

BK 104
Pg 7

BURNS ROAD COMMUNITY CENTER CAMPUS

LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD THIS 16 DAY OF February
AD, 2004 AND DULY RECORDED
IN PLAT BOOK 104 ON PAGES
7 AND 8

SHARON R. BOCK, CLERK
BY: _____, D.C.



CIRCUIT COURT SEAL

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 88°29'38" EAST, A DISTANCE OF 543.92 FEET; THENCE NORTH 01°29'58" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 88°29'38" EAST, A DISTANCE OF 672.11 FEET; THENCE SOUTH 01°33'23" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 554.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER; THENCE NORTH 88°28'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1269.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL FOR THE FOLLOWING FOUR COURSES: THENCE NORTH 01°33'11" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER, A DISTANCE OF 97.15 FEET; THENCE NORTH 15°02'49" EAST, A DISTANCE OF 84.27 FEET; THENCE NORTH 01°33'11" EAST, A DISTANCE OF 350.83 FEET; THENCE NORTH 46°34'47" EAST, A DISTANCE OF 53.75 FEET TO THE POINT OF BEGINNING.

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BURNS ROAD FOR THE FOLLOWING THREE COURSES: THENCE SOUTH 88°29'38" EAST, A DISTANCE OF 543.92 FEET; THENCE NORTH 01°29'58" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 88°29'38" EAST, A DISTANCE OF 672.11 FEET; THENCE SOUTH 01°33'23" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 554.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER; THENCE NORTH 88°28'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1269.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL FOR THE FOLLOWING FOUR COURSES: THENCE NORTH 01°33'11" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF THOMPSON RIVER, A DISTANCE OF 97.15 FEET; THENCE NORTH 15°02'49" EAST, A DISTANCE OF 84.27 FEET; THENCE NORTH 01°33'11" EAST, A DISTANCE OF 350.83 FEET; THENCE NORTH 46°34'47" EAST, A DISTANCE OF 53.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.92 ACRES, MORE OR LESS.

DEDICATION

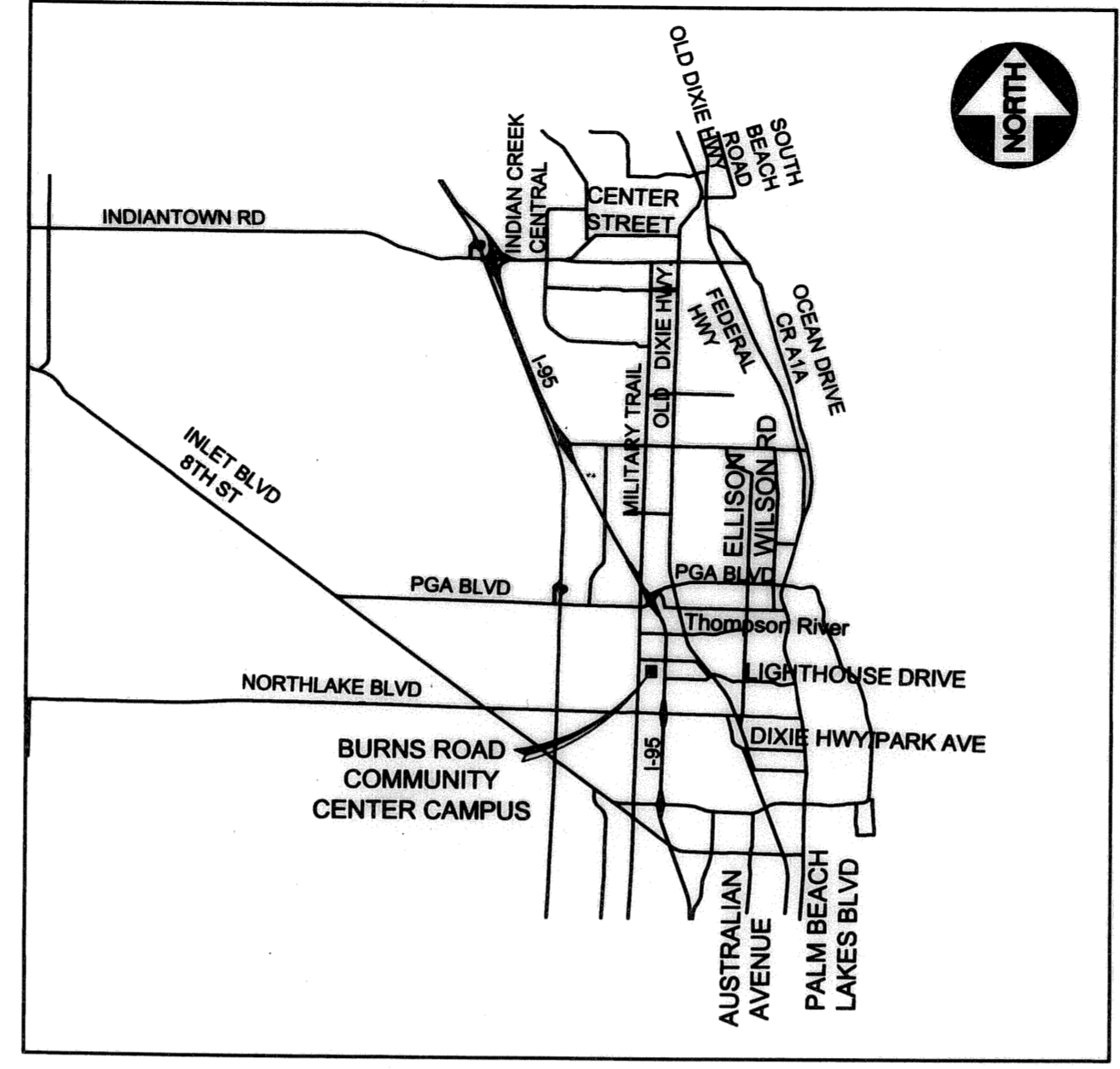
KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PALM BEACH GARDENS, AS THE OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN.

