

SHEET No. 1
PALM BEACH SHORES
IN SECTIONS 27 & 34, T. 42 S., R. 43 E.
PALM BEACH COUNTY, FLORIDA

29

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:30 P.M.
this 25 day of Jan 1950
and duly recorded in Plat Book No. 156 on page 29
J. ALVIN ARNETT, Clerk Circuit Court
By: *Margaret B. Keller*, D. C.

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that PALM BEACH SHORES, INC., a Corporation organized and existing under the laws of the State of Florida, the Owner in fee simple, on the 10th day of February, A. D. 1947, of the tract of land shown on the attached plat as PALM BEACH SHORES, and more particularly described as follows, to wit:

Commencing at a point where the north line of that certain tract of land, conveyed by the Goodman Estates, Inc., to H. C. Hood, et al., constituting the Board of Commissioners of the Lake Worth Inlet District, Township 42 South, Range 43 East, as recorded in Deed Book 110, Page 169, Public Records of Palm Beach County, Florida, intersects the shore line of the Atlantic Ocean; run thence northerly along the shore of the Atlantic Ocean, 5500 feet, more or less, to the waters of the old Lake Worth Inlet; thence westerly along the waters of said inlet and southerly along the waters of Lake Worth to the north line of the said lands heretofore conveyed by the Goodman Estates, Inc., to H. C. Hood, et al., as constituting the Board of Commissioners of the Lake Worth Inlet District; thence east along said north line of said inlet land to the point of beginning, subject to an easement over the South 250 feet of said tract, as set forth in Deed Book 110, Page 169, Public Records of Palm Beach County, Florida, together with all littoral and riparian rights thereunto belonging, or in anywise appertaining

Said land being otherwise described as all that certain tract of land, and no more, conveyed by Thomas F. Friday, of Palm Beach County, Florida, together with all littoral and riparian rights, and together with all land that may be the result of deposits and accretion and other natural and artificial causes to the above described land.

Less, however, and excepting from the above described land, and omitting from said sale, the North 1367.5 feet of the above described land, together with all littoral and riparian rights belonging or in anywise appertaining unto said North 1367.5 feet hereby excepted.

Less and excepting also that certain land conveyed to the Town of Riviera bordering 1000 feet, more or less, on the Atlantic Ocean, and more particularly described in Deed Book 613, Page 547, Public Records of Palm Beach County, Florida.

AND subject to the following rights and easements:

(a) Permit to install and maintain telephone poles and lines set forth in that certain deed between Samuel Goodman, et ux., and the West Palm Beach Telephone Company, dated April 6, 1911, and recorded in Deed Book 22, Page 125, subsequently transferred to the Southern Bell Telephone and Telegraph Company by deed recorded in Deed Book 124, Page 430, and thereafter revised by deed recorded in Deed Book 535, Page 352, Public Records of Palm Beach County, Florida.

(b) A strip of land 100 feet in width dedicated to the use of the general public for road, street or highway purposes, as is shown in the above described conveyance from Inlet Investment Corporation to the Town of Riviera, said land 100 feet in width lying parallel and adjacent to and immediately west of the property sold to the Town of Riviera.

(c) The right of way for State Road 140, being in accordance with that certain right of way deed executed by Inlet Investment Corporation to Palm Beach County, and recorded in Deed Book 542, Page 146, Public Records of Palm Beach County, Florida, which right of way the undersigned subsequently acquired by deed, dated January 3, 1949, and recorded in Deed Book 865 at Page 372, Public Records of Palm Beach County, Florida.

