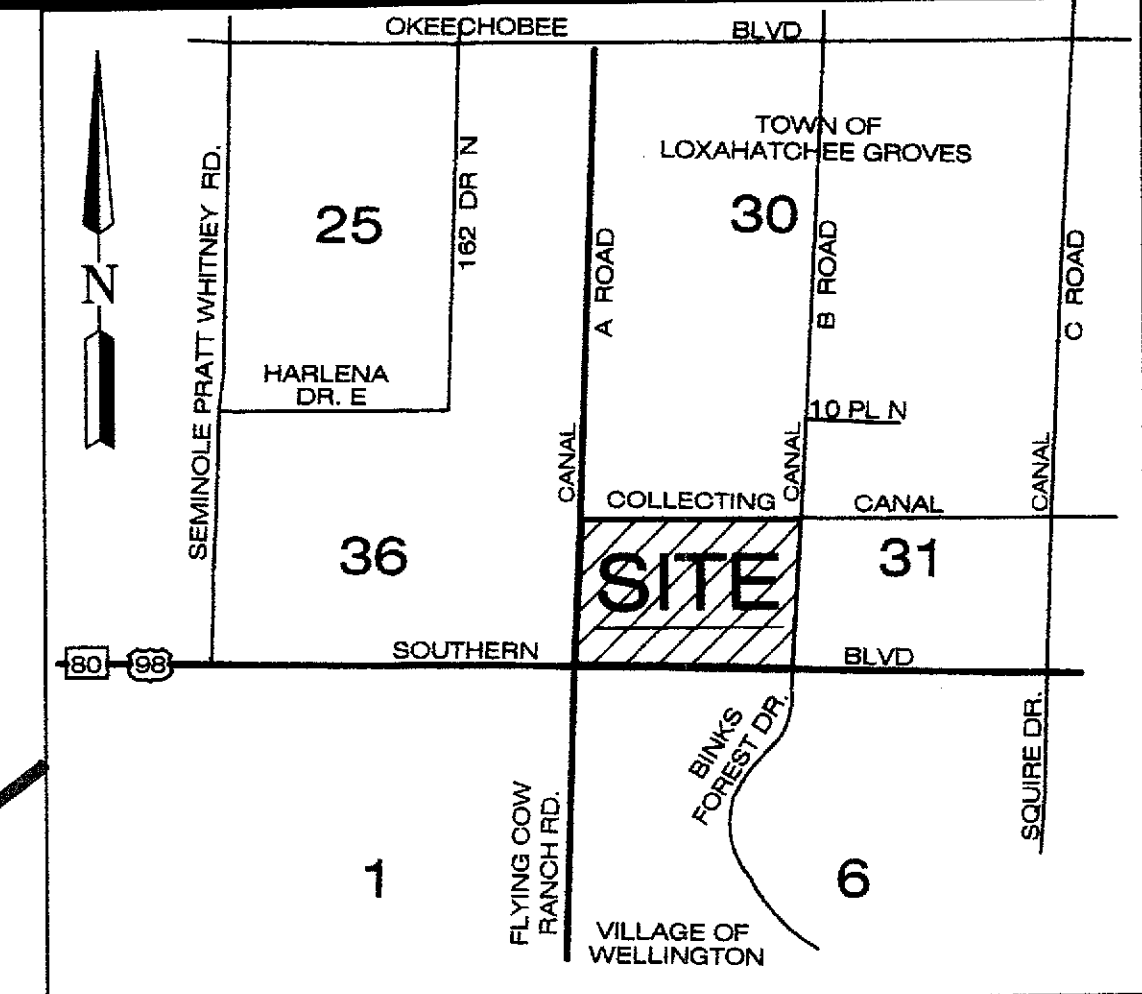


20120414486

SIMON TRUST BOUNDARY PLAT

BEING A PORTION OF TRACTS 1, 2 & 3, BLOCK 1,
LOXAHATCHEE GROVES REPLAT AS RECORDED IN PLAT BOOK 12, PAGE 29,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE
TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA



26
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
This Plat was Filed for Record
at 11:35AM this 17 day
of October 2012, A.D. and duly
recorded in Plat Book No. 116
on Page 26
SHARON R. BOCK, Clerk & Comptroller.
BY: [Signature] D.C.

