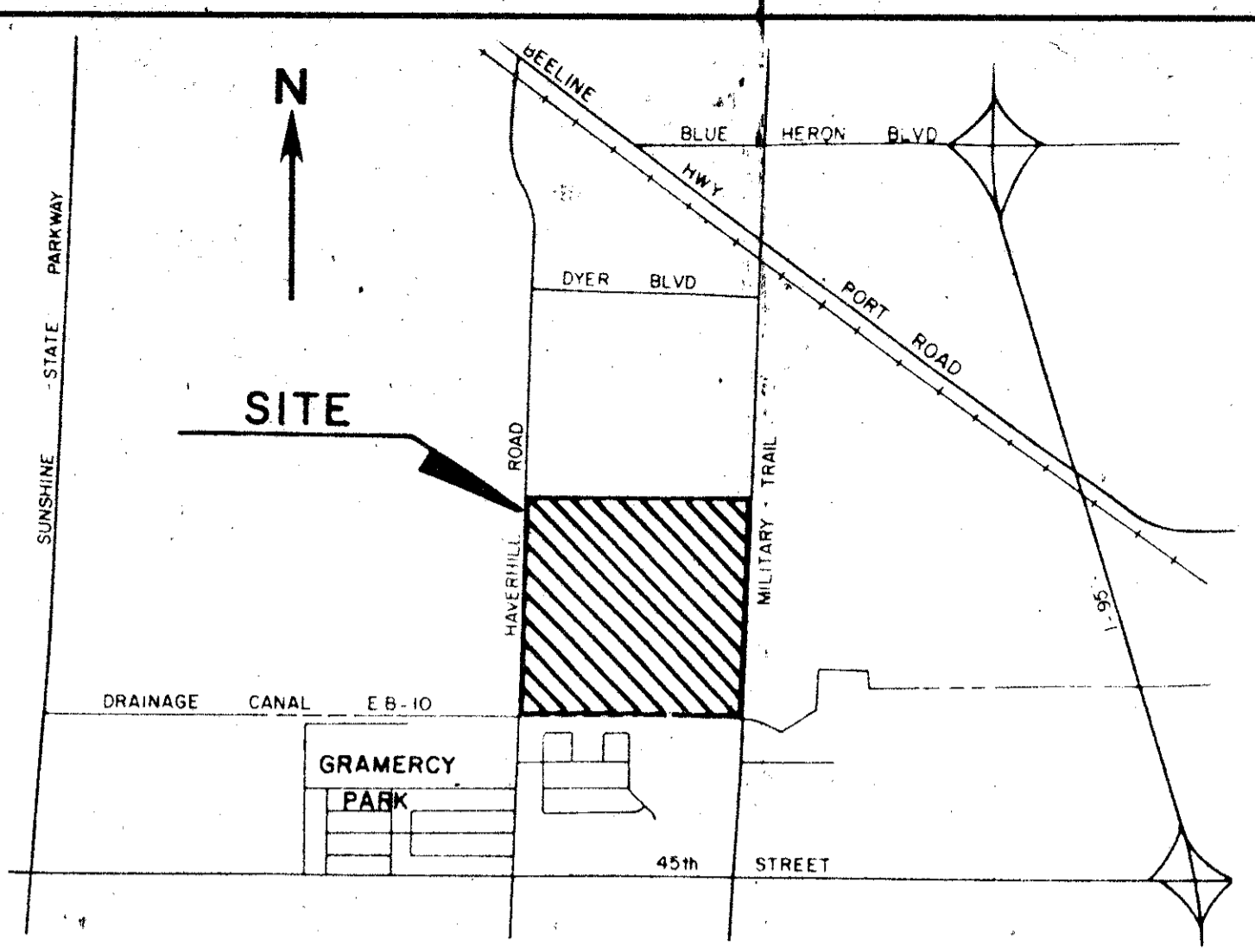


# PLAT 1 LONE PINE ESTATES

IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST.  
PALM BEACH COUNTY, FLORIDA



LOCATION MAP  
1"=2000'

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Lone Pine Estates, Inc., a Florida corporation, owner of land shown hereon, being in Section 36, Township 42 South, Range 42 East, Palm Beach County Florida, shown hereon as Plat No. 1 of Lone Pine Estates, being more particularly described as follows:

