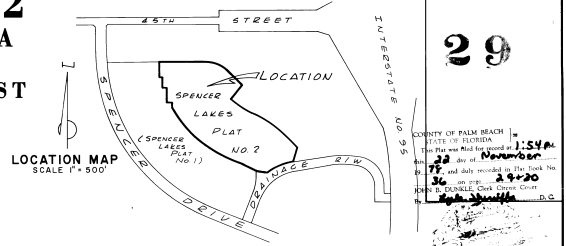


# SPENCER LAKES PLAT NO. 2

## CITY OF WEST PALM BEACH, FLORIDA

### BEING IN THE WEST HALF (W 1/2) OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

MARCH, 1978  
IN TWO SHEETS, SHEET NO. 1



This is not a certified copy

#### DESCRIPTION

A certain 23.3378 acre parcel of land lying in the West Half (W 1/2) of Section 6, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, said parcel being more particularly described as follows:

BEING in the Northwesterly corner of SPENCER LAKES PLAT NO. 1, as same is recorded in Plat Book 35, Pages 118 and 119, Public Records of Palm Beach County, Florida, said point being also the point of intersection of the Northwesterly right-of-way line of the West Half of Section 6, Township 43 South, Range 43 East, and the East line of Lot 2, Block 6, as all are shown on said SPENCER LAKES PLAT NO. 1; and from said POINT OF BEGINNING run (bearing) cited herein are in the meridian of said SPENCER LAKES PLAT NO. 1 and in the meridian of the Florida State Plane Coordinate Grid) by the following numbered courses:

1. South 87°57'30" East, along the easterly extension of the said Northwesterly right-of-way line of Tompkins Street, said line being parallel with and 460 feet Southwesterly from the measured at right angles to the centerline of the 80 foot wide right-of-way of 45th Street, a distance of 542.95 feet; thence...
  2. Southwesterly, along the arc of a 290.00 foot radius curve, concave Southwesterly, being tangent with the last described course, having a central angle of 52° 30' 49" and whose long chord bears South 56°42'06" East, an arc distance of 316.41 feet; thence...
  3. Southwesterly, along the arc of a 523.86 foot radius curve, concave Northwesterly, said curve being tangent with the last described course and said curve being concentric with the 1259.86 foot radius curve described in Course No. 12, hereinafter described, said curve having a central angle of 17°14'00" and a long chord bearing South 38°43'48" East, an arc distance of 208.19 feet, more or less, to a point in the Northwesterly extension of the Northwesterly right-of-way line of West Grove as same is shown on the said SPENCER LAKES PLAT NO. 1; thence...
  4. South 41°11'11" West, along the said Northwesterly extension of the Northwesterly line of West Grove, a distance of 170.00 feet; thence...
  5. Southwesterly, along the arc of a 699.86 foot radius curve, concave Northwesterly, said curve being concentric with said course No. 12, hereinafter described, having a central angle of 26°56'44" and a long chord being South 81°21'01" East, an arc distance of 325.14 feet; thence...
  6. Southwesterly, along the arc of a 1090.73 foot radius curve, concave Southwesterly, said curve being tangent with the last described course, having a central angle of 27°17'00" and a long chord bearing South 81°21'52" East, an arc distance of 519.39 feet; thence...
  7. South 26°12'53" East, along the line not tangent to the last described course, 47.79 feet; thence...
  8. South 15°18'56" West, 171.76 feet, more or less, to a point in the Northwesterly right-of-way line of the 100 foot wide drainage right-of-way as shown on said SPENCER LAKES PLAT NO. 1; thence...
  9. Southwesterly, along the arc of a 560.00 foot radius curve, concave Southwesterly, and along the said Northwesterly right-of-way line of the 100 foot wide drainage right-of-way, said curve having a central angle of 35°28'57" and a long chord bearing South 55°57'48" West, an arc distance of 307.49 feet; thence...
- (Courses numbered 10 through 20, inclusive, hereinafter described, are running along the Northerly line of said SPENCER LAKES PLAT NO. 1).
10. South 86°21'54" West, along a line not tangent to the last described course, 30.81 feet; thence...
  11. North 67°45'21" West, 184.64 feet; thence...
  12. North 72°42'43" West, 120.00 feet; thence...
  13. Northwesterly, along the arc of a 1259.86 foot radius curve, concave Northwesterly, having a central angle of 46°18'53" and whose long chord bears North 49°08'14" West, an arc distance of 1022.10 feet; thence...
  14. North 0°13'40" East, along a line not tangent with the last described course, 51.87 feet; thence...