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST G. SIMON, AS TRUSTEE OF TRUST "A" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 75% OF THE PROPERTY) AND ERNEST G. SIMON, AS TRUSTEE OF TRUST "B" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 25% OF THE PROPERTY) OWNERS OF THE LAND SHOWN HEREON AS SIMON TRUST BOUNDARY PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 3, BLOCK 1, LYING NORTH OF STATE ROAD 80 (SOUTHERN BOULEVARD), LOXAHATCHEE GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, LESS AND EXCEPT THAT PORTION FOR STATE ROAD 80 AS DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 575, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND
LOT 2, BLOCK 1, LYING NORTH OF STATE ROAD 80 (SOUTHERN BOULEVARD), LOXAHATCHEE DISTRICT, RECORDED IN PLAT BOOK 7, PAGE 81, LESS AND EXCEPT THAT PORTION OF STATE ROAD 80 AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126 AND THAT RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 575, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF SAID LOTS FOR FUTURE DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED TRUSTS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE, THIS 17th DAY OF OCTOBER, 2012.

ERNEST G. SIMON, AS TRUSTEE OF TRUST "A" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 75% OF THE PROPERTY)
BY: [Signature]
ERNEST G. SIMON, TRUSTEE

AS TO TRUST "A":
WITNESS
JESSICA CROWEL
PRINT NAME
WITNESS
[Signature]
PRINT NAME

ERNEST G. SIMON, AS TRUSTEE OF TRUST "B" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 25% OF THE PROPERTY)
BY: [Signature]
ERNEST G. SIMON, TRUSTEE

AS TO TRUST "B":
WITNESS
JESSICA CROWEL
PRINT NAME
WITNESS
[Signature]
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED ERNEST G. SIMON WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF TRUST "A" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 75% OF THE PROPERTY) AND ERNEST G. SIMON, AS TRUSTEE OF TRUST "B" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 25% OF THE PROPERTY), AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE OF SAID TRUSTS.
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF OCTOBER, 2012.
MY COMMISSION EXPIRES: 1-18-2015
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION:

