

NOTES:

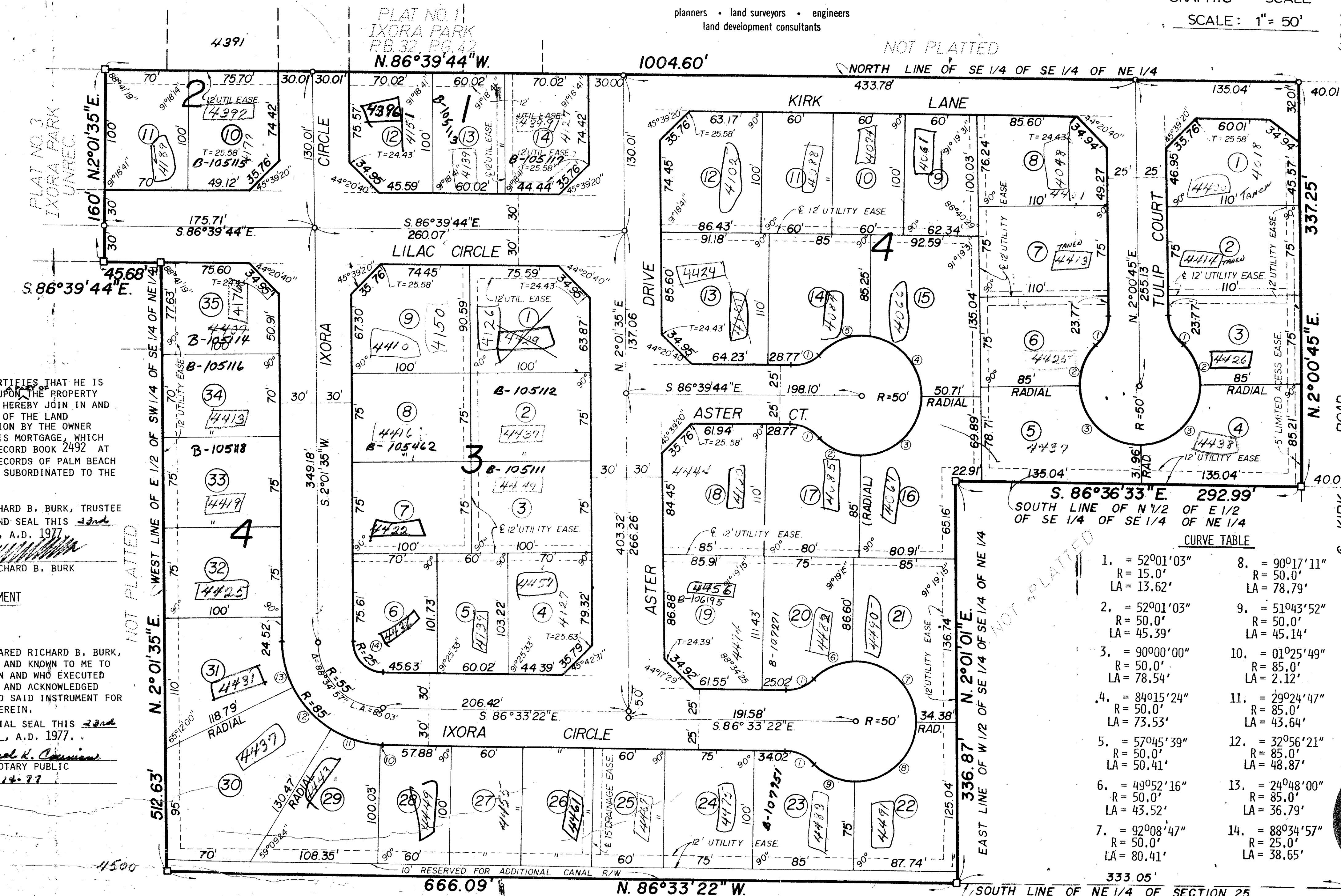
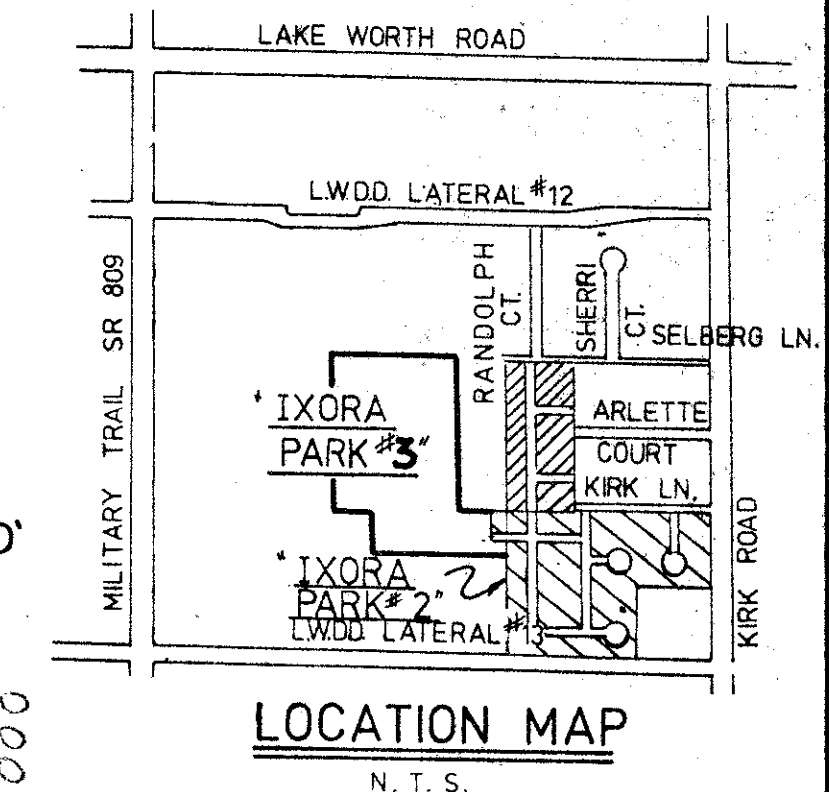
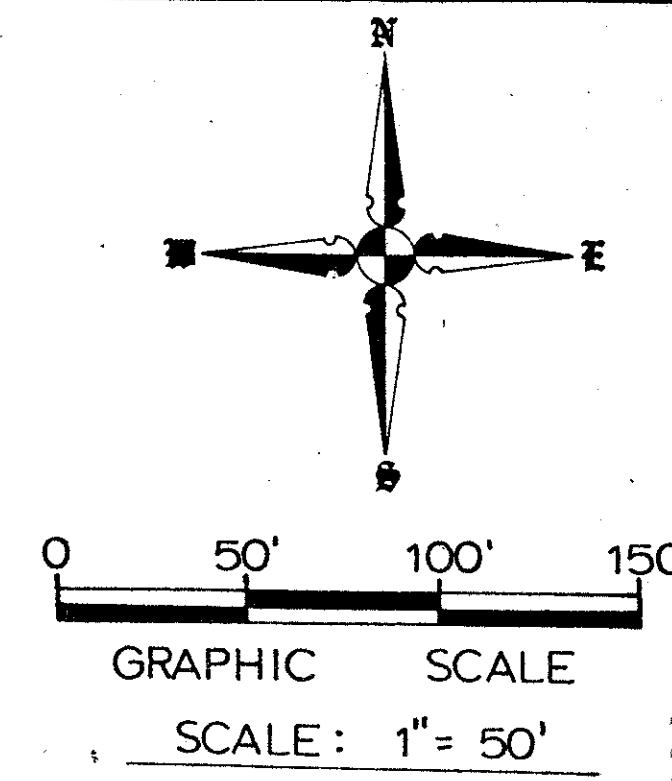
1. THERE SHALL BE NO TREES, SHRUBS, OR STRUCTURES BUILT OR PLACED ON UTILITY EASEMENTS, OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS, UNLESS OTHERWISE NOTED, ARE FOR PUBLIC UTILITIES.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: PERMANENT CONTROL POINTS SHOWN THUS:
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°-00'-45" EAST FOR THE EAST LINE OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Plat No. 2 Ixora Park