A parcel of land lying in the Southwest one quarter of Section 36, Township 42 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest one quarter aforesaid; thence North 87° 23' 27" West along the South line of said Southwest one quarter (the South line of said Southwest one quarter is assumed to bear North 87° 23' 27" West and all other bearings are relative thereto) a distance of 53.51 feet to the Point of Beginning of the herein described parcel; said point lying on a curve concave to the West, having a radius of 28537.89 feet, a central angle of 0° 33' 26" and a tangent bearing at this point of North 3° 14' 00" East; thence Northerly along the arc of said curve a distance of 278.12 feet to a point; thence North 87° 23' 27" West a distance of 10.0 feet to a point; thence South 47° 38' 34" West a distance of 35.33 feet to a point; thence North 87° 23' 27" West a distance of 143.17 feet to a point of curve concave to the South, having a radius of 160.64 feet and a central angle of 49° 56' 48"; thence Westerly and Southerly along the arc of said curve a distance of 140.04 feet to a point of reverse curve concave to the North, having a radius of 100.64 feet and a central angle of 49° 56' 48"; thence Southerly and Westerly along the arc of said curve a distance of 87.73 feet to a point; thence North 2° 36' 33" East a distance of 603.13 feet to a point of curve concave to the Southwest, having a radius of 185.0 feet and a central angle of 90° 00' 00"; thence Northerly and Westerly along the arc of said curve a distance of 290.60 feet to a point of tangent; thence North 87° 23' 27" West a distance of 410.0 feet to a point of curve concave to the Southeast, having a radius of 185.0 feet and a central angle of 90° 00' 00"; thence Westerly and Southerly along the arc of said curve a distance of 290.60 feet to a point of tangent; thence South 2° 36' 33" West a distance of 431.09 feet to a point of curve concave to the Northwest, having a radius of 72.04 feet and a central angle of 50° 58' 33"; thence Southerly and Westerly along the arc of said curve a distance of 64.10 feet to a point; thence South 42° 23' 27" East a distance of 41.92 feet to a point; thence South 2° 36' 33" West a distance of 146.43 feet to a point; thence South 87° 23' 27" East a distance of 75.0 feet to a point; thence South 2° 36' 33" West a distance of 100.0 feet to a point of intersection with the South line of said Southwest one quarter; thence South 87° 23' 27" East along said South line of the Southwest one quarter a distance of 1078.53 feet to the Point of Beginning.

Containing in all 18.48 acres more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

### 1. Streets:

The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

### 2. Easements:

- a. Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- b. Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
- c. Water Main Easement - The water main easements as shown hereon are hereby dedicated in perpetuity to the City of Riviera Beach for the construction and maintenance of water mains.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of May, 1977.

LONE PINE ESTATES, INC., a Corporation of the State of Florida

By: *W. R. Mayotte*  
W. R. Mayotte, President

ATTEST:  
*Blanche M. Mayotte*  
Blanche M. Mayotte, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, John H. Grieb, EXECUTIVE VICE PRESIDENT and Timothy R. Poe, VICE PRESIDENT respectively, of First National Bank and Trust Company of Riviera Beach, a National Banking Association, to me well known and known to me to be the individuals described in and who executed the foregoing Mortgage Approval, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of the Board of Directors, for the purposes therein expressed and that their act and deed of said Association.

WITNESS my hand and official seal this 17th day of May, A.D., 1977.

*H. Gene Fox*  
Notary Public

My Commission Expires: December 7, 1980

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared W. R. Mayotte and Blanche M. Mayotte, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the Lone Pine Estates, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate 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 19th day of May, 1977.

*Notary Public*

My Commission Expires: at the pleasure of the Crown

### MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, that the FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, an Association organized and existing under the laws of the United States of America, the owner and holder of that certain mortgage dated March 15, 1977 filed and recorded in Official Record Book 2652, Pages 921 and 929 of the Public Records of Palm Beach County, Florida, on March 15, 1977, encumbering above described property does hereby consent to the filing of this plat and does hereby join in the dedication shown hereon.

*Timothy R. Poe*  
Witness

*H. Gene Fox*  
Witness

*John H. Grieb*  
John H. Grieb  
EXECUTIVE VICE PRESIDENT

*Timothy R. Poe*  
Timothy R. Poe  
VICE PRESIDENT

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 17th day of May, 1977.

By: *Lake Lytle*  
Lake Lytle, Chairman  
COUNTY ENGINEER.

This plat is hereby found to meet all requirements of the State and County laws and ordinances.

ATTEST: *John B. Durkell*  
John B. Durkell, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: *Deputy Clerk*  
Deputy Clerk

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Eugene F. Bie, 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 Lone Pine Estates, Inc.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

*Eugene F. Bie*  
Eugene F. Bie  
Attorney-at-Law

Date: May 17, 1977

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 the Permanent Reference Monuments have been placed as required by law and furthermore that (P.C.P.'s) Permanent Control Points will be set in accordance with law after construction is complete, and further that the survey data complies with the provisions of Chapter 177, Florida Statutes, as amended and the Ordinances of Palm Beach County, Florida.

