

VICINITY SKETCH
NOT TO SCALE

A PLAT OF FIRE STATION NO. 3, HOWELL LANE

BEING A PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS
PALM BEACH COUNTY, FLORIDA.
JULY 2001
SHEET 1 OF 2

157

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 10:30 AM
ON AUGUST 17, 2001
AND DULY RECORDED IN PLAT BOOK NO. 91
ON PAGE 157 AND 158



DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT
BY M. Gordon D.C.

LEGAL DESCRIPTION

(PROVIDED BY CLIENT O.R.B. 41, PG. 1405)(H)

THAT PORTION OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 460.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION WITH THE WEST LINE OF THE EAST 430.00 FEET OF SAID SECTION; THENCE SOUTH 01°43'07" WEST ALONG SAID WEST LINE A DISTANCE OF 480.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°27'48" EAST ALONG SAID SOUTH LINE A DISTANCE OF 98.79 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01°44'52" WEST ALONG SAID WEST LINE A DISTANCE OF 664.58 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 88°30'27" WEST ALONG SAID SOUTH LINE A DISTANCE OF 331.55 FEET TO THE WEST LINE OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 01°46'37" EAST ALONG SAID WEST LINE A DISTANCE OF 1,124.94 FEET TO SAID NORTH LINE OF THE SOUTH 460.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUE NORTH 01°46'37" EAST ALONG SAID WEST LINE A DISTANCE OF 92.10 FEET; THENCE SOUTH 88°27'48" EAST A DISTANCE OF 231.87 FEET TO SAID WEST LINE OF THE EAST 430.00 FEET OF SAID SECTION; THENCE SOUTH 01°43'07" WEST ALONG SAID WEST LINE A DISTANCE OF 92.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PALM BEACH GARDENS, AS OWNER OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS FIRE STATION NO. 3, HOWELL LANE, AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO HEREBY DEDICATE THE SPECIFIC TRACTS AND PARCELS DESCRIBED HEREIN AS FOLLOWS:

- UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.
- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR FIRE STATION AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS.
- TRACT "B", AS SHOWN HEREON, AS GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES BY SEPARATE DEED FILED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- TRACT "C", AS SHOWN HEREON, IS DEDICATED AND GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSE.

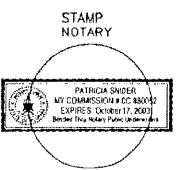
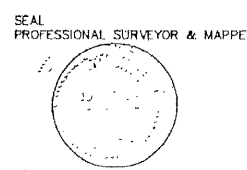
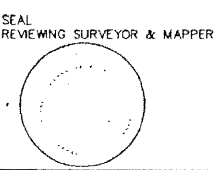
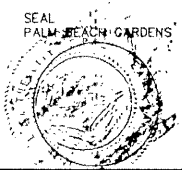
IN WITNESS WHEREOF, THE CITY OF PALM BEACH GARDENS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE MAYOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE REGULAR MAYORAL AUTHORITY, THIS DAY 2nd OF August, 2001, CITY OF PALM BEACH GARDENS.

CITY OF PALM BEACH GARDENS

WITNESS: Carol Gold
PRINT NAME CAROL GOLD

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

WITNESS: Blaine Kautner
PRINT NAME BLAINE KAUTNER



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph R. Russo, WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OFFICER OF THE CITY OF PALM BEACH GARDENS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF THE CITY OF PALM BEACH GARDENS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MAYORAL AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 2nd DAY OF August, 2001.

MY COMMISSION EXPIRES:



NOTARY PUBLIC - STATE OF FLORIDA

Patricia Snider
PRINT NOTARY NAME HERE
PATRICIA SNIDER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

CITY OF PALM BEACH GARDENS HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF August, 2001.

CITY OF PALM BEACH GARDENS

WITNESS: Carol Gold
PRINTED NAME: CAROL GOLD

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

WITNESS: Blaine Kautner
PRINTED NAME: BLAINE KAUTNER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph R. Russo, WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF PALM BEACH GARDENS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF THE CITY OF PALM BEACH GARDENS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF THE CITY OF PALM BEACH GARDENS AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR MAYORAL AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 2nd DAY OF August, 2001.



NOTARY PUBLIC - STATE OF FLORIDA

Patricia Snider
PRINT NOTARY NAME HERE
PATRICIA SNIDER

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED ON DEED (O.R.B. 41, PG. 1405) INFORMATION, REFERENCE A BEARING OF N88°30'27"W ALONG THE SOUTH QUARTER LINE OF SECTION 14.
- ULTIMATE RIGHT-OF-WAY SHOWN PER THE "THOROUGHFARE RIGHT-OF-WAY MAP 1991 COMPREHENSIVE PLAN" MAP, REVISION DATE OF 6/2/99.
- "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."
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON UTILITY OR INGRESS/EGRESS EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
- NO BUILDINGS OR IMPROVEMENTS OF ANY KIND, TREE OR SHRUB, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, WATTERSON, HYLAND AND KLETT, P.A., AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE CITY OF PALM BEACH GARDENS BY WARRANTY DEED, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: July 5, 2001

WATTERSON, HYLAND AND KLETT, P.A.

BY: Barry B. Byrd
BARRY B. BYRD
FLORIDA BAR NO. 0297976

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

BY: Pasquale Volpe DATE: 3 July 01

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4873
PASQUALE VOLPE

CITY APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
DATED THIS 2nd DAY OF August, 2001

ATTEST: Carol Gold
CAROL GOLD, CITY CLERK

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD
DATED THIS 2nd DAY OF August, 2001

BY: Lennart E. Lindahl
LENNART E. LINDAHL, P.E. - CITY ENGINEER

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE AND 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 THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SECTION 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS 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 THE CITY OF PALM BEACH GARDENS.

BY: Elizabeth A. Lindsay DATE: July 25, 2001

ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

208 NORTH U.S. HWY NO. 1 - UNIT B - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX
FIRE STATION NO. 3, HOWELL LANE SHEET 1 OF 2