

200903091686

197

NORTH COUNTY GOVERNMENT CENTER PLAT

BEING A PORTION OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
AND A REPLAT OF LOT 1 OF NORTH COUNTY LIBRARY SITE RECORDED IN
PLAT BOOK 75, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY 2009

00052-177

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 4-19-09,
this 19th day of April, 2009,
and duly recorded in Plat Book
No. 75-187-112
Sharon R. Bock, Clerk & Comptroller
K. B. D. DC

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

NORTH COUNTY GOVERNMENT CENTER PLAT

BEING A PORTION OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND A
REPLAT OF LOT 1 OF THE PLAT OF NORTH COUNTY LIBRARY SITE, RECORDED
IN PLAT BOOK 75 PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE CENTERLINE OF
P.G.A. BOULEVARD, N88°45'08"W FOR 664.18 FEET, TO THE EAST LINE OF THE NORTHWEST
QUARTER (N.W. 1/4), OF THE NORTHEAST QUARTER (N.E. 1/4), OF THE SOUTHWEST QUARTER
(S.E. 1/4), OF SAID SECTION 6;
THENCE S01°25'51"W FOR 72.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF P.G.A. BOULEVARD,
AS RECORDED IN OFFICIAL RECORD BOOK 8415, PAGE 801 OF SAID PUBLIC RECORDS, AND
THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID EAST LINE, S01°25'51"W FOR 594.05 FEET, TO THE SOUTHWEST CORNER
OF THE NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHEAST QUARTER (N.E. 1/4), OF THE SOUTHWEST
QUARTER (S.E. 1/4), OF SAID SECTION 6;
THENCE ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHEAST
QUARTER (N.E. 1/4), OF THE SOUTHWEST QUARTER (S.E. 1/4), OF SECTION 6, N88°42'25"W FOR
70.00 FEET, TO THE WEST RIGHT-OF-WAY OF CAMPUS DRIVE, RECORDED IN OFFICIAL RECORD BOOK
2959, PAGE 202 OF SAID PUBLIC RECORDS;
THENCE ALONG THE SAID WEST RIGHT-OF-WAY, S01°25'51"W FOR 807.00 FEET, TO THE NORTHEAST
CORNER OF TRACT A OF SAID PLAT OF NORTH COUNTY LIBRARY SITE;
THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, N88°39'42"W FOR 399.50 FEET;
THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT A, N82°30'54"W FOR 186.13 FEET;
THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID TRACT A, AND THE WESTERLY EXTENSION
THEREOF, N89°39'42"W FOR 800.00 FEET, TO THE WEST LINE OF THE EAST 800.00 FEET, OF THE WEST
ONE-HALF (W. 1/2), OF THE SOUTHWEST QUARTER (S.E. 1/4), OF SAID SECTION 6;
THENCE ALONG SAID WEST LINE, N01°26'52"E FOR 699.80 FEET;
THENCE S88°45'05"E FOR 400.00 FEET;
THENCE S01°26'52"W FOR 287.50 FEET, TO THE SOUTH LINE OF THE NORTH 152.30 FEET, OF THE SOUTH
ONE-HALF (S. 1/2), OF THE NORTHWEST QUARTER (N.W. 1/4), OF THE SOUTHWEST QUARTER (S.E. 1/4),
OF SAID SECTION 6, AS REFERENCED IN OFFICIAL RECORD BOOK 2422, PAGE 238 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTH LINE, S88°42'25"E FOR 400.00 FEET, TO THE EAST LINE OF THE WEST HALF
(W. 1/2), OF THE SOUTHWEST QUARTER (S.E. 1/4) OF SAID SECTION 6;
THENCE ALONG SAID EAST LINE, N01°26'52"E FOR 745.83 FEET, TO THE SAID SOUTH RIGHT-OF-WAY OF
P.G.A. BOULEVARD;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°45'06"E FOR 694.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27.894 ACRES, MORE OR LESS.