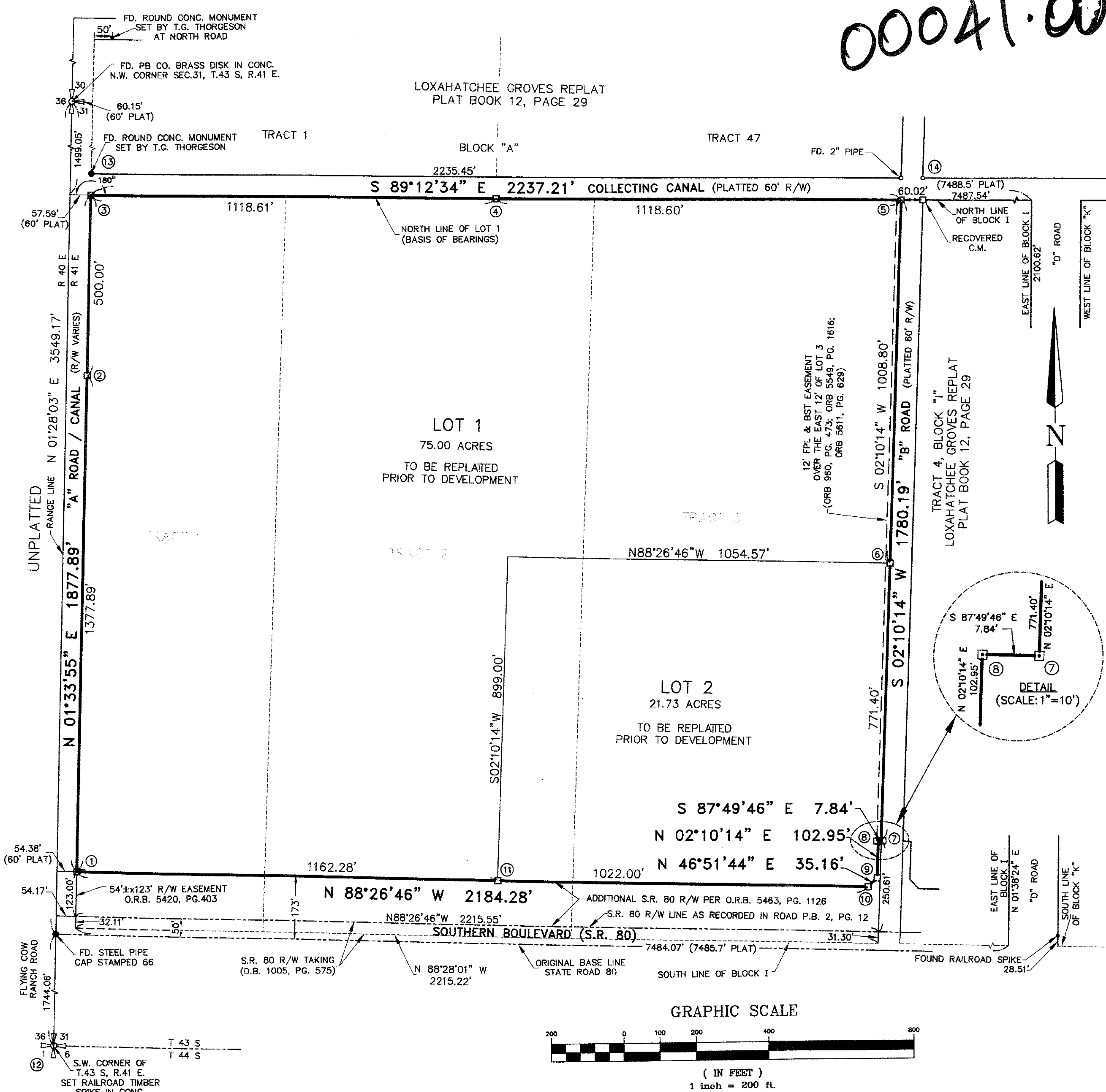
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
I, ERNEST G. SIMON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN TRUST "A" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 75% OF THE PROPERTY) AND TRUST "B" U/W/O/ ALEXANDER ABRAHAM SIMON (AS TO 25% OF THE PROPERTY); 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: OCTOBER 1, 2012 BY: [Signature]
ERNEST G. SIMON, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

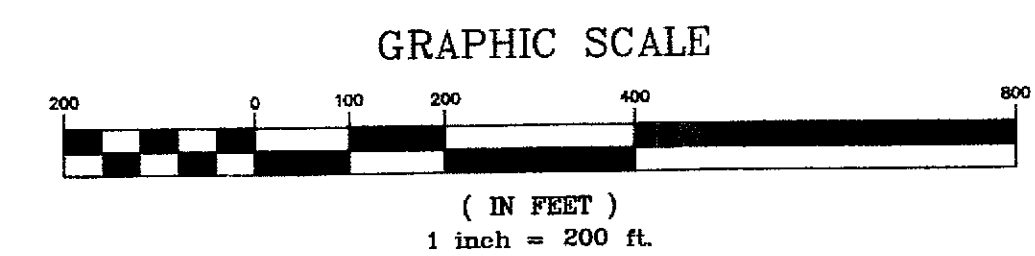
LAND SURVEYOR'S NOTES:

BEARING DATUM: THIS PLAT IS BASED UPON A PREVIOUS SURVEY PREPARED IN 1988 AND BASED IN AND BALANCED TO THE STATE PLANE COORDINATE SYSTEM OF THE 1972 FREE ADJUSTMENT OF THE 1927 DATUM, AS DETERMINED BY PALM BEACH COUNTY SURVEY DIVISION, THE NORTH LINE OF THIS PLAT BEARS SOUTH 89°12'34" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. THE COORDINATES ON THE PRM'S AS SHOWN HEREON, WERE DETERMINED BY AVERAGED GPS OBSERVATIONS BASED IN CORS 96 NAD 83/2002 AS CURRENTLY USED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) NETWORK SOLUTION.
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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