IN THE NORTHEAST ONE QUARTER OF SECTION 25,
TWP. 44 SO., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

WEIMER AND COMPANY
INCORPORATED

planners • land surveyors • engineers
land development consultants



MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2492 AT PAGE 1319 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, RICHARD B. BURK, TRUSTEE DO HERETO SET MY HAND AND SEAL THIS 22nd DAY OF May, A.D. 1977.

Carol K. Commission
WITNESS RICHARD B. BURK

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. BURK, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, A.D. 1977.

Carol K. Commission
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-14-77

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE EAST THREE-QUARTERS OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AND, THE EAST 45.68 FEET OF THE NORTH 160.00 FEET OF THE NORTH ONE-THIRD OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25.

LESS, HOWEVER, THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25.

ALSO LESS, THE EAST 40 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC., A FLORIDA CORPORATION BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS PLAT NO. 2, IXORA PARK, AND DOES HEREBY DEDICATE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PUBLIC PURPOSES, THE USE OF THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND/OR DRAINAGE FACILITIES, AND THE LIMITED ACCESS EASEMENT ALONG KIRK DRIVE FOR THE PURPOSES OF CONVEYANCE AND JURISDICTION OVER THE FACILITIES.

IN WITNESS WHEREOF, SAID TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC., HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS TREASURER AND CORPORATE SEAL TO BE AFFIXED HERETO, ON AND UNDER THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF MAY, A.D. 1977.

ATTEST: *Carol K. Commission* TREASURER BY: *Myron M. Stevens* PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. BURK AND MELVIN TANEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF THE ABOVE NAMED TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC., A CORPORATION, AND SEVERAL OTHERS, AND I HAVE KNOWN AND BELIEVED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND TREASURER, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE PROPER SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF MAY, A.D. 1977.

MY COMMISSION EXPIRES: MARCH 22nd 1980

Myron M. Stevens
NOTARY PUBLIC

COUNTY APPROVAL

BY: *Myron M. Stevens* (SEAL)
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 31st DAY OF MAY, A.D. 1977.

BY: *John B. Dunkle* (SEAL)
CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *Myron M. Stevens*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MYRON M. STEVENS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TANEN CONSTRUCTION COMPANY OF "EAU GALLIE", INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: May 21, 1977 *Myron M. Stevens*
MYRON M. STEVENS, ATTORNEY AT LAW.

SURVEYOR'S CERTIFICATION

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, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'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 GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND ALL ORDINANCES AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John Ernst Weimer
JOHN ERNST WEIMER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 24000

THIS INSTRUMENT WAS PREPARED BY ROBERT WEIMER IN THE OFFICE OF WEIMER AND COMPANY, INC., 2586 FOREST HILL BOULEVARD, WEST PALM BEACH, FL 33406

1000-129
ACKNOWLEDGEMENT

25
33

Myron M. Stevens
NOTARY PUBLIC