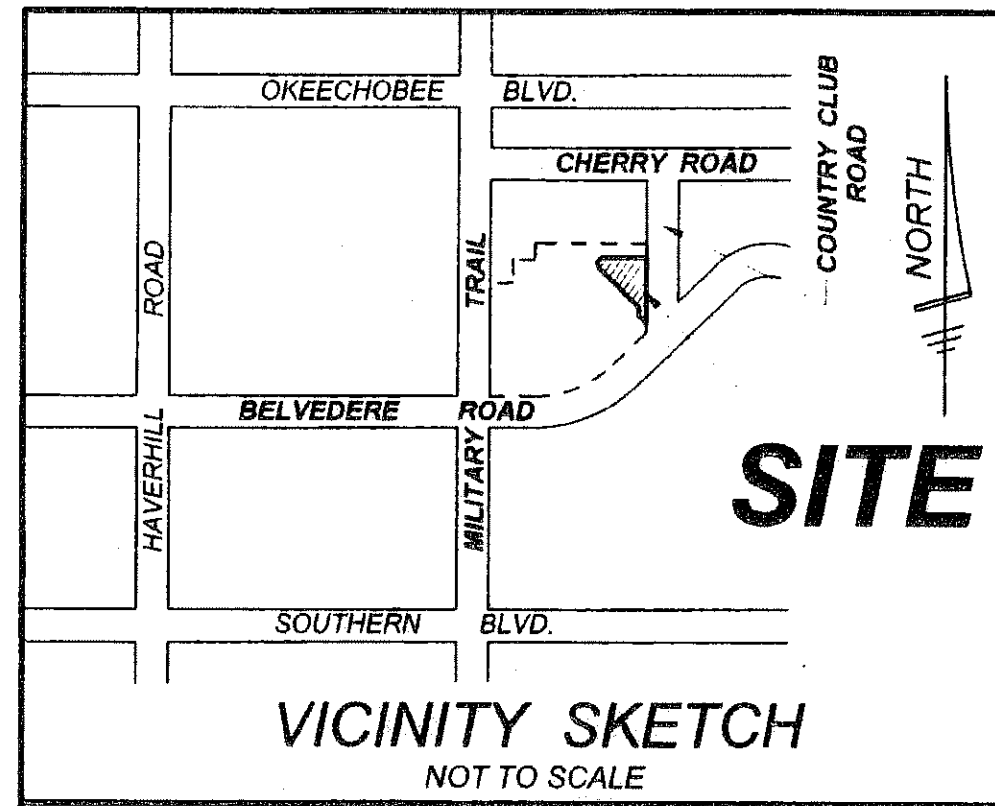


# BMC REPLAT No. 2

BEING A REPLAT OF A PORTION OF TRACT "A", BMC PLAT, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, AS RECORDED IN PLAT BOOK 86, PAGE 162, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. JANUARY, 2007



435-002

156

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 8:31 A.M.  
This 13 day of April, 2007  
and duly recorded in Plat Book No. 109  
on page 156-157  
SHARON R. BOCK, Clerk & Comptroller  
D.C.



SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Beach County, a political subdivision of the State of Florida, owner of the land shown hereon being a replat of a portion of Tract "A", according to the Plat of BMC PLAT, as recorded in Plat Book 86, Page 162, Palm Beach County Public Records, lying in Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as BMC REPLAT No. 2, being more particularly described as follows:

### TRACT "A-2"

Tract "A-2" is hereby reserved for Palm Beach County, a political subdivision of the State of Florida for runway protection purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Palm Beach County.

### SURVEYOR & MAPPER'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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) and monuments according to Sec. 177.091 (9) F.S., 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.

*Robert J. Cajal*  
Robert J. Cajal  
Professional Surveyor & Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, Florida 33407  
Licensed Business No. 4569

### LEGAL DESCRIPTION:

A parcel of land being a portion of Tract "A", BMC PLAT, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 86, Page 162, said parcel of land being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest one-quarter (SW¼) of the Southeast one-quarter (SE¼) of Section 25, Township 43 South, Range 42 East, Palm Beach County, Florida; thence South 88° 07' 58" East, along the South line of said Southwest one-quarter (SW¼) (said South line is assumed to bear South 88° 07' 58" East and all other bearings are relative thereto) a distance of 101.30 feet; thence North 01° 52' 02" East a distance of 67.30 feet to a point on the South line of said Tract "A", BMC Plat, said South line of Tract "A" being common with the North right of way line of Belvedere Road, as shown on said Plat and conveyed in Official Record Book 11390, Page 1364, Official Record Book 11390, Page 1371, Official Record Book 11390, Page 1378 and Official Record Book 11390, Page 1385, said Palm Beach County Public Records; thence Easterly, along said common line, through the following three courses: South 88° 07' 58" East a distance of 423.52 feet to the beginning of a curve, concave to the North, having a radius of 887.43 feet; thence Easterly, along the arc of said curve through a central angle of 02° 02' 38" a distance of 31.66 feet to the point of intersection with a non-tangent line; thence South 75° 28' 23" East, a distance of 51.67 feet to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 901.93 feet, the radius point of said curve bears North 03° 21' 11" West; thence Northeasterly, continuing along said South line of Tract "A", said South line being common with the Northerly right of way line of Belvedere Road, as shown on Road Plat Book 4, Page 206, said Public Records and along the arc of said curve through a central angle of 18° 48' 49" a distance of 296.16 feet to the point of intersection with a radial line; thence departing said common line, along said radial line, North 22° 10' 00" West a distance of 12.00 feet to the beginning of a curve, said curve being 12.00 feet Northerly of and concentric with said common line, and having a radius of 889.93 feet; thence Northeasterly, along the arc of said curve through a central angle of 22° 45' 00" a distance of 353.36 feet to the beginning of a tangent line; thence North 45° 05' 00" East, along said tangent line, a distance of 62.01 feet; thence North 56° 51' 11" East a distance of 58.83 feet to a point on said common line of Tract "A" and the Northerly right of way line of Belvedere Road; thence North 45° 05' 00" East, along said common line a distance of 90.13 feet; thence departing said common line, North 23° 29' 09" East a distance of 18.40 feet to a point on a line 10.00 feet Westerly of and parallel with, as measured at right angles to, the East line of Tract "A", said East line being common with the West right of way line of Country Club Road as shown on said plat and recorded in Deed Book 803, Page 373 and Deed Book 803, page 374, said Public Records; thence North 1° 53' 18" East, along said parallel line, a distance of 39.45 feet to a point of intersection with the South line of an Additional Avigation Easement and Clearance Zone, as recorded in Official Record Book 5496, Page 1293, said Public Records, said point also being the POINT OF BEGINNING of the following described parcel; thence North 53° 21' 55" West, along said South line, a distance of 16.47 feet; thence departing said South line, North 2° 34' 17" East a distance of 49.49 feet; thence North 53° 21' 55" West along a line 41.00 feet Northerly of and parallel with, as measured at right angles to, the South line of said Additional Avigation Easement and Clearance Zone a distance of 516.43 feet to the beginning of a curve, concave to the East, having a radius of 40.00 feet and a central angle of 145° 06' 38"; thence Northwesterly, Northerly and Easterly along the arc of said curve, a distance of 101.31 feet to the beginning of a tangent line, said line being 40.00 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tract "A", said North line also being common with the South line of the North one-quarter (N¼) of the Southwest one-quarter (SW¼) of the Southeast one-quarter (SE¼) of said Section 25; thence South 88° 15' 17" East, along said parallel line, a distance of 405.23 feet to a point on a line 10.00 feet Westerly of and parallel with, as measured at right angles to the East line of said Tract "A" and said West right of way line of Country Club Road; thence South 2° 30' 37" East, along said parallel line, a distance of 122.02 feet; thence continue along said parallel line, South 01° 53' 18" West, a distance of 305.43 feet to a point on the South line of said Additional Avigation Easement and Clearance Zone and the POINT OF BEGINNING.

Containing in all 2.278 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby reserve as follows:

IN WITNESS WHEREOF, the Board of County Commissioners of Palm Beach County, Florida, has caused these presents to be signed by its chair and its seal affixed hereto this 10<sup>th</sup> day of April, 2007.

Board of County Commissioners  
of Palm Beach County, Florida

ATTEST: Sharon R. Bock  
Clerk & Comptroller,  
Palm Beach County

BY: *Tracey Powell*  
Tracey Powell  
Printed Name, Deputy Clerk

BY: *Addie L. Greene*  
Addie L. Greene  
Printed Name, Vice President

### COUNTY APPROVAL

### COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 5<sup>th</sup> day of March, 2007, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

*George T. Webb, Jr.*  
George T. Webb, Jr.  
County Engineer  
*Tanya N. McCosnell, P.E.*  
Tanya N. McCosnell, P.E.  
DEPUTY COUNTY ENGINEER

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach

We, Lawyers Title Insurance Corporation, a Virginia corporation, 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 Palm Beach County, a political subdivision of the State of Florida; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Lawyers Title Insurance Corporation

Dated: November 6, 2006

By: *Robert B. Slesifoltz*  
Robert B. Slesifoltz, Vice President

### TABULAR DATA

Total Area : 2.278 Acres

BOARD OF COUNTY COMMISSIONERS	SURVEYOR	ENGINEER

**BMC REPLAT No. 2**

**WALLACE SURVEYING**  
CORP. LICENSE NO. 15489

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 840-4551

FIELD:	JOB No.: 97-1256 "MM"	F.B.:	PC:
OFFICE: R.C.	DATE: DEC, 2003	DWG. No.: 97-1256-42	
CK'D:	REF: WALMT15.ZAK	SHEET	1 OF 2

SECTION: PALM Replat 2  
BOOK: 109  
PAGE: 156  
PLATTED: 12/15/06  
ZONING: R-4  
SQ: 58  
TAX: 92  
PID: 15489