COORDINATES SHOWN ARE GRID
DATUM: CORS 96, N.A.D. 83, 2002 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNIT: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.000002
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION:
S 89°12'34" E (PLAT)
S 89°12'37" E (GRID)
PLAT TO GRID BEARING = 00°00'03" COUNTER CLOCKWISE



00041.002



COORDINATE TABLE			
GRID COORDINATES DETERMINED BY GPS (CORS '96, NAD 83/2002)			
POINT #	NORTHING	EASTING	DESCRIPTION
1	854774.81	885374.01	RECOVERED 4"x4" C.M. - P.R.M.
2	856152.23	885411.58	SET 4"x4" C.M. - P.R.M.
3	856652.04	885425.22	RECOVERED 4"x4" C.M. - P.R.M.
4	856636.63	886543.68	SET 4"x4" C.M. - P.R.M.
5	856621.12	887662.14	SET 4"x4" C.M. - P.R.M.
6	855613.13	887623.97	SET 4"x4" C.M. - P.R.M.
7	854842.28	887594.78	RECOVERED 4"x4" C.M. - P.R.M.
8	854842.58	887586.95	SET 4"x4" C.M. - P.R.M.
9	854739.70	887583.05	SET 4"x4" C.M. - P.R.M.
10	854715.66	887557.39	SET 4"x4" C.M. - P.R.M.
11	854743.34	886535.76	SET 4"x4" C.M. - P.R.M.
12	852859.86	885270.53	SET RAILROAD TIMBER SPIKE IN CONCRETE
13	856712.03	885426.85	FD. 6" ROUND C.M. - SET BY T.G. THORGESEN
14	856680.39	887722.01	FD. 1/2" IRON PIPE - ADDED CONC.

LEGEND:

P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
O.R.B. OFFICIAL RECORD BOOK
R/W RIGHT OF WAY
P.B.C. PALM BEACH COUNTY
CONC. CONCRETE
S.R. STATE ROAD
PAGE PAGE
P.B. PLAT BOOK
D.B. DEED BOOK
FD. FOUND
SEC SECTION
T. TOWNSHIP
R. RANGE
PLAT REFERS TO LOXAHATCHEE GROVES PLAT
RECOVERED REFERS TO A FOUND C.M. PREVIOUSLY SET BY A&B
(1) COORDINATE IDENTIFICATION (SEE TABLE)

TOWN OF LOXAHATCHEE GROVES APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 17th DAY OF OCTOBER, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN IN ACCORDANCE WITH SECTION 177.081(1), F.S.
TOWN COUNCIL, TOWN OF LOXAHATCHEE GROVES
BY: [Signature]
DAVID BROWNING
MAYOR
ATTEST: [Signature]
SUSAN A. EICHORN
TOWN CLERK

LOXAHATCHEE GROVES WATER CONTROL DISTRICT APPROVAL:

THIS PLAT IS HEREBY APPROVED BY THE BOARD OF SUPERVISORS OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT THIS 8th DAY OF OCTOBER, 2012.
BOARD OF SUPERVISORS
LOXAHATCHEE GROVES WATER CONTROL DISTRICT
BY: [Signature]
DAVID DEMARIS, CHAIRMAN
ATTEST: [Signature]
JOHN RYAN, SECRETARY

LAND 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"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), 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 TOWN OF LOXAHATCHEE GROVES, FLORIDA.
A & B ENGINEERING, INC.
LB 604
DATE: Oct. 8, 2012
BY: [Signature]
DENNIS PAINTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3542

A & B ENGINEERING, INC.
formerly known as Adair & Brady, Inc.
CONSULTING ENGINEERS - LAND SURVEYORS
3461 Fairlane Farms Road
Wellington, Florida 33414
PHONE: 561-383-7480
EMAIL: DPAINTE@ABENGINEERING.NET

SIMON TRUST
BOUNDARY PLAT

Dr. swm FB: LOXB REF: FP-1589
Ck. dp PGS: 4-8 Date: OCTOBER 2012 FP 1600 G 1 SHEET OF 1
Job. No. 04027H