(d) The rights granted under that easement deed to the United States of America, recorded in Deed Book 533 at Page 492 of the Public Records of Palm Beach County, Florida, for the specific purposes therein described in connection with the maintenance, operation and construction of the Lake Worth Inlet, but which reserves to the Inlet Investment Corporation, its successors and assigns, all such rights and privileges in said tract of land as may be used and enjoyed without interfering with or abridging the rights and easements thereby conveyed, and the right to beautify said land and to lay the same off into a park or parks, for public or private use, and the right to keep trespassers off of the same.

has caused the same to be surveyed and platted, as shown on the attached plat, and does hereby dedicate, subject to restrictions filed for record January 10th, 1950 in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Deed Book 895 at Page 291:

(a) An easement over, across and upon the Avenues, Drives, Lanes, Roads, Service Streets, Ways, Circle, Court and Plaza shown on the attached plat to the perpetual use of the public.

(b) To the use of the owners of lots within said subdivision, members of their families and guests, the areas shown on said plat as, East 10 feet of Lot 366, Lots A, B, C, E, F, G, H, J and M, Private Road No. 1, and private walkway lying between Lots 575 and 576, so long as said lot owners shall pay their pro rata share of the cost of operating and maintaining the same, and shall comply with and abide by reasonable rules and regulations to be promulgated, amended or repealed from time to time by the said PALM BEACH SHORES, INC., its successors, assigns or legal representatives, concerning the use thereof

(c) To the use for ingress and egress of the owners of lots abutting thereon and of said corporation, and its successors, assigns and legal representatives, Private Roads numbered 2, 3 and 4 upon said plat.

RESERVING, HOWEVER, unto said corporation, its successors, legal representatives and assigns:

(1) The fee title, and reversion or reversions of the Avenues, Drives, Lanes, Roads, Service Streets, Ways, Circle, Court and Plaza whenever abandoned by the public or discontinued by law

(2) Easements over, across, in and under the areas delineated on said plat as "EASEMENTS" for the purpose of laying, installing and maintaining a system of water and gas pipes and mains, storm and sanitary sewers, telephone and electrical transmission lines, and for similar purposes incident to the development of said property.

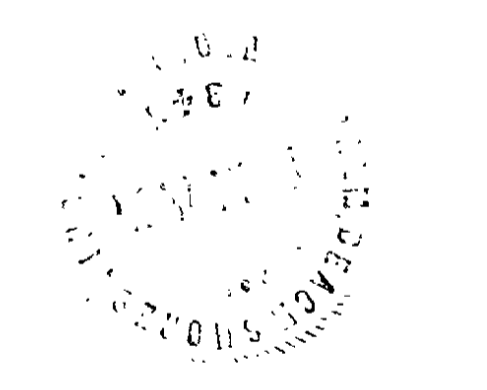
(3) The areas shown on said plat as "RESERVED"

(4) The right, privilege and option of terminating without prior notice, any right given under paragraph (b) hereof, upon the failure of such lot owner to pay his pro rata share of the costs of operating and maintaining the same, or to comply with such rules and regulations.

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its Presidents, and its corporate seal to be affixed, attested by its Secretary, by and with the authority of its Board of Directors, this 12th day of January, A. D. 1950.

PALM BEACH SHORES, INC.

By: *[Signature]*
As Its President



ATTEST:

By: *[Signature]*
As Its Secretary

~ENGINEER'S NOTE~

This Plat of Palm Beach Shores is the plat referred to as being on file in the office of the undersigned in the several deeds of conveyance of properties in Palm Beach Shores heretofore given by Palm Beach Shores, Inc.

[Signature]
GEORGE S. BROCKWAY
404 GUARANTY BLDG.
WEST PALM BEACH, FLA.



Approved: January 18, A. D. 1950
Town of Riviera Beach

By: *[Signature]*
Mayor

Approved: Jan 23, A. D. 1950
Board of County Commissioners

By: *[Signature]*
County Engineer

~NOTE~

All Curves at street intersections are 20 ft radius unless otherwise shown, and dimensions are shown to points of intersections.

