

ICON MARINA PLAT

A REPLAT OF LOTS 13 THROUGH 27, BLOCK 2 OF NORTH PALM BEACH PLAT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 30 TOGETHER WITH ADDITIONAL LANDS IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

130

STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at _____ M, this _____ day of _____, 2024 and duly recorded in Plat Book No. _____ on Pages _____ to _____.

Joseph Abruzzo, Clerk & Comptroller

By: _____

LEGAL DESCRIPTION

SURVEYOR'S NOTES:

- 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 PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE WEST LINE OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST. SAID LINE BEARS NORTH 01°06'51" EAST.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE ARE PUBLIC PEDESTRIAN ACCESS EASEMENTS FOR SIDEWALK AND PROMENADE PURPOSES NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN OFFICIAL RECORD BOOK 34954, PAGE 660, AND OFFICIAL RECORD BOOK 34954, PAGE 671, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 1A (ORB 18727, PG. 0068)

ALL THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 18727 PAGE 0068 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 17, 18, 19 AND THE NORTH 12.5 FEET OF LOT 20, BLOCK 2, PLAT NO. 1, NORTH PALM BEACH AN ADDITION TO THE CITY OF WEST PALM BEACH, FLORIDA, IN PLAT BOOK 6, PAGE 30, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

AND

A TRACT OF SUBMERGED LAND IN SECTION 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF LOT 20, BLOCK 2, NORTH PALM BEACH PLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AT A DISTANCE OF 300 FEET SOUTH 87 DEGREES 16' 26" EAST OF THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 20, SAID POINT BEING IN THE HIGH WATER LINE OF THE WEST SHORE OF LAKE WORTH; THENCE NORTH 16 DEGREES 11' 56" WEST ALONG SAID HIGH WATER LINE, A DISTANCE OF 92.50 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 17, OF SAID BLOCK 2, NORTH PALM BEACH PLAT NO. 1; THENCE SOUTH 87 DEGREES 16' 26" EAST ALONG THE PROLONGATION OF SAID NORTH LINE OF LOT 17, A DISTANCE OF 469 FEET, MORE OR LESS, TO A POINT IN THE CITY OF WEST PALM BEACH BULKHEAD LINE, AS ESTABLISHED AUGUST 26, 1957, ORDINANCE NO. 614; THENCE SOUTH 06 DEGREES 46' 26" EAST, ALONG SAID CITY OF WEST PALM BEACH BULKHEAD LINE, A DISTANCE OF 88.72 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE SAID SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 20; THENCE NORTH 87 DEGREES 16' 26" WEST ALONG THE PROLONGATION OF THE SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 20, A DISTANCE OF 454 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

PARCEL 2

THE SOUTH 12 1/2 FEET OF LOT 20 AND ALL OF LOTS 21-27, BLOCK 2, NORTH PALM BEACH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH:

A PARCEL OF LAND, NORTH LINE BEING THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SOUTH 12 1/2 OF LOT 20, THE SOUTH LINE BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 27, THE WEST LINE BEING THE EAST LINE OF SAID PLAT, THE EAST LINE BEING THE MEAN HIGH WATER LINE OF LAKE WORTH. SAID LANDS LYING AND SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

AND

(ORB 18727, PG. 0071 AND ORB 19536, PG. 1957)

ALL THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 18727 PAGE 0071 AND OFFICIAL RECORD BOOK 19536, PAGE 1957 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1B (ORB 18727, PG. 0071 AND ORB 19536, PG. 1957)

A TRACT OF LAND IN SECTION 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, LYING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 20, BLOCK 2, NORTH PALM BEACH PLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 30 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02 DEGREES 43' 34" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 72.92 FEET; THENCE SOUTH 16 DEGREES 11' 56" EAST, A DISTANCE OF 77.08 FEET; THENCE NORTH 87 DEGREES 16' 26" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 20, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

AND (ORB 20251, PG. 0653)

ALL THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 18727 PAGE 0071 AND OFFICIAL RECORD BOOK 19536, PAGE 1957 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 13, 14, 15, 16 AND LOT "B" IN BLOCK 2, NORTH PALM BEACH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 30.

AND (ORB 402, PG. 229)

