

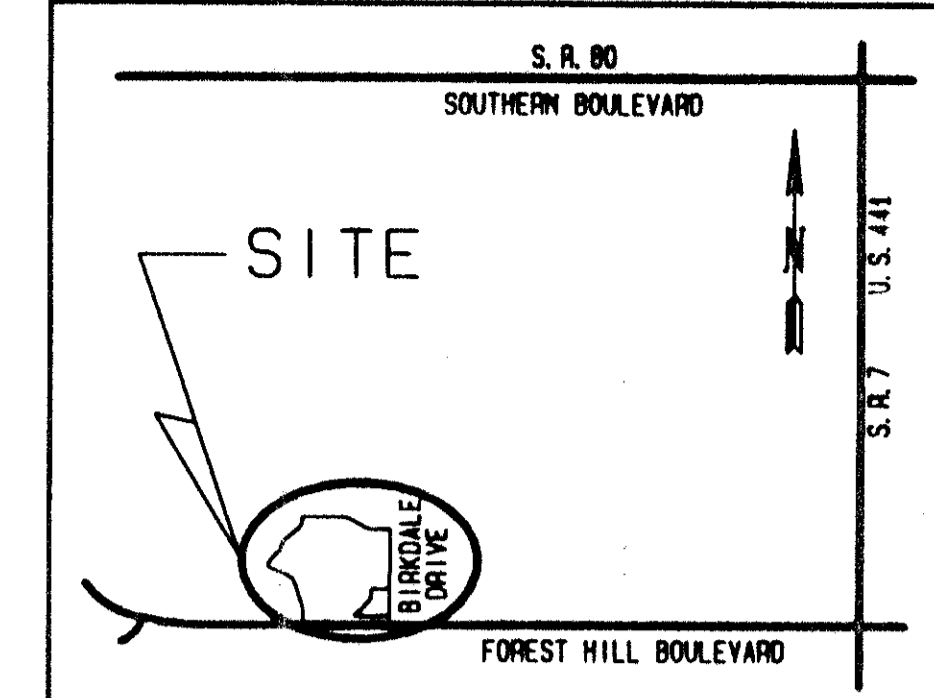
112

BIRKDALE CIVIC SITE

BEING A REPLAT OF CHURCH SITE NO. 8 OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 43, PAGE 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF CHURCH SITE NO. 8 ADDITIONAL PARCEL OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 178, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF TRACT 29C OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 46, PAGE 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS, SHEET NO. ONE

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JULY 1993



LOCATION MAP
NTS

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 4:17 PM, this 8 day of July, 1993, and duly recorded in Plat Book No. 71 on Pages 112 thru 113.