Permanent Reference Monuments (P.R.M.) are shown thus: Φ

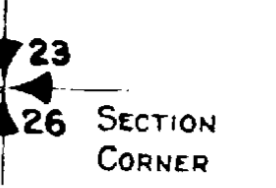
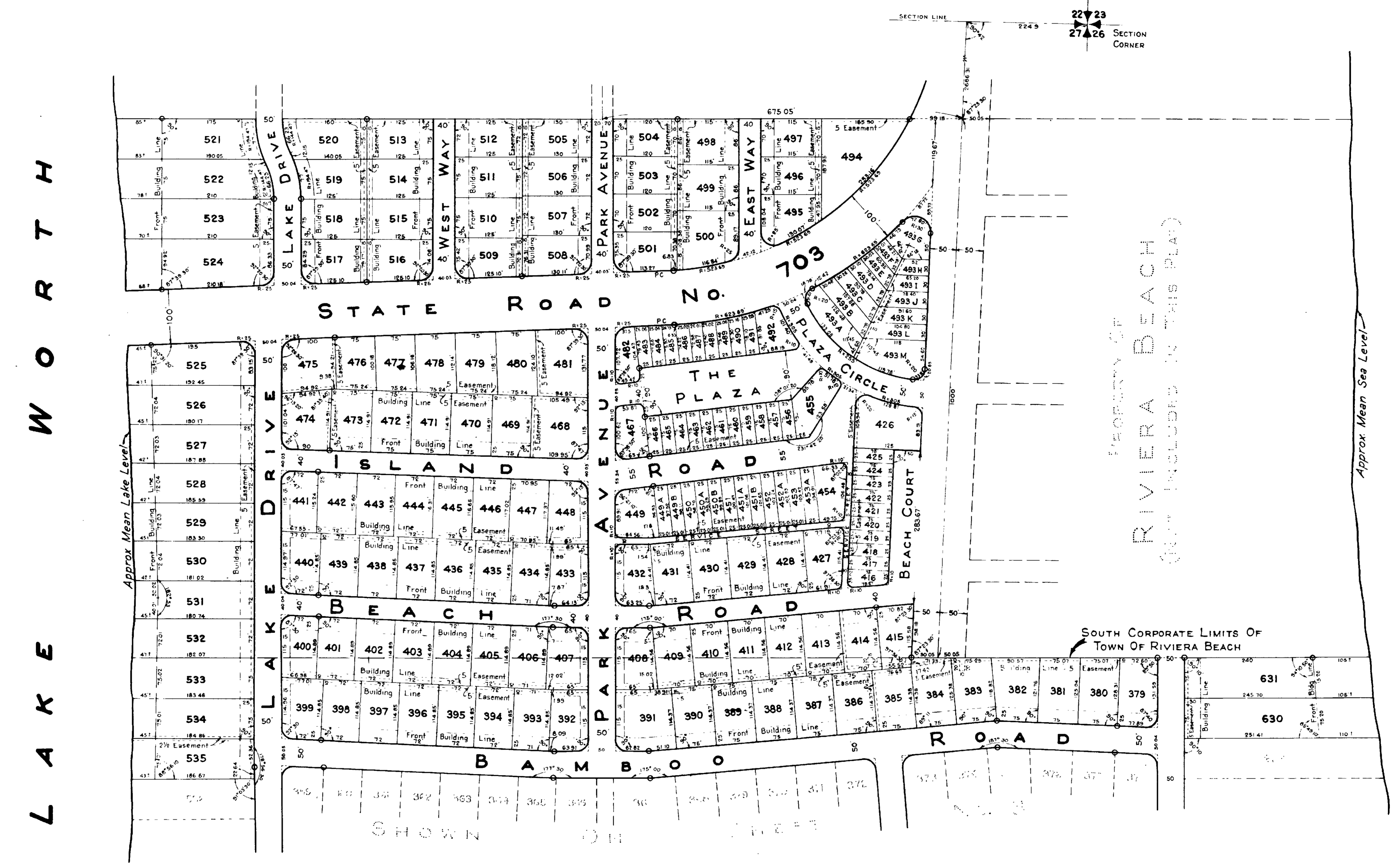
GEORGE S. BROCKWAY
REGISTERED ENGINEER & SURVEYOR
WEST PALM BEACH, FLORIDA

