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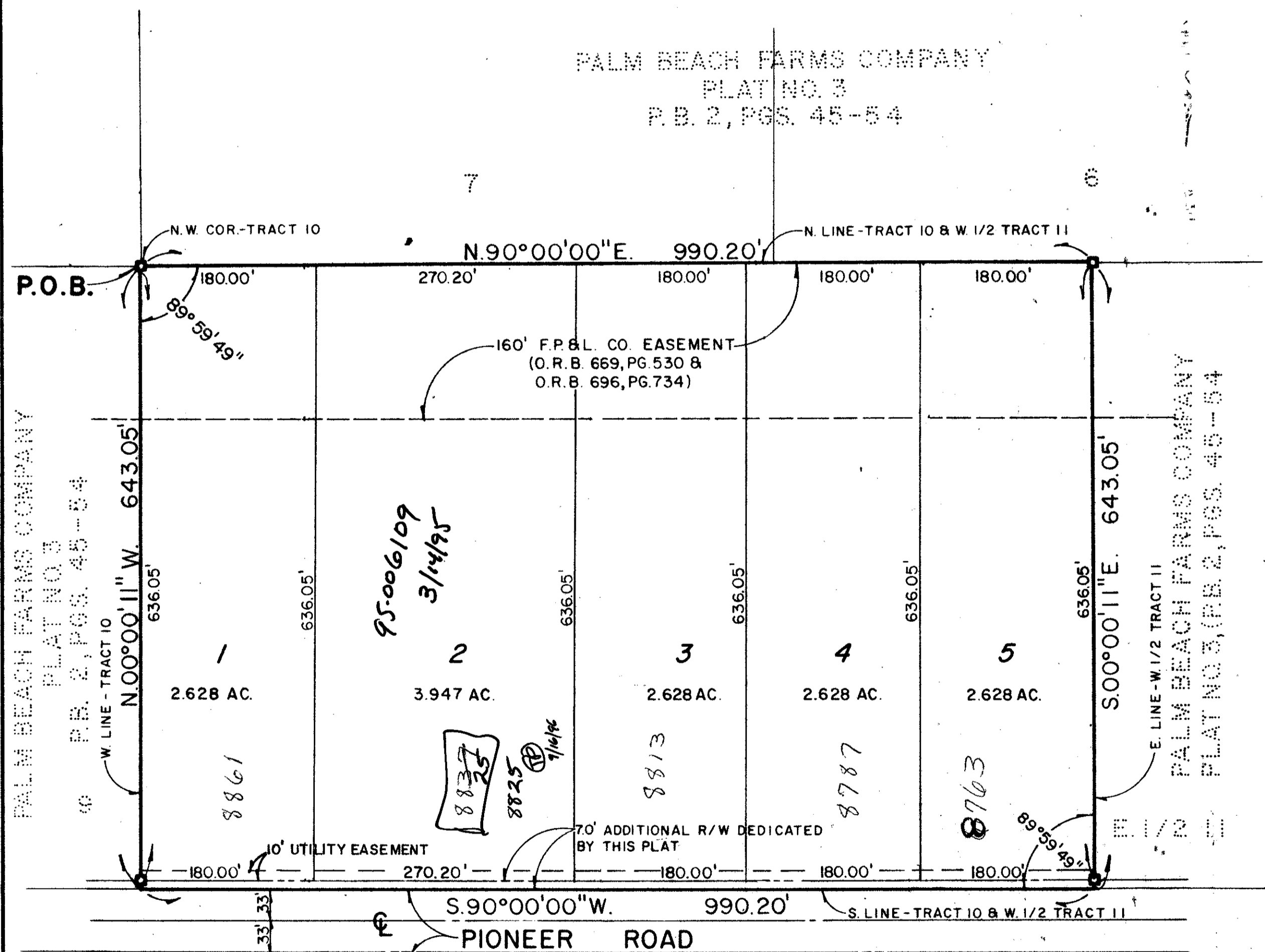
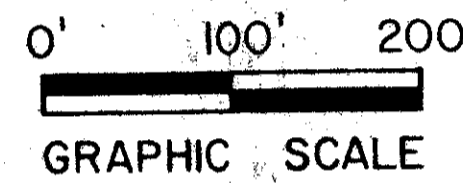
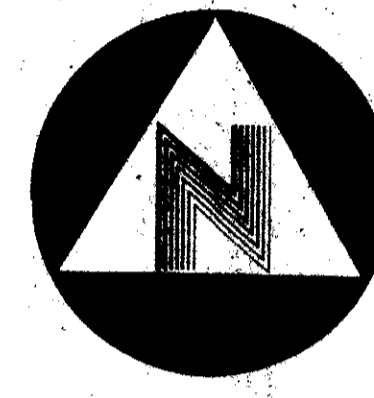
CONAILL SUBDIVISION