15. North 87°57'30" West, 75.00 feet; thence...
16. North 02°02'30" East, 170.00 feet; thence...
17. North 87°57'30" West, 55.65 feet; thence...
18. North 02°02'30" East, 110.00 feet; thence...
19. North 87°57'30" West, 25.00 feet; thence...
20. North 02°02'30" East, running along the said East line of Lot 2, Block 6 and its Northwesterly extension, a distance of 70.50 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 23.3378 acres, more or less.  
SUBJECT TO rights-of-way, easements and/or reservations of record, if any.

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ASI PROPERTIES, a Florida General Partnership, owner of the lands above, has caused the same to be surveyed and plotted as shown hereon and does hereby dedicate to the perpetual use of the public, as public highways, the streets shown hereon and the easements as shown hereon for the construction, operation and maintenance of public utility and/or drainage facilities as specified hereon to the City of West Palm Beach for proper purposes.

IN WITNESS WHEREOF, I, STEPHEN ABRAMSON, general partner, do hereunto set my hand and seal this 23<sup>rd</sup> day of May, A.D. 1978.

ASI PROPERTIES  
Stephen Abramson, General Partner

#### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared STEPHEN ABRAMSON, General Partner of ASI PROPERTIES, a Florida General Partnership, to me well known and known to me to be the person designated, to and who executed the foregoing instrument, and he acknowledged to me and before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 23<sup>rd</sup> day of May, A.D. 1978.

Notary Public  
My Commission Expires: March 2, 1982

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby consent to the dedication of the land described in the dedication hereon by the owner thereof and agrees that its mortgage, which is recorded in official Record Book 292 at page 280 through 282, Public Records of Palm Beach County, Florida, shall be subordinate to the said dedication shown hereon.

IN WITNESS WHEREOF, ATLANTIC NATIONAL BANK OF FLORIDA, a Florida corporation, and attested to by its duly authorized officers and 180 corporate seal to be official Record Book 292, and with the authority of its Board of Directors this 23<sup>rd</sup> day of November, A.D. 1978.

By: James S. Anthony

ATTEST: *[Signature]*

#### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared James S. Anthony and I, Notary Public, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as set forth in the foregoing instrument, and they acknowledged to me and before me that they executed said 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 the said regular corporate authority and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 27<sup>th</sup> day of November, A.D. 1978.

Notary Public  
My Commission Expires: October 26, 1980

#### NOTES

1. Permanent Reference Monuments (P.R.M.'s) denoted thus,  $\text{---}\text{---}\text{---}$  Permanent Control Points (P.C.P.'s) denoted thus,  $\text{---}\text{---}\text{---}$
2. Bearings cited herein are in the meridian of the Florida State Plane Coordinate Grid.
3. Building set-back lines shall be as required by zoning Ordinances of the City of West Palm Beach, Florida.
4. There shall be no building or any type of construction permitted within ten feet of the rear lot line of any site shown hereon, except for that construction of facilities related to underground utilities.
5. Utility easements as shown hereon are for underground utilities and their facilities only.

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, G. C. HARRIS, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property that I find the title to the property is vested in ASI PROPERTIES, a Florida General Partnership; that the current taxes have been paid; and that I find the property is unencumbered by the mortgages shown hereon; and that I find all mortgages are shown and are purchased correct.

WIT: November 9, 1978. BY: *[Signature]*

#### SURVEYOR'S CERTIFICATION

I HEREBY 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.C.P.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with the City of West Palm Beach, Florida, for the required improvements and further that the survey data comply with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of the City of West Palm Beach, Florida.

DATE: June 12<sup>th</sup> 1978 BY: *[Signature]*  
CHARLES W. GIVENS  
P.L.C. Certificate No. 1100

#### CITY APPROVAL

The plat as shown hereon has been approved by the City Commission of the City of West Palm Beach, Florida, and the City does hereby formally adopt the draft to indicate contained on this plat, this 12<sup>th</sup> day of June, A.D. 1978.