PALM BEACH SHORES
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET No. 1

FIELD W.B.C., W.C.B.	SCALE 1" = 100'	Dwg. No.
OFFICE R.N.D., N.L.F.		BF-1428
DR. BY J.J.F.	DATE JUNE, 1947	Job No. 46-864 B
PK P-16 (10 51)		

SHEET No. 2
PALM BEACH SHORES
IN SECTIONS 27 & 34, T. 42 S., R. 43 E.
PALM BEACH COUNTY, FLORIDA

BK 23
30
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:30 P.M.
this 25 day of Jan. 1947
and duly recorded in Plat Book No.
23 of page 34
J. ALEX ARNETTE, Clerk Circuit Court
By *Maguire H. Hill*, D. C.



PROPERTY OF
RIVIERA BEACH
(NOT INCLUDED IN THIS PLAT)

Approx. Mean Sea Level

LAKELAKE WORTH

ATLANTIC OCEAN

SOUTH CORPORATE LIMITS OF
TOWN OF RIVIERA BEACH

GEORGE S. BROCKWAY
REGISTERED ENGINEER & SURVEYOR
WEST PALM BEACH, FLORIDA

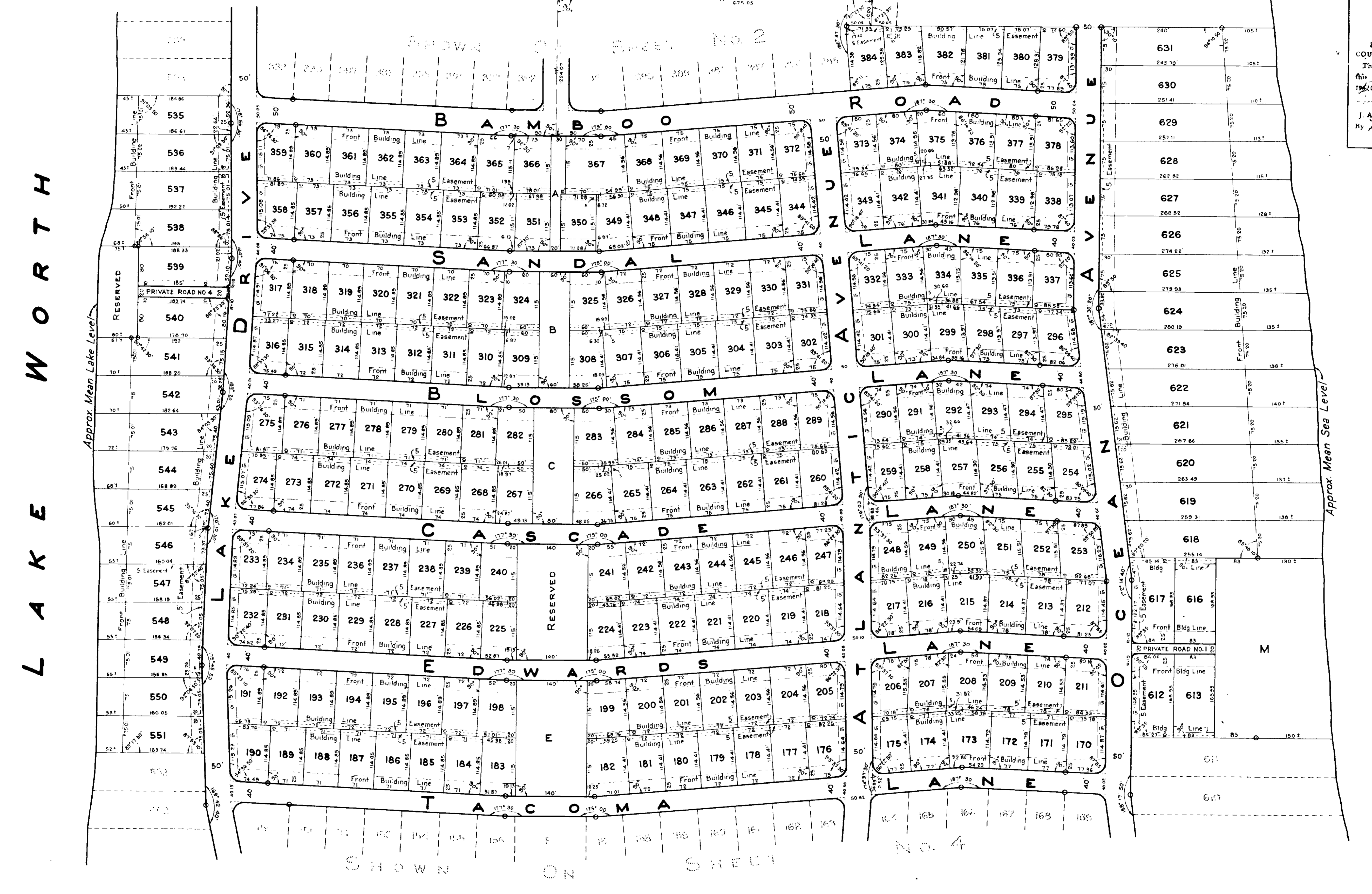
PALM BEACH SHORES
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET No. 2

