

PLAT NO. I
SEMINOLE MANOR
IN SECTION 6, TWP. 45 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. I

Also a part of Lot 67 to 87, inclusive, Lake Osborne Subdivision, recorded in Plat Book 9, Page 43, Public Records of Palm Beach County, Florida, being in Township 44 1/2 South, Range 43 East

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:17 A.M. this 16 day of April 1958 and duly recorded in Plat Book No. 25 on page 164, 165, 166
J. ALEX ARNETTE, Clerk Circuit Court
By *Bertha M. Gorman* D. C.

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
KNOW ALL MEN BY THESE PRESENTS, that LEWIS E. KELLER and his wife, ROSALIE J. KELLER, the owners of the tract of land lying and being in Section 6, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as PLAT NO. I, SEMINOLE MANOR and more particularly described as follows, to wit:

Beginning at a point in the south line of Section 31, Township 44 South, Range 43 East, Palm Beach County, Florida, at a distance of 2374.50 feet easterly from, measured along said south line, the southwest corner thereof; thence S. 0° 03' 40" W., a distance of 322.66 feet, more or less, to a point in a line parallel to and 40 feet northerly from, measured at right angles to, the north line of Section 6, Township 45 South, Range 43 East (for convenience the west line of said Section 6 is assumed to bear North-South and all other bearings are relative thereto); thence N 89° 56' 20" W. along said parallel line, a distance of 630 feet; thence S. 0° 03' 40" W., a distance of 497.50 feet to the beginning of a curve concave to the northwest having a radius of 55 feet and a central angle of 45° 0'; thence southwesterly along the arc of said curve, a distance of 43.20 feet to the end of said curve; thence S. 45° 03' 40" W. along the tangent to said curve, a distance of 948.24 feet; thence S. 44° 56' 20" E., a distance of 630.35 feet to the beginning of a curve concave to the southwest having a radius of 55 feet and a central angle of 58° 52' 0'; thence southeasterly and southerly along the arc of said curve, a distance of 56.51 feet to a point of reverse curvature; thence southerly along the arc of a curve concave to the east having a radius of 1091.83 feet and a central angle of 13° 54' 40", a distance of 265.09 feet to the end of said curve; thence south along the tangent to said curve, a distance of 220 feet; thence east, a distance of 270 feet; thence south, a distance of 970 feet; thence east, a distance of 450.74 feet to the beginning of a curve concave to the northwest having a radius of 1244.54 feet and a central angle of 22° 31' 30"; thence northeasterly along the arc of said curve, a distance of 489.27 feet to the end of said curve; thence N. 67° 28' 30" E. along the tangent to said curve, a distance of 72.99 feet; thence north, a distance of 43.30 feet to a point in the northerly right of way line of L.W.D.D. Canal L-17; thence N. 67° 28' 30" E. along said northerly right of way line, a distance of 200.28 feet; thence north, a distance of 2832.72 feet, more or less, to a point in a line parallel to, and 40 feet southerly from, measured at right angles to, the north line of said Section 6; thence N. 0° 03' 40" E., a distance of 383.61 feet, more or less, to a point in the south line of Section 31; thence N. 87° 59' 21" W. along said south line, a distance of 560.13 feet, more or less, to the point of beginning. SUBJECT to existing rights of way of Record.
AND LESS the parts marked "Not Included."

The above described parcel of land includes a part of Lots 67 to 87, inclusive, Lake Osborne Subdivision, recorded in Plat Book 9, Page 43, Public Records of Palm Beach County, Florida, said plat being in Twp. 44 1/2 S., Rge. 43 E. have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon.

AND FURTHERMORE, the said Owners do hereby dedicate to the perpetual use of the owners of property in this Subdivision, the Lake and Canals shown hereon.
IN WITNESS WHEREOF they have hereunto set their hands and seals this 21st day of March, A.D. 1958.

Witness: *Willard G. Buffing* *Lewis E. Keller* (Seal)
Witness: *Clarence P. Leonard* *Rosalie J. Keller* (Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LEWIS E. KELLER and his wife, ROSALIE J. KELLER, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said ROSALIE J. KELLER, known to me to be the wife of the said LEWIS E. KELLER, on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said dedication for the purpose of renouncing, relinquishing and conveying, all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the Streets, Lake and Canals described therein, and that she executed the said dedication freely and voluntarily, and without any compulsion, constraint or fear of, or from her said husband.
WITNESS my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this 21st day of March, A.D. 1958.

John J. Flower
Notary Public

My Commission expires: August 7, 1961

STATE OF FLORIDA
COUNTY OF PALM BEACH^{SS}
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing 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.

