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PL 196200021

96

# GOLF COURSE ADDITION TO VILLAGE OF NORTH PALM BEACH

IN SECTIONS 8, 9, 16 & 17, TWP. 42 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

Being a Replot of Part of East Town Site to the Lands of Prosperity Farms Co. recorded in Plat Book 6, Page 35, Public Records of Palm Beach County, Fla. & other lands.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat is filed for record in  
Plat Book No. 96-9  
and duly recorded by Plat Book No.  
27 on page 5 96-97  
J. MEX ARNETTE - Check Circuit Court  
for No. 13,14, 96, 99

### STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners of the tract of land lying and being in Sections 8, 9, 16 and 17, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as GOLF COURSE ADDITION TO VILLAGE OF NORTH PALM BEACH, and more particularly described as follows, to wit:

Beginning at the point of intersection of the north line of Hoffman Lagoon with the easterly line (extended) of the North Palm Beach Waterway, according to the plat of Country Club Addition to Village of North Palm Beach, recorded in Plat Book 25, Pages 130 and 131, Public Records of Palm Beach County, Florida (for convenience the north line of said Hoffman Lagoon is assumed to bear East-West and all other bearings shown hereon are relative thereto); thence N.3°30'00"E. along the easterly line (extended) of said North Palm Beach Waterway, a distance of 111.04 feet to the beginning of a curve concave to the west having a radius of 1800 feet and a central angle of 15°05'25"; thence northerly along the arc of said curve, a distance of 474.07 feet to the end of said curve; thence N.1°35'25"W. along the tangent to said curve, a distance of 1273.93 feet to the beginning of a curve concave to the east having a radius of 1811.26 feet; thence northerly along the arc of said curve and through an angle of 0°40'04", a distance of 21.55 feet; thence N.7°05'29"E. along a radial line of said curve, a distance of 100 feet; thence northerly along the arc of a curve concave with a previously described curve, and having a radius of 1821.26 feet and through an angle of 0°14'14", a distance of 6.71 feet; thence N.52°26'54"E., a distance of 178.44 feet to a point in the arc of a curve concave to the northeast and having a radius of 50 feet and whose center is in the N.52°26'54"E. extension of the last herein described course; thence southerly and easterly along the arc of said curve and through an angle of 64°02'25"; a distance of 55.88 feet to the end of said curve; thence N.78°24'35"E. along the tangent to said curve, a distance of 104.40 feet to the beginning of a curve concave to the south having a radius of 1400 feet and a central angle of 45°0'0"; thence easterly and southeasterly along the arc of said curve, a distance of 1099.56 feet to a point of compound curvature; thence southeasterly and southerly along the arc of a curve concave to the west having a radius of 450 feet and a central angle of 75°0'0", a distance of 589.05 feet to a point of compound curvature; thence southeasterly along the arc of a curve concave to the northeast having a radius of 700 feet and a central angle of 15°0'0", a distance of 183.26 feet to a point of reverse curvature; thence southerly along the arc of a curve concave to the east having a radius of 55.49 feet and a central angle of 89°35'12"; a distance of 60.83 feet to the end of said curve; thence S.25°10'37"E. along the tangent to said curve, a distance of 50.89 feet to the beginning of a curve concave to the northwest having a radius of 200 feet and a central angle of 180°0'0"; thence southeasterly, southerly, southwesterly, westerly and northwesterly along the arc of said curve, a distance of 628.32 feet to the end of said curve; thence N.25°10'37"W. along the tangent to said curve, a distance of 60.89 feet to the beginning of a curve concave to the southwest having a radius of 136.45 feet and a central angle of 30°44'6"; thence northerly along the arc of said curve, a distance of 74.81 feet to the end of said curve; thence N.56°35'25"W. along the tangent to said curve, a distance of 88.88 feet to the beginning of a curve concave to the northeast having a radius of 372.14 feet and a central angle of 21°38'30"; thence northwesterly along the arc of said curve, a distance of 140.56 feet to the end of said curve; thence N.34°56'50"W. along the tangent to said curve, a distance of 185.08 feet to the beginning of a curve concave to the southwest having a radius of 250 feet and a central angle of 58°39'30"; thence northwesterly and westerly along the arc of said curve, a distance of 255.94 feet to a point of compound curvature; thence westerly along the arc of a curve concave to the south having a radius of 750 feet and a central angle of 7°59'00"; a distance of 100.32 feet to the end of said curve and a point in a line parallel to, and 680 feet southerly from (measured at right angles to) a previously described course; thence S.78°24'35"W. along said parallel line, a distance of 110 feet to the beginning of a curve concave to the southeast having a radius of 50 feet and a central angle of 90°0'0"; thence westerly, southwesterly and southerly along the arc of said curve, a distance of 78.54 feet to the end of said curve and a point in a line parallel to and 340 feet easterly from (measured at right angles to) the easterly line of said North Palm Beach Waterway; thence S.11°35'25"E. along said parallel line, a distance of 545 feet to the beginning of a curve concave to the northeast having a radius of 408.89 feet and a central angle of 65°38'00"; thence southerly, southeasterly and easterly along the arc of said curve, a distance of 468.86 feet to a point of reverse curvature; thence easterly, southeasterly and southerly along the arc of a curve concave to the southwest having a radius of 744.75 feet and a central angle of 60°05'48"; a distance of 781.16 feet, more or less, to a point of intersection with the arc of a curve concave to the southeast and having a radius of 980 feet and whose tangent makes an angle with the tangent of the preceding described curve of the said point of intersection measured from northeast to southwest of 114°48'21"; thence southeasterly along the arc of said curve, being a part of the northerly line of Block 7 of said Country Club Addition and through an angle of 2°28'00", a distance of 42.23 feet, more or less, to the northeasterly corner of Lot 1 of said Block 7 of Country Club Addition; thence S.77°38'05"W. along the northerly line of said Lot 1, a distance of 111.47 feet to a point in the easterly right of way line of Fairwind Drive, as shown on said plat of Country Club Addition, said point being the beginning of a curve concave to the southeast and having a radius of 584.75 feet; thence northerly along the arc of said curve and through an angle of 37°45'00", a distance of 393.60 feet, more or less, to a point in the northeasterly extension of the northerly line of Lot 2, Block 8 of said Country Club Addition; thence S.58°45'45"W. along said line, a distance of 185.70 feet to a point in the northerly line of said Hoffman Lagoon; thence West along said north line, a distance of 576.78 feet, more or less, to the POINT OF BEGINNING.