DOROTHY H. WILKEN
Clerk Circuit Court
By: Dawn A. Martin, d.c.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida, owner of the land shown hereon being a replat of CHURCH SITE NO. 8 OF WELLINGTON P.U.D., as recorded in Plat Book 43, Page 69, of the Public Records of Palm Beach County, Florida, and being a replat of CHURCH SITE NO. 8 ADDITIONAL PARCEL OF WELLINGTON P.U.D., as recorded in Plat Book 45, Page 178, of the Public Records of Palm Beach County, Florida, and being a replat of TRACT 29C OF WELLINGTON P.U.D., as recorded in Plat Book 46, Page 193, of the Public Records of Palm Beach County, Florida, being in Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as BIRKDALE CIVIC SITE, being more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE N89°48'25"W ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1019.98 FEET TO AN EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF BIRKDALE DRIVE, AS RECORDED IN PLAT BOOK 35, PAGE 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N00°22'03"E ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY RIGHT OF WAY LINE OF BIRKDALE DRIVE, A DISTANCE OF 144.92 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF BIRKDALE DRIVE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S45°16'49"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF BIRKDALE DRIVE, A DISTANCE OF 35.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF FOREST HILL BOULEVARD AS RECORDED IN O.R.B. 2439 PG. 992 THRU 998 OF OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°48'25"W ALONG THE SAID NORTHERLY RIGHT OF WAY OF FOREST HILL BOULEVARD AND SOUTHERLY LINE OF TRACT 29C AS RECORDED IN PLAT BOOK 46, PAGE 193, A DISTANCE OF 1213.45 FEET; THENCE N00°11'35"E ALONG THE WESTERLY LINE OF SAID TRACT 29C, A DISTANCE OF 180.31 FEET; THENCE N17°41'28"W ALONG THE EASTERLY LINE OF THE ACME IMPROVEMENT DISTRICT C-17B CANAL AS RECORDED IN OFFICIAL RECORD BOOK 4373, PAGE 1545 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 390.83 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 185.00 FEET FROM WHICH A RADIAL LINE BEARS S72°18'32"W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 50°42'02", A DISTANCE OF 163.70 FEET TO A POINT OF TANGENCY; THENCE N68°23'30"W, A DISTANCE OF 282.07 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 57.00 FEET FROM WHICH A RADIAL LINE BEARS N21°36'30"E; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 112°05'37", A DISTANCE OF 111.51 FEET TO A POINT OF TANGENCY; THENCE N43°42'07"E, A DISTANCE OF 170.24 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 380.00 FEET FROM WHICH A RADIAL LINE BEARS N46°17'53"W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 24°40'02", A DISTANCE OF 163.60 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET FROM WHICH A RADIAL LINE BEARS S70°57'55"E; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33°25'33", A DISTANCE OF 70.01 FEET TO A POINT OF TANGENCY; THENCE N52°27'38"E, A DISTANCE OF 190.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 263.82 FEET FROM WHICH A RADIAL LINE BEARS N37°32'22"W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 52°16'03", A DISTANCE OF 240.67 FEET TO A POINT OF TANGENCY; THENCE RUN N00°11'35"E, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-17 CANAL, AS RECORDED IN PLAT BOOK 35, PAGE 168 THRU 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID LINE S89°48'25"E, A DISTANCE OF 590.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 136.60 FEET FROM WHICH A RADIAL LINE BEARS S00°11'35"W; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 71.52 FEET TO A POINT OF TANGENCY; THENCE S89°48'25"E, A DISTANCE OF 252.82 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 237.74 FEET FROM WHICH A RADIAL LINE BEARS N30°11'35"E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 29°49'32", A DISTANCE OF 123.76 FEET; THENCE S89°37'57"E, A DISTANCE OF 264.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BIRKDALE DRIVE; THENCE S00°22'03"W ALONG THE WESTERLY RIGHT OF WAY OF SAID BIRKDALE DRIVE AND SAID CHURCH SITE NO. 8 AND SAID CHURCH SITE NO. 8 ADDITIONAL PARCEL, A DISTANCE OF 955.09 FEET; THENCE N89°37'57"W TO THE EASTERLY LINE OF SAID TRACT 29C, A DISTANCE OF 263.69 FEET; THENCE S00°22'03"W ALONG THE EASTERLY LINE OF SAID TRACT 29C, A DISTANCE OF 130.15 FEET; THENCE S40°07'03"W, A DISTANCE OF 170.51 FEET; THENCE S31°40'47"W, A DISTANCE OF 14.85 FEET; THENCE S52°51'33"W, A DISTANCE OF 148.72 FEET; THENCE S00°11'35"W, A DISTANCE OF 20.98 FEET; THENCE S89°48'25"E, A DISTANCE OF 498.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BIRKDALE DRIVE; THENCE S00°22'03"W ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF BIRKDALE DRIVE, A DISTANCE OF 75.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.64 ACRES, MORE OR LESS.