THE LANDS CONVEYED BY "TIIF" DEED NO. 22238(426-50), AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 229, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF SUBMERGED LAND IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE LOT 16, BLOCK 2, PLAT NO. 1, NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 30, AT A DISTANCE OF 270 FEET, SOUTH 87° 16' 26" EAST OF THE SOUTHWEST CORNER OF SAID LOT 16, SAID POINT BEING IN THE HIGH WATER LINE OF THE WEST SHORE OF LAKE WORTH; THENCE NORTH 17° 00' 31" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 103.17 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 13, OF SAID BLOCK 2, PLAT NO. 1 OF NORTH PALM BEACH; THENCE SOUTH 87° 16' 26" EAST ALONG SAID NORTH LINE OF LOT 13, A DISTANCE OF 427 FEET, MORE OR LESS, TO A POINT IN THE CITY OF WEST PALM BEACH BULKHEAD LINE, AS ESTABLISHED AUGUST 26, 1957, ORDINANCE NO. 614; THENCE SOUTH 8° 46' 26" EAST ALONG SAID CITY OF WEST PALM BEACH BULKHEAD LINE, A DISTANCE OF 101.38 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY PROLONGATION OF THE SAID SOUTH LINE OF LOT 16; THENCE NORTH 87° 16' 26" WEST ALONG THE PROLONGATION OF THE SAID SOUTH LINE OF LOT 16, A DISTANCE OF 469 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND (ORB 402, PG. 230)

THE LANDS CONVEYED BY "TIIF" DISCLAIMER NO. 22237(426-50), AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 230, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 2, PLAT NO. 1 OF NORTH PALM BEACH, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 30; THENCE SOUTH 87° 16' 26" EAST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 270 FEET TO A POINT IN THE HIGH WATER LINE OF THE WEST SHORE OF LAKE WORTH; THENCE NORTH 17° 00' 31" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 103.17 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF LOT 13 OF SAID BLOCK 2; THENCE NORTH 87° 16' 26" WEST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 295 FEET TO A POINT IN THE WEST LINE OF SAID LOT 13, SAID WEST LINE BEING THE EAST RIGHT-OF-WAY LINE OF NORTH DIXIE (FORMERLY POINSETTIA BOULEVARD) AS SHOWN ON SAID PLAT NO. 1 OF NORTH PALM BEACH; THENCE SOUTH 2° 38' 34" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

THE ABOVE BEING COMPLETELY ENCOMPASSED BY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 27, BLOCK 2, NORTH PALM BEACH PLAT NO.1, PLAT BOOK 6, PAGE 30, AND THE EAST RIGHT-OF-WAY OF POINSETTIA STREET (NOW NORTH FLAGLER DRIVE), ROAD BOOK 3, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE, ALONG THE WEST LINE OF LOTS 13 THROUGH 27, BLOCK 2 OF SAID NORTH PALM BEACH PLAT NO.1. AND THE EAST RIGHT-OF-WAY OF SAID NORTH FLAGLER DRIVE, NORTH 02°11'36" EAST, A DISTANCE OF 375.29 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 2 OF SAID NORTH PALM BEACH PLAT NO.1;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH FLAGLER DRIVE, ALONG THE NORTH LINES OF LOT 13 AND LOT B, BLOCK 2 OF SAID NORTH PALM BEACH PLAT NO.1 AND "TIIF" DISCLAIMER DEED NO. 22238(426-50) SOUTH 87°48'48" EAST, A DISTANCE OF 732.19 FEET TO THE CITY OF WEST PALM BEACH BULKHEAD LINE, PLAT BOOK 27, PAGE 231, AS ESTABLISHED FROM T.I.I.F. DEED NO. 24220 AND 24221;

THENCE, DEPARTING THE NORTH LINE OF SAID "TIIF" DISCLAIMER DEED, ALONG SAID CITY OF WEST PALM BEACH BULKHEAD LINE, SOUTH 07°16'52" EAST, A DISTANCE OF 189.42 FEET TO THE INTERSECTION OF SAID CITY OF WEST PALM BEACH BULKHEAD LINE AND THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 20, BLOCK 2 OF SAID NORTH PALM BEACH PLAT NO.1.;

THENCE, DEPARTING SAID CITY OF WEST PALM BEACH BULKHEAD LINE, ALONG SAID EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 20, NORTH 87°52'28" WEST, A DISTANCE OF 349.76 FEET TO THE MEAN HIGH WATER LINE AS LOCATED BY GCY, INC. ON 9/13/2013 AT AN ELEVATION OF 0.15' (NORTH AMERICAN VERTICAL DATUM OF 1988);

THENCE DEPARTING SAID EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 20, ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 05°17'53" EAST, A DISTANCE OF 26.18 FEET;
- SOUTH 14°02'22" EAST, A DISTANCE OF 17.85 FEET;
- SOUTH 14°47'18" EAST, A DISTANCE OF 29.38 FEET;
- SOUTH 12°16'44" EAST, A DISTANCE OF 28.80 FEET;
- SOUTH 12°31'39" EAST, A DISTANCE OF 29.39 FEET;
- SOUTH 15°50'17" EAST, A DISTANCE OF 28.79 FEET;
- SOUTH 16°51'18" EAST, A DISTANCE OF 34.09 FEET TO A POINT ON THE SOUTH LINE OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 18727, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, ALONG THE SOUTH LINE OF SAID WARRANTY DEED, NORTH 87°58'00" WEST, A DISTANCE OF 465.29 FEET TO THE POINT OF BEGINNING.

GCY JOB NO. 22-1041-01



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
(772) 286-8083