have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate the Streets shown hereon to the perpetual use of the public for public road and street purposes and other purposes incidental thereto, and the use of the Easements for the construction and maintenance of Public Utilities and for Drainage Purposes.

IN WITNESS WHEREOF, the undersigned Owners have caused these presents to be executed this 3rd day of May A.D. 1962.

VIRGINIA GRAYLIN, a single person, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., and HERBERT A. ROSS, individually and as Trustee, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKE PROPERTIES.

By: *[Signature]* As Attorney-in-Fact for said Owners (Seal)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. A. SCHWENCKE as Attorney-in-Fact for VIRGINIA GRAYLIN, a single person, BUNKER RANCH HOMES, INC., GOLFVIEW HEIGHTS, INC., BELVEDERE HOMES, INC., BELVEDERE INDUSTRIAL CORP., FOREST HILL HOMES, INC., BELVEDERE HOLDING CORP., and HERBERT A. ROSS, individually and as Trustee, joined by his wife, EDITH L. ROSS, doing business as NORTHLAKE PROPERTIES, to me well known and known to me to be the individual described in, and who executed the foregoing deed as such Attorney-in-Fact, and he acknowledged before me that it was executed freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal of West Palm Beach, County of Palm Beach and State of Florida, this 3rd day of May, A.D. 1962.

*[Signature]*  
Notary Public  
My Commission expires: August 7, 1965

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

Subscribed and sworn to before me, this 28th day of February A.D. 1962.

*[Signature]*  
Notary Public  
My Commission expires: August 7, 1965

NOTE:  
Building Setback Lines shall be as required by the Village of North Palm Beach, Florida.  
There shall be no buildings or other structures placed on Utility Easements.  
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

NOTE:  
All Block Corners are rounded with a 25 ft. radius curve, unless otherwise noted.  
Easements are for Public Utilities, unless otherwise shown.