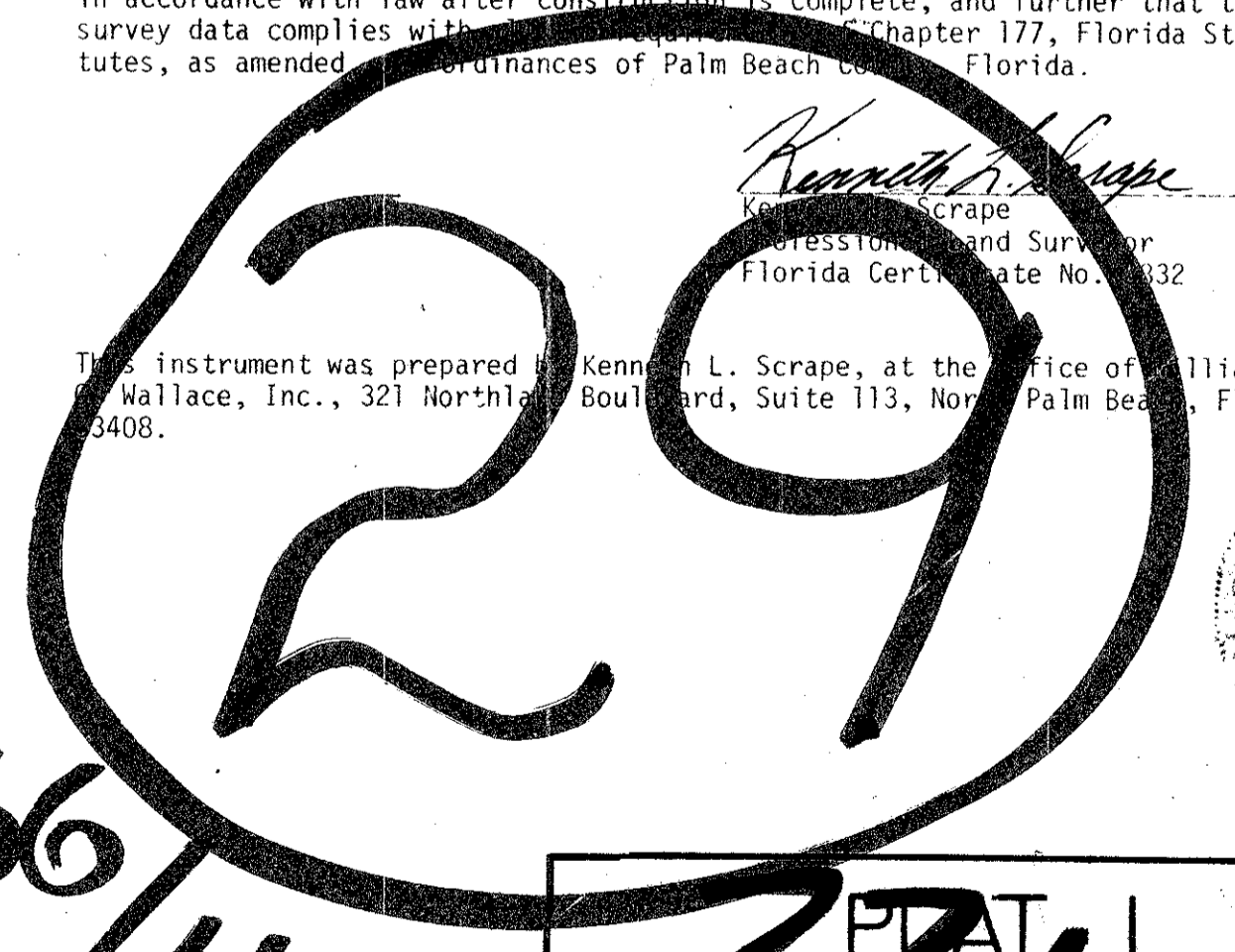
*Kenneth L. Scrape*  
Kenneth L. Scrape  
Professional Land Surveyor  
Florida Certificate No. 132

This instrument was prepared by Kenneth L. Scrape, at the office of William Wallace, Inc., 321 Northlake Boulevard, Suite 113, North Palm Beach, Florida, 33408.

*City*

1000-133

36/42/42



# LONE PINE EST

PLAT 1 33 LONE PINE ESTATES		
WILLIAM WALLACE INC. Consulting Engineers and Planners 321 Northlake Blvd., Suite 113, North Palm Beach, Florida		
FIELD T.L.	JOB NO. J76-122	FILE NO. 36-42-42
OFFICE J.B.F.	DATE: FEB. 1977	DWG. NO. 76-75
CK'D. KLS	REF.	SHEET 1 OF 2