LYING IN SECTIONS 5&6, TWP. 44 SO., RGE. 42 E. AND BEING A REPLAT OF TRACT 10 AND THE W. 1/2 OF TRACT 11, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PGS. 45-54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. JUNE, 1980

BEING PLATTED UNDER AN AFFIDAVIT OF EXEMPTION RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 672. PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LOCATION	8	7	6	5	4	3	2	1
	9	10	11	12	13	14	15	16
PIONEER ROAD	24	23	22	21	20	19	18	17
	25	26	27	28	29	30	31	32
	40	BLOCK 11 PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54)						33
	41	42	43	44	45	46	47	48
	56	55	54	53	52	51	50	49
	57	58	59	60	61	62	63	64

LOCATION MAP (NOT TO SCALE)



PALM BEACH FARMS COMPANY
PLAT NO. 3
P.B. 2, PGS. 45-54

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONAILL CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 5 AND 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF TRACT 10 OF THE WEST ONE-HALF OF TRACT 11, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONAILL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 10; THENCE RUN, NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID TRACTS, A DISTANCE OF 990.20 FEET, TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF TRACT 11 OF SAID PLAT; THENCE; SOUTH 00°00'11" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACT, A DISTANCE OF 643.05 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF PIONEER ROAD, A 66.00 FOOT RIGHT OF WAY; THENCE, SOUTH 90°00'00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 990.20 FEET TO THE WEST LINE OF TRACT 10; THENCE DEPARTING FROM SAID RIGHT OF WAY, NORTH 00°00'11" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 643.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.618 ACRES, MORE OR LESS.

SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY EASEMENT OVER THE NORTH 160.00 FEET THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 669, PAGE 530 AND OFFICIAL RECORD BOOK 696, PAGE 734, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND SUBJECT TO OTHER EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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

1. THE ADDITIONAL RIGHT OF WAY FOR PIONEER ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, PHIL D. O'CONNELL, JR., AND ATTESTED BY ITS SECRETARY, LINDA L. O'CONNELL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18TH DAY OF AUGUST, A.D. 1980.

ATTEST:
Linda L. O'Connell
LINDA L. O'CONNELL, SECRETARY

CONAILL CORPORATION, A CORPORATION OF THE STATE OF FLORIDA
BY: *Phil D. O'Connell, Jr.*
PHIL D. O'CONNELL, JR. PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PHIL D. O'CONNELL, JR. AND LINDA L. O'CONNELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CONAILL CORPORATION; AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF AUGUST, A.D. 1980
MY COMMISSION EXPIRES: 2/6/1983 Notary Public: *William C. Howard*



SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF S.90°00'00" W. FOR THE CENTERLINE OF PIONEER ROAD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. □ = DENOTES P.R.M.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. THERE SHALL BE NO BUILDINGS PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:52 A.M. THIS 17 DAY OF September 8, 1980 AND DULY RECORDED IN PLAT BOOK 43 ON PAGES 50 AND 51
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle* DC.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8245 AT PAGES 1245-1248, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE ONUS LAWRENCE AND ADDIE LAWRENCE, HIS WIFE, DO HERETO SET OUR HAND AND SEAL THIS 22 DAY OF Sept. A.D. 1980.
William C. Howard ONUS LAWRENCE
WITNESS, AS TO BOTH
Denise T. Austin ADDIE LAWRENCE, HIS WIFE
WITNESS, AS TO BOTH

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ONUS LAWRENCE AND ADDIE LAWRENCE, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF September, A.D. 1980.
MY COMMISSION EXPIRES: 7/1/81 NOTARY PUBLIC: *William C. Howard*

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PHIL D. O'CONNELL, JR. 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 CONAILL CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS INCUMBED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND SUBJECT TO RECORD.
AUGUST 18, 1980
DATE
PHIL D. O'CONNELL, JR.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT-REFERENCE MONUMENTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
William C. Howard
W. C. HOWARD
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF Sept 1980
BY: *Frank H. Foster, Jr.*
FRANK H. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS APPROVED FOR RECORD THIS 15 DAY OF Sept 1980
BY: *Herb Kahler*
HERB KAHLER, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *John B. Dunkle* DC

1000-027

43/50

BENCHMARK LAND SURVEYING AND MAPPING
CONRAD W. SCHAEFER CONSULTING ENGINEERS INC.
PALM BEACH COUNTY, FLORIDA
CONAILL SUBDIVISION

TAL	WVC	80-199
8-20-80	1'-100'	