By: *[Signature]*  
RICHARD G. BLESOCK  
City Manager

Approved: June 12<sup>th</sup> A.D. 1978  
City Planning Board  
By: *[Signature]*  
Chairman

This instrument was prepared by Charles W. Givens in the office of Robert S. New & Associates, Inc., Engineers and Planners, Form 111 Building, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

Field Book No. 97	ROBERT E. OWEN & ASSOCIATES, INC.
Design E. Madralin	ENGINEERS - PLANNERS - SURVEYORS
Drawn C. Goss	WEST PALM BEACH
Checked F. Johnson	FLORIDA

Field Book No. 97  
Design E. Madralin  
Drawn C. Goss  
Checked F. Johnson

Plat No.	77-1003
Scale	AS SHOWN
Date	MARCH 1978
Sheet	2
File No.	BF-2274

IN 2 SHEETS, SHEET 1 OF 2

# SPENCER LAKES PLAT NO. 2

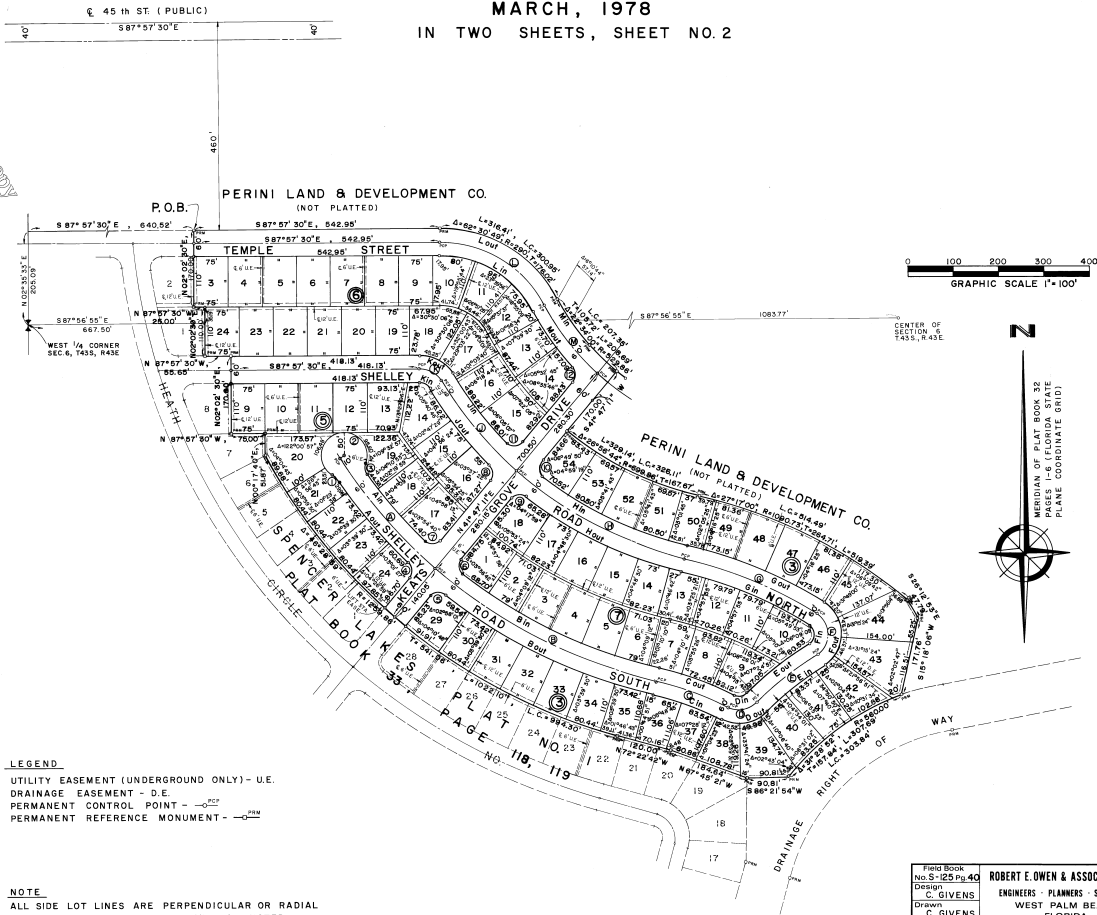
CITY OF WEST PALM BEACH, FLORIDA

MARCH, 1978

IN TWO SHEETS, SHEET NO. 2

30

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NO.	Δ	R	T	L	L.C.
1	24° 46' 51"	50'	1098'	2183'	21.46
2	25° 30' 37"	50'	1259'	2259'	22.59
3	54° 43' 40"	25'	1294'	2399'	23.98
4	85° 45' 35"	25'	2322'	3742'	34.02
5	88° 52' 19"	25'	2451'	3878'	35.01
6	91° 14' 41"	25'	2150'	3981'	35.74
7	94° 40' 45"	25'	2713'	4131'	36.77
8	84° 25' 45"	25'	2286'	3684'	33.60
9	88° 31' 08"	25'	2436'	3862'	34.90
10	91° 41' 20"	25'	2576'	4001'	35.87
11	98° 21' 15"	25'	2794'	4204'	37.26
12	81° 52' 41"	25'	2169'	3573'	32.76
A in	10° 23' 51"	10886'	9916'	18778'	187.01
A	16° 36' 31"	11198'	16346'	32462'	323.48
A out	11° 50' 05"	11486'	17816'	33751'	337.09
B in	25° 32' 52"	10886'	24768'	48586'	481.94
B	28° 25' 24"	11198'	28361'	55554'	549.86
B out	25° 39' 52"	11486'	26192'	51506'	510.78
C in	14° 21' 20"	64073'	80369'	16034'	160.12
C	14° 21' 20"	67073'	8447'	168.05'	167.61
C out	14° 21' 20"	70073'	8820'	175.57'	175.11
D in	72° 27' 35"	25'	1835'	3162'	29.05
D	72° 27' 35"	95'	4030'	6956'	65.01
D out	72° 27' 35"	85'	6228'	10750'	100.47
E in	13° 33' 58"	690'	8207'	163.37'	162.99
E	13° 33' 58"	750'	8554'	170.88'	170.28
E out	13° 33' 58"	750'	8921'	177.68'	177.17
F in	116° 16' 38"	25'	4022'	5074'	42.47
F	116° 16' 38"	55'	8649'	111.62'	110.34
F out	116° 16' 38"	85'	13678'	172.50'	144.39
G in	19° 11' 04"	920.73'	155.60'	308.29'	308.85
G	19° 11' 04"	960.73'	160.67'	318.33'	316.85
G out	19° 11' 04"	980.73'	165.74'	328.38'	326.85
H in	25° 06' 13"	809.86'	180.31'	384.83'	352.00'
H	28° 58' 02"	839.86'	216.95'	424.61'	420.10'
H out	25° 18' 41"	869.86'	193.32'	394.38'	381.16'
J in	13° 27' 31"	809.86'	95.56'	190.23'	189.80
J	17° 38' 18"	839.86'	130.50'	258.55'	257.53
J out	14° 14' 32"	869.86'	108.67'	216.22'	215.67
K in	59° 33' 28"	25'	1431'	25.89'	24.93
K	59° 33' 28"	55'	3147'	57.17'	54.63
K out	59° 33' 28"	85'	4864'	88.36'	84.43
L in	62° 30' 49"	290'	138.60'	250.95'	238.48
L	62° 30' 49"	260'	157.81'	283.68'	269.81
L out	62° 30' 49"	290'	178.02'	316.41'	300.95
M in	12° 51' 39"	523.96'	59.72'	119.31'	118.68
M	19° 00' 20"	539.86'	94.95'	187.34'	186.97
M out	14° 38' 49"	589.86'	78.81'	150.79'	150.38

**LEGEND**  
 UTILITY EASEMENT (UNDERGROUND ONLY) - U.E.  
 DRAINAGE EASEMENT - D.E.  
 PERMANENT CONTROL POINT - <sup>CP</sup>  
 PERMANENT REFERENCE MONUMENT - <sup>RM</sup>

**NOTE**  
 ALL SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO THE STREET R/W LINE EXCEPT AS NOTED

Field Book No. S-25 Pg. 40  
 Drawn C. GIVENS  
 Checked C. GIVENS  
 Field Johnson

**ROBERT E. OWEN & ASSOCIATES, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 WEST PALM BEACH  
 FLORIDA

**SPENCER LAKES**  
**PLAT NO. 2**  
 IN 2 SHEETS, SHEET 2 OF 2

200 No. 77-1003  
 Date MARCH, 1978  
 Sheet of 2  
 File No. BF-2274.