FIELD: WBC, WCB	SCALE: 1"=100'	Dwg. No.
OFFICE: RND, HLF	DATE: JUNE 1947	BF-1428
DR BY: J J F		
BK P-16 PG 51		Job No. 46-864 B

SHEET No. 3
PALM BEACH SHORES
 IN SECTIONS 27 & 34, T. 42 S., R. 43 E.
 PALM BEACH COUNTY, FLORIDA

SECTION LINE 224.9' 227.23' 274.26'
 SECTION CORNER

BK 23
 31
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 2:30 P.M. on the 25th day of Jan. 1940 and duly recorded in Plat Book No. 23 on page 31.
 J. ALEX ARNETT, Clerk Circuit Court
 By *Marjorie H. Kane*, D. C.



GEORGE S. BROCKWAY
 REGISTERED ENGINEER & SURVEYOR
 WEST PALM BEACH, FLORIDA

PALM BEACH SHORES
 PALM BEACH COUNTY, FLORIDA
 IN 4 SHEET
 SHEET No. 3

FIELD: W.B.C., W.C.B.	SCALE: 1" = 100'	Dwg. No.
OFFICE: R.N.D., M.L.F.	DATE: JUNE 1947	BF-1428
DR. BY: J.J.F.		Job No. 46-864 B
BK P-16	PC 51	