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

1. TRACTS 1, 2, AND 4

TRACTS 1, 2, AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PALM BEACH COUNTY,
FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON
FILE WITH THE CITY OF PALM BEACH GARDENS, FLORIDA.
THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL OBLIGATION OF PALM BEACH COUNTY, WITHOUT
RECOURSE TO THE CITY OF PALM BEACH GARDENS.

2. TRACT 3

TRACT 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM BEACH COUNTY, AS A PRESERVE TRACT, AND IS THE
PERPETUAL MAINTENANCE RESPONSIBILITY OF PALM BEACH COUNTY, WITHOUT RECOURSE TO THE CITY OF PALM
BEACH GARDENS, FLORIDA. ACTIVITIES PROHIBITED WITHIN THE PRESERVE TRACT INCLUDE, BUT ARE NOT LIMITED TO,
CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER
SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE
EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD
CONTROL, NATURAL RESOURCE PROTECTION, OR HABITAT PRESERVATION. ALL IMPROVEMENTS SHALL BE GOVERNED
BY THE PRESERVE MANAGEMENT PLAN AND APPROVED BY THE PLANNED COMMUNITY DISTRICT.

3. TRACTS A AND C

TRACTS A AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PALM BEACH COUNTY, FOR PUBLIC ACCESS
PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL OBLIGATION OF PALM BEACH COUNTY,
ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4. TRACT B

TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA,
ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE CITY OF PALM BEACH
GARDENS, FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. DRAINAGE EASEMENT

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES.
THE MAINTENANCE OF THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF PALM BEACH COUNTY, WITHOUT
RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

6. SIDEWALK EASEMENTS

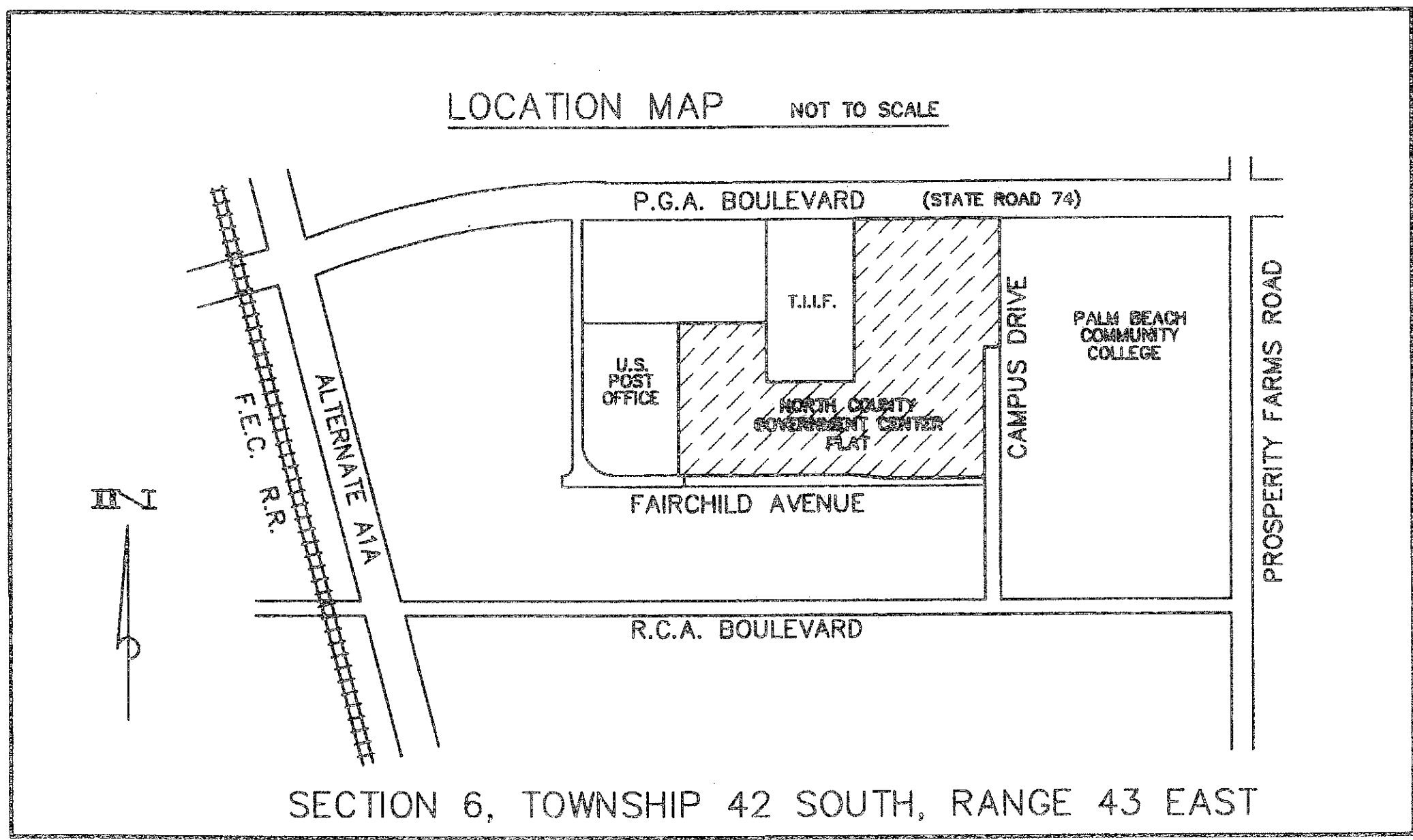
THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC
FOR SIDEWALK PURPOSES. PALM BEACH COUNTY, SHALL MAINTAIN THE SIDEWALK AND ADJACENT LANDSCAPING,
INCLUDING THE IRRIGATION THEREOF, IN PERPETUITY, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS,
FLORIDA.

7. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH
GARDENS, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER
ACCESS RIGHTS.
SAID LIMITED ACCESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM BEACH COUNTY,
WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

8. LANDSCAPE BUFFER EASEMENT

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE
BUFFER PURPOSES.
THE MAINTENANCE OF THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF PALM BEACH
COUNTY, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.



LOCATION MAP
NOT TO SCALE

9. WATER EASEMENT

THE WATER EASEMENT (W.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY
AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE
OF WATER FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL
MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID
LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRPERSON AND ITS SEAL TO BE AFFIXED
HERETO, THIS 15th DAY OF September, 2009.

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS

BY: John F. Ferris
John Rooks, CHAIR, BCC

ATTEST: Sharon R. Bock
SHARON R. BOCK
CLERK & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS
DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE
EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY;
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA;
THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; 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: July 29, 2009
BY: Kevin J. Dismore
Kevin J. Dismore (PRINT NAME)
PRESIDENT
(PRINT TITLE)

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

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER
177.081 OF THE FLORIDA STATUTES AND THE ORDINANCE OF THE CITY OF PALM
BEACH GARDENS, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF
THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE
MONUMENTS AND MONUMENTS AT TRACT CORNERS.

Thomas C. Vokoun
THOMAS C. VOKOUN
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS4382

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 (P.R.M.s) AND MONUMENTS
ACCORDING TO SEC. 177.091(8), F.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. 4828
STATE OF FLORIDA

CITY APPROVALS

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

CITY COUNCIL:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY 15th OF September, 2009.

BY: Joseph R. Russo ATTEST: Patricia Snider
JOSEPH R. RUSSO, MAYOR PATRICIA SNIDER, CMC, CITY CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY 28 OF September, 2009.

BY: Massimo Max Bosso
MASSIMO "MAX" BOSSO, P.E., CITY ENGINEER

SURVEYOR'S NOTES

- 1) BEARINGS CITED HEREON ARE BASED ON A BEARING OF S01°25'51"W ON THE
EAST BOUNDARY OF LOT 1, NORTH COUNTY LIBRARY SITE, PLAT BOOK 75, PAGE 63.
- 2) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS,
FLORIDA REQUIREMENTS.
- 3) NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 4) WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE
PRECEDENCE.
- 5) STATE PLANE COORDINATES:
COORDINATES SHOWN ARE GRID.
DATUM: NAD 83, 1980 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNITS: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.000043
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4828



CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 119
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX