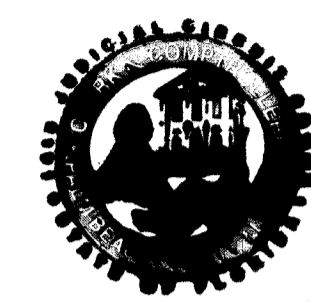


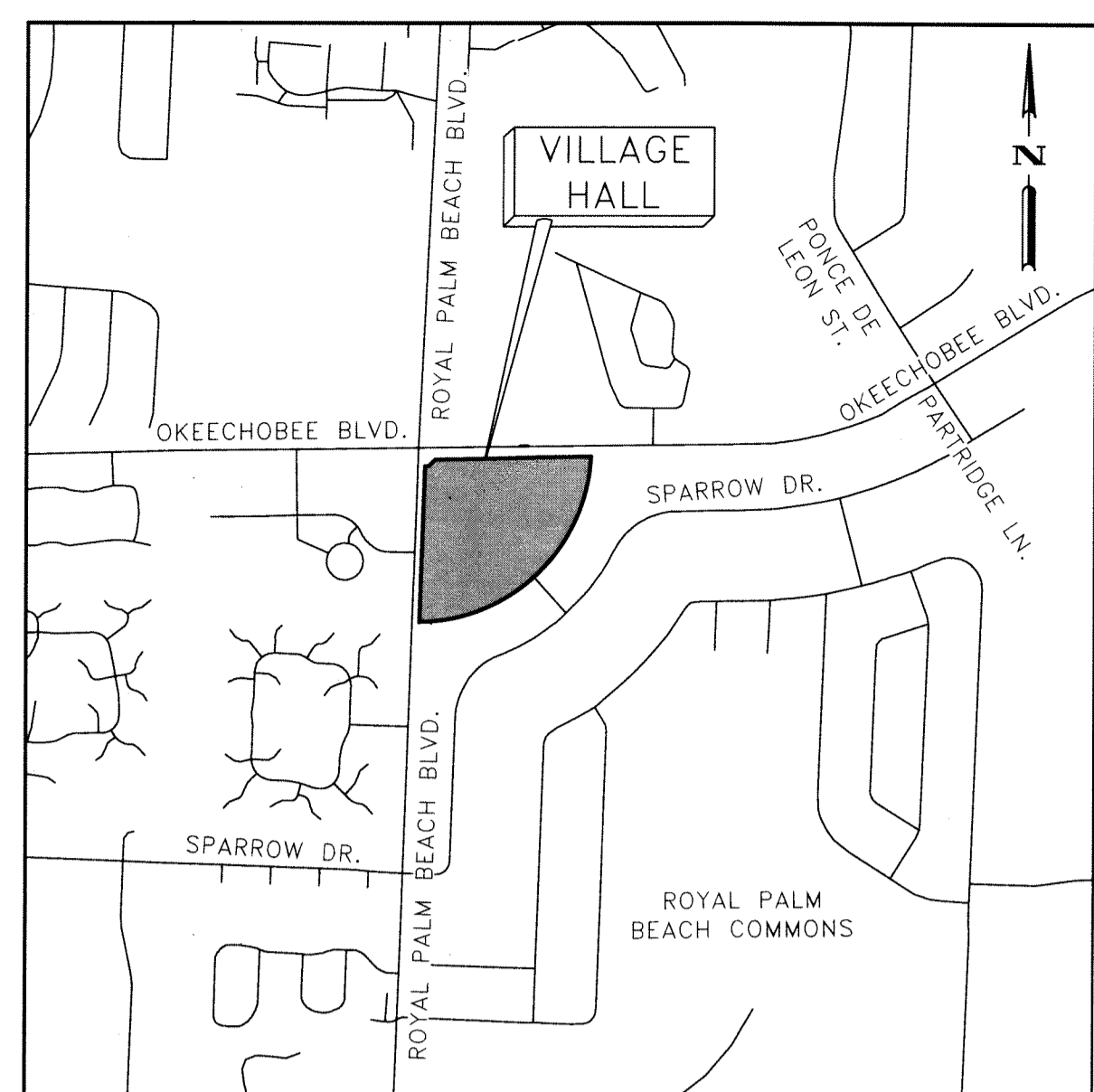
THIS PLAT WAS FILED FOR  
RECORD AT 8:27 A.M.  
THIS 23rd DAY OF MAY  
A.D. 2017 AND DULY RECORDED  
IN PLAT BOOK 183 ON  
PAGE(S) 170-171.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*  
DEPUTY CLERK



# VILLAGE HALL

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA APRIL 2017



**LOCATION MAP**  
1" = 1000'

### DESCRIPTION & DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS VILLAGE HALL AND DESCRIBED AS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK M OF THE WILLOWS AS RECORDED IN PLAT BOOK 29, PAGE 102 OF THE PALM BEACH COUNTY RECORDS (P.B.C.R.), AND LYING IN THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD AS RECORDED IN PLAT BOOK 29, PAGE 102 P.B.C.R.;

THENCE NORTH 02°00'54" EAST, 897.84 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROYAL PALM BEACH BOULEVARD TO THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK (O.R.B.) 6192, PAGE 309 P.B.C.R.;

THENCE SOUTH 87°59'06" EAST, 20.50 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO A POINT;

THENCE NORTH 45°39'29" EAST, 55.22 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS RECORDED IN O.R.B. 6105, PAGE 1659 P.B.C.R.;

THENCE NORTH 89°18'05" EAST, 332.49 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD AND BEING 66.00 FEET SOUTH OF AND PARALLEL TO THE ORIGINAL CENTERLINE OF SAID OKEECHOBEE BOULEVARD AS RECORDED IN ROAD BOOK 4, PAGE 19 P.B.C.R. TO A POINT;

THENCE NORTH 87°55'36" EAST, 250.07 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD TO A POINT;

THENCE NORTH 89°18'05" EAST, 320.12 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD AND BEING 60.00 FEET SOUTH OF AND PARALLEL TO THE ORIGINAL CENTERLINE OF SAID OKEECHOBEE BOULEVARD TO THE NORTHWEST CORNER OF LOT 23, BLOCK L OF SAID THE WILLOWS;

THENCE IN A SOUTHWESTERLY DIRECTION, 1518.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, BEING A NORTH LINE OF SAID THE WILLOWS, AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 86°58'53", AND A CHORD BEARING SOUTH 46°13'55" WEST, 1376.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.226 ACRES (706,809.8 SQUARE FEET) MORE OR LESS.

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

- LOTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THESE LOTS, INCLUDING FUTURE AMENDMENTS. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.
- LOT 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE 65' WIDE DRAINAGE EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS.
- THE 10' WIDE SEWER LATERAL EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF THE SANITARY SEWER SERVICE LINE. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS.
- THE ACCESS EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT, AND IS HEREBY DEDICATED IN PERPETUITY TO THE FEE SIMPLE PROPERTY OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS. THE MAINTENANCE OF THE LAND UNDERLYING THE EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE FEE SIMPLE PROPERTY OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, VILLAGE OF ROYAL PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS VILLAGE SEAL TO BE AFFIXED HERETO THIS 18th DAY OF MAY 2017.

BY: *Fred Pinto*  
FRED PINTO  
MAYOR

BY: *Diane Disanto*  
DIANE DISANTO  
VILLAGE CLERK

WITNESS: *Robin Cronk*  
PRINT NAME: Robin Cronk

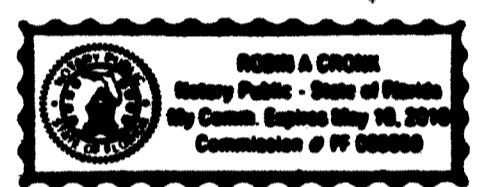
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MAY 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC: *Robin Cronk*  
PRINT NAME: Robin Cronk  
COMMISSION NO: FF085959



### VILLAGE OF ROYAL PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF ROYAL PALM BEACH AS STATED AND SHOWN HEREON AND APPROVED THIS PLAT FOR RECORD.

DATED THIS 18th DAY OF MAY 2017.

VILLAGE OF ROYAL PALM BEACH  
A FLORIDA MUNICIPAL CORPORATION

BY: *Fred Pinto*  
FRED PINTO  
MAYOR

ATTEST: *Diane Disanto*  
DIANE DISANTO  
VILLAGE CLERK

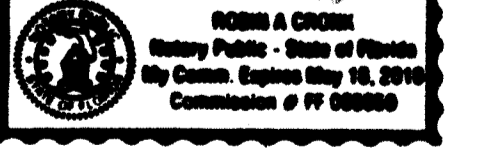
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED PINTO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND DIANE DISANTO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF MAY 2017.