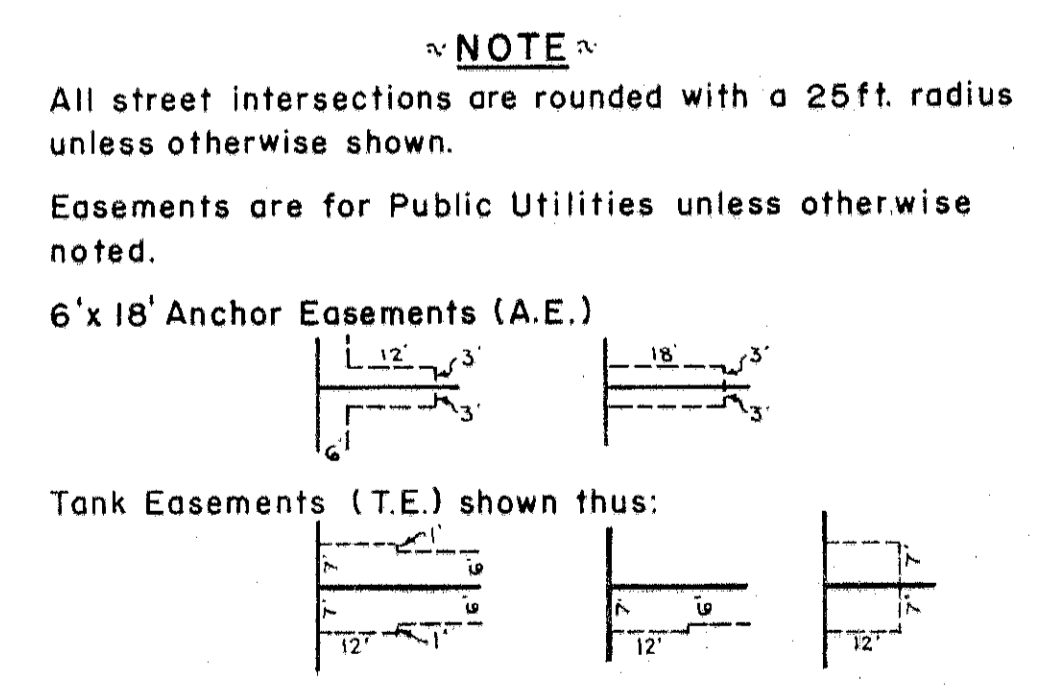
H. R. Fitzgerald
Registered Ladd Surveyor
Florida Certificate No. 152

Subscribed and sworn to before me this 21st day of March, A.D. 1958.

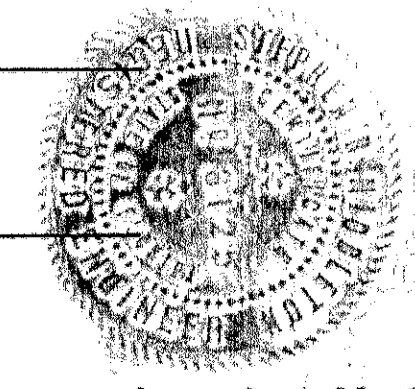
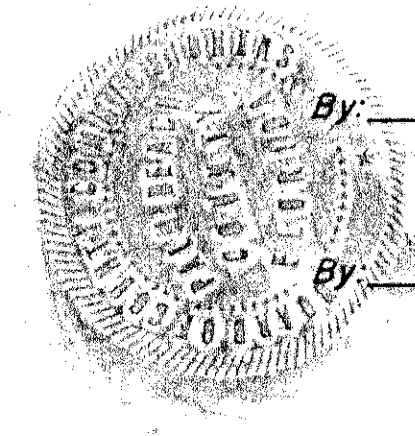
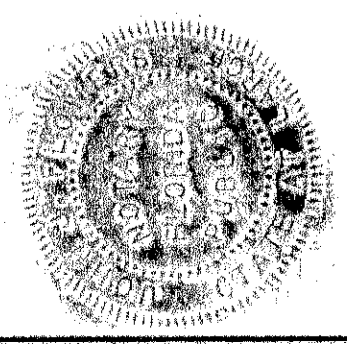
John J. Flower
Notary Public

My Commission expires: August 7, 1961

NOTE
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
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.



SUBDIVISION SEMINOLE MANOR PLAT I
BOOK 25 PAGE 164
FLOOD HAZARD # 175 B
ZONING R1M
ZEP CODE 2A-402
SE
TAX 412
SUBDIVISION SEMINOLE MANOR



Approved: APRIL 4, A.D. 1958
Board of County Commissioners

By: *Ray E. Michael*
Chairman
By: *Stephen M. ...*
County Engineer

BROCKWAY, WEBER & BROCKWAY
ENGINEERS
WEST PALM BEACH, FLORIDA

PLAT NO. I
SEMINOLE MANOR
IN 3 SHEETS SHEET NO. I

FIELD:	W.L.G.	SCALE:	1" = 100'	Dwg. No.
OFFICE:	R.E.R.			
DR. BY:	M.G.B.	DATE:	MARCH 1958	Job No. 57-1182
SK:				

Comb. Book 29, Page 3