1. THE WELL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR WATER SUPPLY PURPOSES.
2. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY ACCESS PURPOSES.
3. THE WATER MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR WATER MAIN PURPOSES.

IN WITNESS WHEREOF, the City HAS CAUSED THESE PRESENTS TO BE SIGNED BY Eric Jablin AND ITS SEAL TO BE AFFIXED HERETO THIS DAY 16th OF December, 2004.

WITNESS: Jennifer Gorman BY: Eric Jablin
PRINT NAME CITY OF PALM BEACH GARDENS
ERIC JABLIN, MAYOR

WITNESS: Susan Ball
PRINT NAME



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Christina P. Tatum, 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 City of Palm Beach Gardens; 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: December 16, 2004 BY: Christina P. Tatum
FLORIDA BAR NO. 0202861

CERTIFICATE OF SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT THE PLAT HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 (PRM'S), HAVE BEEN PLACED AS REQUIRED BY LAW AND, 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.

THIS 22ND DAY OF DECEMBER 2004.

Brian C. Kiernan
BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6101

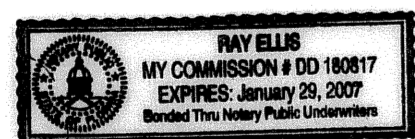
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

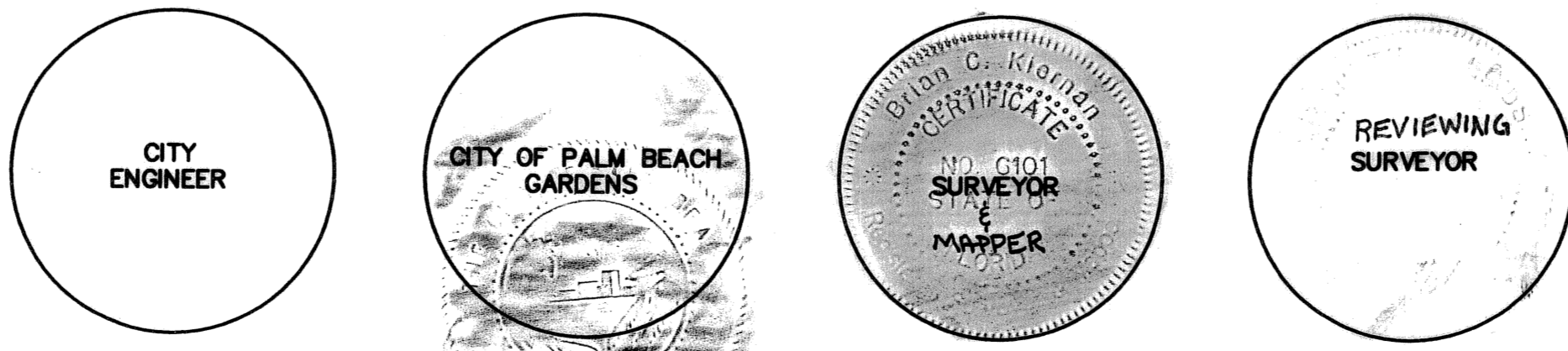
BEFORE ME HAS PERSONALLY APPEARED ERIC JABLIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF THE CITY OF PALM BEACH GARDENS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS SEAL OF THE CITY OF PALM BEACH GARDENS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MAYORAL AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY OF PALM BEACH GARDENS.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 16th DAY OF December, 2004.

MY COMMISSION EXPIRES:
NOTARY SEAL:



Ray Ellis
NOTARY PUBLIC - STATE OF FLORIDA
Ray Ellis
PRINT NAME



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 THIS COUNTY.

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) 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, PERMANENT CONTROL POINTS (PCP'S) OR MONUMENTS AT LOT CORNERS.

BY: Elizabeth A. Lindsay DATE: Dec. 6, 2004
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER NO. 4724

APPROVAL

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF December, 2004.

ATTEST: Patricia Snider BY: Eric Jablin
PATRICIA SNIDER, CITY CLERK ERIC JABLIN, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 16th DAY OF December, 2004.

BY: Daniel P. Clark
DANIEL P. CLARK, P.E., CITY ENGINEER

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

lbh CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
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BPR & FBPE License No: 956 www.lbh.com

Drawn: 1/22/05, Survey: 1/22/05, Plotted: 1/22/05, Date: Nov 23, 2004, 4:46pm - LBPH, Inc.