SECTION LINE 22 23
27 26
SEC COR

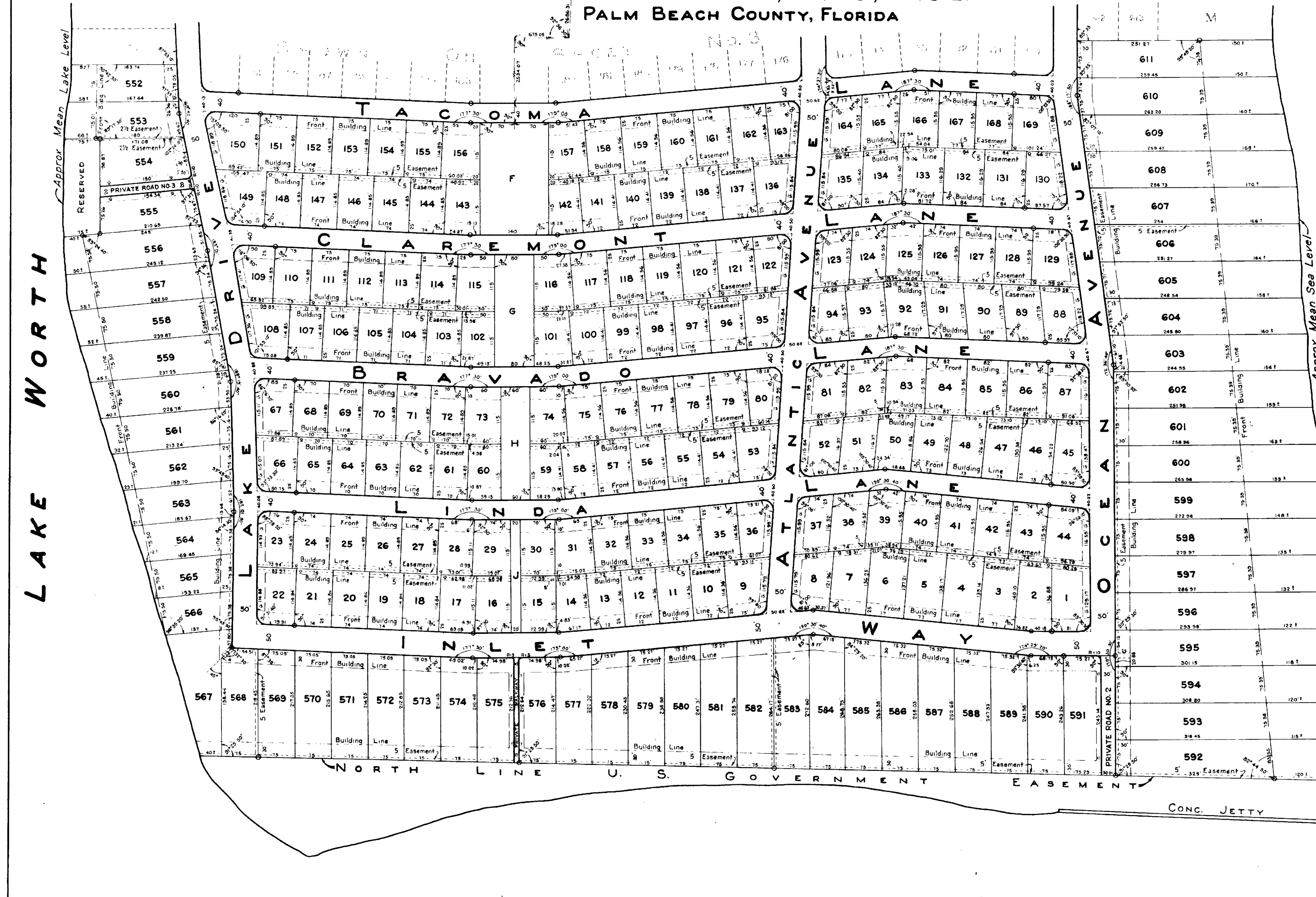
SHEET No. 4

PALM BEACH SHORES

IN SECTIONS 27 & 34, T. 42 S., R. 43 E.
PALM BEACH COUNTY, FLORIDA

BK 23
32

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:15 P. M.
this 15 day of Jan.
1948 and duly recorded in Plat Book No.
23 on page 32.
J. ALBX ARNETT, Clerk Circuit Court
By *Therese B. Hill*, D. C.



L A K E
W O R T H

A P P R O X . M E A N S E A L E V E L

A T L A N T I C
O C E A N

L A K E
W O R T H
I N L E T

GEORGE S. BROCKWAY
REGISTERED ENGINEER & SURVEYOR
WEST PALM BEACH, FLORIDA

PALM BEACH SHORES
PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS SHEET No. 4

FIELD: W.B.C., W.C.B.	SCALE: 1" = 100'	Dwg. No.
OFFICE: R.N.D., H.L.F.	DATE: JUNE 1947	BF-1428
DR BY: J.J.F.		
BK P-16 PG. 51		Job No. 46-864 B