- The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction, installation, maintenance and operation of other utilities. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tract "A" and "B", as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.
- Tract "C" as shown hereon is hereby reserved for the ACME IMPROVEMENT DISTRICT, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said District, its successors and assigns, without recourse to Palm Beach County.
- The access easement "D" is hereby reserved for the ACME IMPROVEMENT DISTRICT, its successors and assigns, and is the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County.
- The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- The water and sewer easements, as shown, are for the construction and maintenance of water and sewer and are hereby reserved to the ACME IMPROVEMENT DISTRICT, its successors and assigns, without recourse to Palm Beach County.
- The maintenance easement as shown is for the maintenance of canals and is hereby reserved to the ACME IMPROVEMENT DISTRICT, and is the perpetual maintenance obligation of said district, its successors and assigns, without recourse to Palm Beach County.
- The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the ACME IMPROVEMENTS DISTRICT, its successors and assigns, without recourse to Palm Beach County.
Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage easements associated with said drainage systems.

LAND USE

LOTS	43.70 ACRES
ROADWAY TRACTS	0.94 ACRES
TOTAL	44.64 ACRES

- NOTES**
- Permanent Reference Monument (Set) 4"x4" Conc. stamped P.L.S. #4659
 - FOUND
 - I.R. & C. --- Iron Rod and Cap
 - RAD. --- Radial Bearing
 - D. & F. I. --- Dalley-Fortony, Inc.
 - P. R. M. --- Permanent Reference Monument
 - MAINT. --- Maintenance
 - P. O. B. --- Point of Beginning
 - P. O. C. --- Point of Commencement
 - R. --- Radius
 - A. --- Delta
 - T. --- Arc Length
 - T. --- Tangent Length
 - CH. --- Chord Length
 - CH. B. --- Chord Bearing
 - P. K. --- Parker Kation
 - P. B. --- Plat Book
 - O. R. B. --- Official Record Book
 - PG(S). --- Page(s)
 - S. F. --- Square Feet

All bearings shown hereon are relative to the South line of Southeast 1/4 of Section 11, Township 44 South, Range 41 East, which bears N89°48'25"W.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and / or ordinances of Palm Beach County.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 3 day of July, 1993.

By: *Mary McCarty*
Mary McCarty, Chair

Attest: Dorothy H. Wilken, Clerk

By: *Dawn A. Martin*
Dawn A. Martin, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 5 day of Oct, 1993.

By: *George J. Webb*
George J. Webb, P.E., County Engineer

IN WITNESS WHEREOF, the above-named District has caused these presents to be signed by its President and Attested by its Secretary its District seal to be affixed hereto by and with the authority of its Board of Supervisors this 26th day of July, 1993.

ATTESTED: *Mary Viator*, Secretary

ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida
By: *Kathy Foster*, President
Kathy Foster, President

DEDICATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Kathy Foster, President and Mary Viator, Secretary, who are personally known to me, and they acknowledged to me that they executed the foregoing instrument as President and Secretary of ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida, and that they executed such instrument as such officer of said District, and that the seal affixed to the foregoing instrument is the seal of said District and that it was affixed to said instrument by due and regular District authority, and that said instrument is the free act and deed of said District.

WITNESS my hand and official seal this 26th day of July, 1993.

My commission expires: Sept. 10, 1993
Michelle A. Lump
Michelle A. Lump, Notary Public

TITLE CERTIFICATION

I, Charles F. Schoech, an attorney duly licensed to practice law in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find that the title to said property as of this 26th day of July, 1993, is vested in ACME IMPROVEMENT DISTRICT, a political subdivision of the State of Florida, and that the current taxes for said property have been paid; there are no mortgages of record; and that there are no encumbrances of record; but those encumbrances do not prohibit the creation of the subdivision depicted by this plat. Date 26th July, 1993.

SURVEYOR'S CERTIFICATION

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my permanent 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") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Allan Frank Oslund
Allan Frank Oslund, PLS
License No. 4659
State of Florida

PET. 86-32

0332-104

Seals and stamps including:
 - PALM BEACH COUNTY SEAL
 - COUNTY ENGINEER SEAL
 - ACME CIVIC SITE SEAL
 - NOTARY SEAL
 - ATTORNEY'S SEAL
 - SURVEYOR'S SEAL
 - BIRKDALE CIVIC SITE 71/112

SUBDIVISION - BIRKDALE CIVIC SITE
SHEET 112
PAGE 112
DATE 7/26/93
BY: GEE & JENSON
AR 33914
WELLINGTON