MY COMMISSION EXPIRES: May 18, 2018 NOTARY PUBLIC: *Robin Cronk*  
PRINT NAME: Robin Cronk  
COMMISSION NO: FF085959



### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545, AND IN ACCORDANCE WITH SEC. 177.071(2) F.S. THIS 18th DAY OF MAY 2017.

BY: *Ce W*  
CHRISTOPHER A. MARSH, P.E., 62560  
VILLAGE ENGINEER

SUMMARY INFORMATION - NAMES	
SUBDIVISION:	VILLAGE HALL
OWNER:	VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
AGENT:	CHRISTOPHER A. MARSH, PE VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
ENGINEER:	CHRISTOPHER A. MARSH, PE VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BLVD. ROYAL PALM BEACH, FL 33411
SURVEYOR:	JIM SULLIVAN, PSM ERDMAN ANTHONY 5405 OKEECHOBEE BLVD., SUITE 200 WEST PALM BEACH, FL 33417

SUMMARY INFORMATION - PLAT DATA	
TOTAL ACRES:	16.226 ACRES
NUMBER OF LOTS:	3 LOTS
NAMES OF STREETS:	N/A
LINEAL FEET IN STREETS:	N/A
APPROXIMATE LOT DIMENSIONS:	LOT 1 - 960' x 650' LOT 2 - 305' x 225'
APPROXIMATE LOT SIZE:	LOT 1 - 14.669 ACRES LOT 2 - 1.3545 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JENNIFER G. ASHTON, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY TO BE VESTED IN THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/18/17  
*Jennifer G. Ashton*  
JENNIFER G. ASHTON, ESQ.  
ATTORNEY, STATE OF FLORIDA

### SURVEYOR'S NOTES

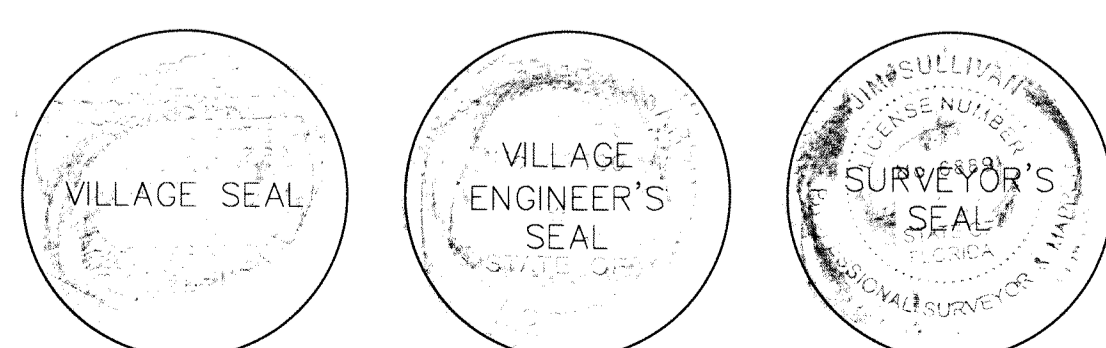
- BEARINGS SHOWN HEREON ARE BASED UPON THE SECTION LINE (N 89°18'05" E) AS REFERENCED ON TRACT ONE-FIFTEEN AS RECORDED IN PLAT BOOK 68, PAGE 43 OF THE PALM BEACH COUNTY RECORDS. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- LINEAR UNITS ARE U.S. SURVEY FEET.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60' OR SMALLER.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, INGRESS/EGRESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATION

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES HAVE BEEN PLACED; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

*Jim Sullivan*  
JIM SULLIVAN  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS6889  
ERDMAN ANTHONY OF FLORIDA, INC.  
LICENSE BUSINESS NUMBER LB7334  
STATE OF FLORIDA

5-1-2017  
DATE



ERDMAN ANTHONY

5405 OKEECHOBEE BLVD., SUITE 200  
WEST PALM BEACH, FL 33417  
TEL: 561-753-9723  
WWW.ERDMANANTHONY.COM  
© 2017 ERDMAN ANTHONY