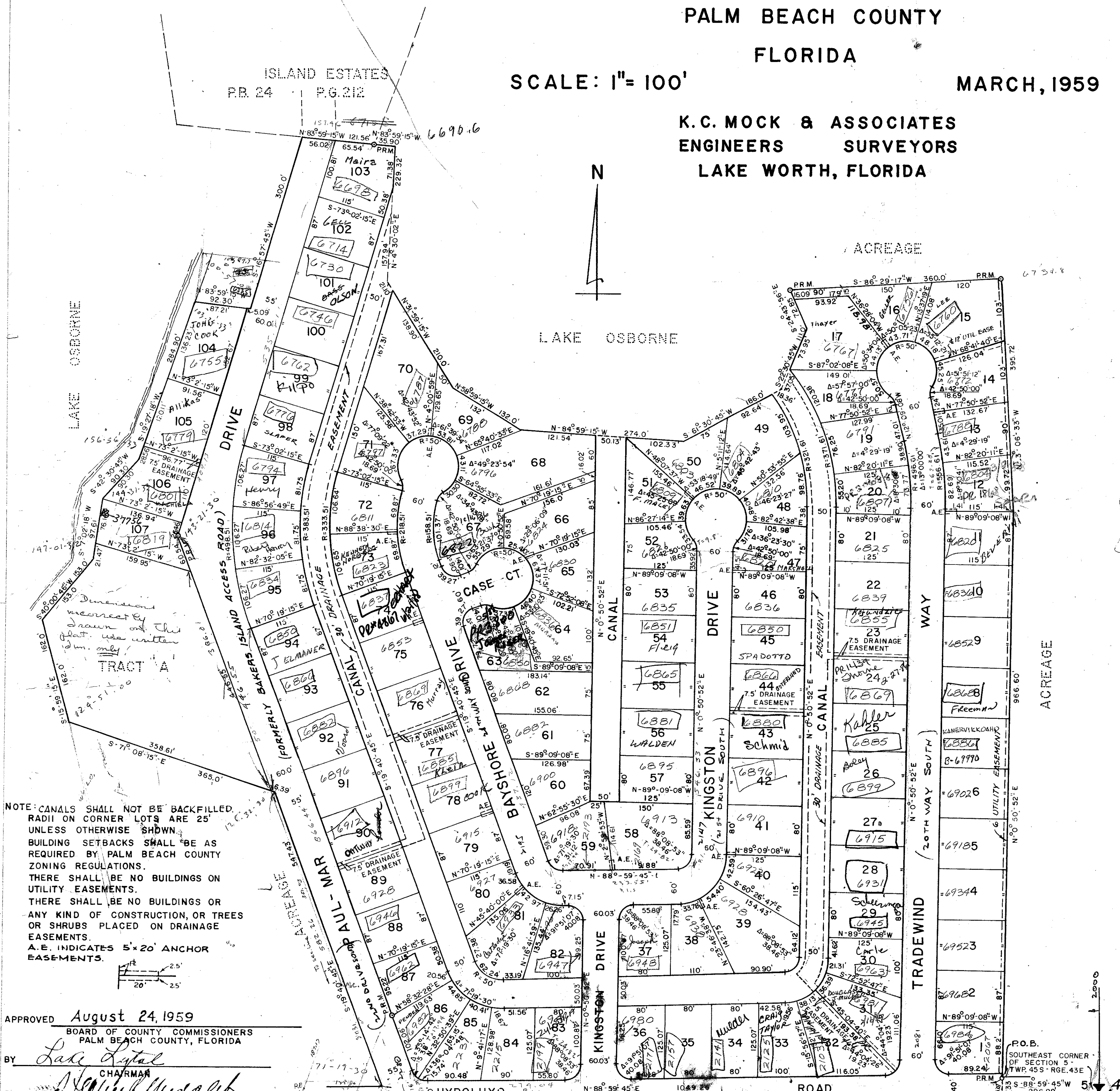
WITNESS MY HAND AND OFFICIAL SEAL AT Lake Worth, COUNTY OF PALM BEACH AND STATE OF FLORIDA THIS 28TH DAY OF May A.D. 1959

MY COMMISSION EXPIRES Nov. 5, 1961

STATE OF FLORIDA
COUNTY OF PALM BEACH

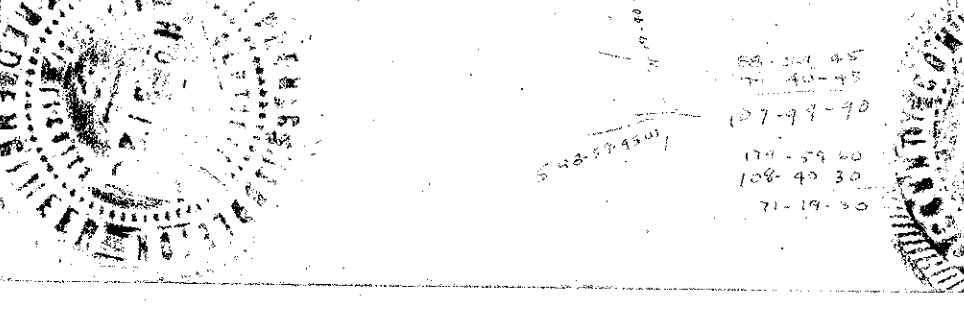
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE FOREGOING DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET AS REQUIRED BY LAW.

REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 147
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF May A.D. 1959



NOTE: CANALS SHALL NOT BE BACKFILLED RADIUS ON CORNER LOTS ARE 25' UNLESS OTHERWISE SHOWN. BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS. THERE SHALL BE NO BUILDINGS ON UTILITY EASEMENTS. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS. A.E. INDICATES 5'x20' ANCHOR EASEMENTS.

APPROVED August 24, 1959
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BY: [Signature] CHAIRMAN
BY: [Signature] COUNTY ENGINEER



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