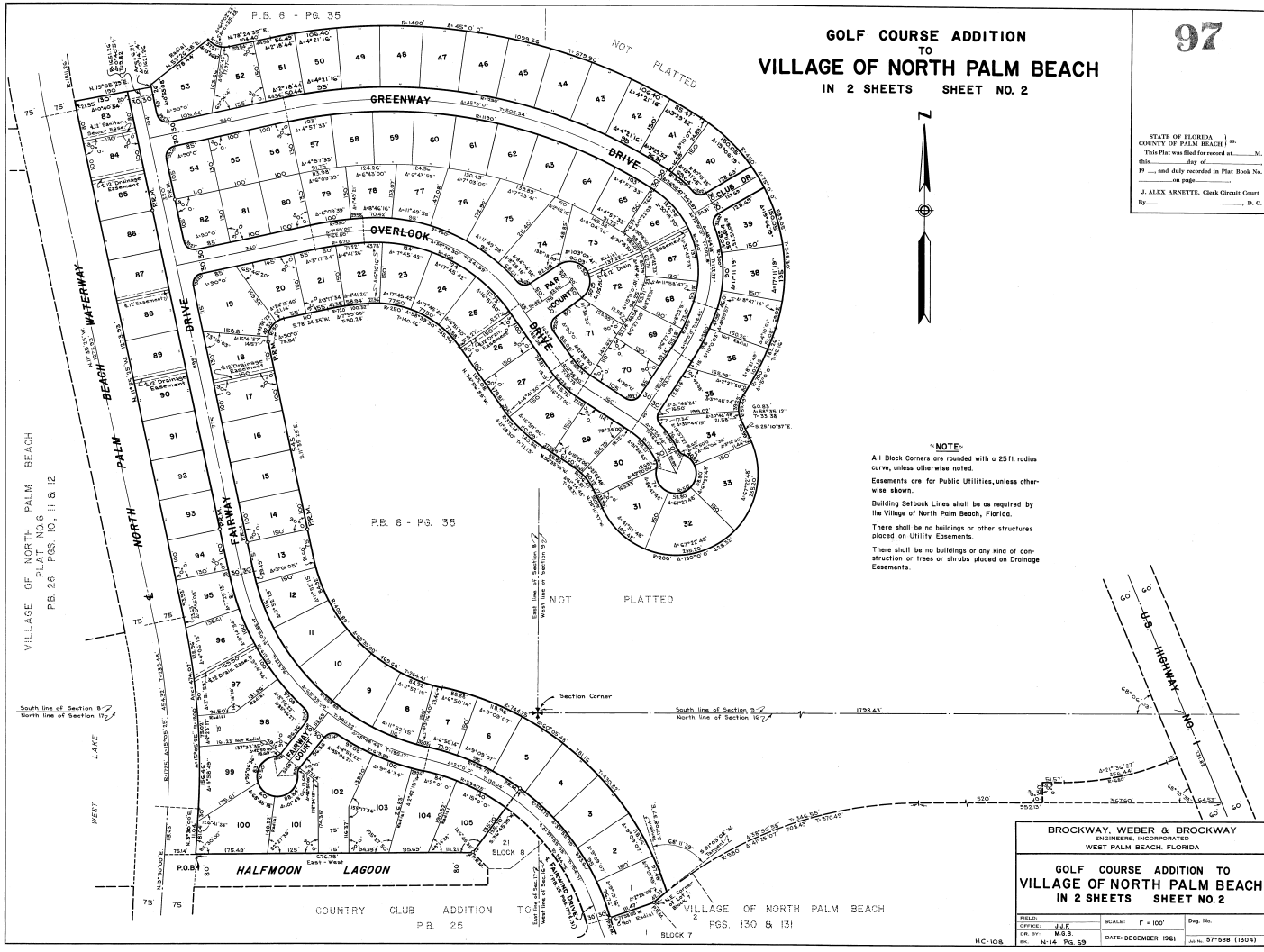
Approved: *[Signature]* MAY 12 1962  
Board of County Commissioners  
By: *[Signature]* Chairman  
By: *[Signature]* Village Manager  
By: *[Signature]* County Engineer

BROCKWAY, WEBER & BROCKWAY  
ENGINEERS, INCORPORATED  
WEST PALM BEACH, FLORIDA

GOLF COURSE ADDITION TO  
VILLAGE OF NORTH PALM BEACH  
IN 2 SHEETS SHEET NO. 1

FIELD: \_\_\_\_\_ SCALE: 1"=100' Date: \_\_\_\_\_  
OFFICE: J.A.S. DATE: DECEMBER 1961  
DRAWN: M.B.B. No. 13,14, 96, 99

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STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plan was filed for record on \_\_\_\_\_ day of \_\_\_\_\_, 1961  
 at \_\_\_\_\_ and duly recorded in Plat Book No. \_\_\_\_\_ pg. \_\_\_\_\_  
 J. ALEX ARNETTE, Clerk Circuit Court  
 By \_\_\_\_\_, D. C.

**BROCKWAY, WEBER & BROCKWAY ENGINEERS, INCORPORATED**  
 WEST PALM BEACH, FLORIDA

**GOLF COURSE ADDITION TO VILLAGE OF NORTH PALM BEACH IN 2 SHEETS SHEET NO. 2**

FIELD	SCALE: 1" = 100'	Day No.
OFFICE: J.J.E.		
DATE: M.S.	DATE: DECEMBER 1961	PLAT NO. 57-888 (1304)
BY: N.L. P.G. 59		

H.C. 10-B