

742 March 30 1979  
Hyle Shuffro

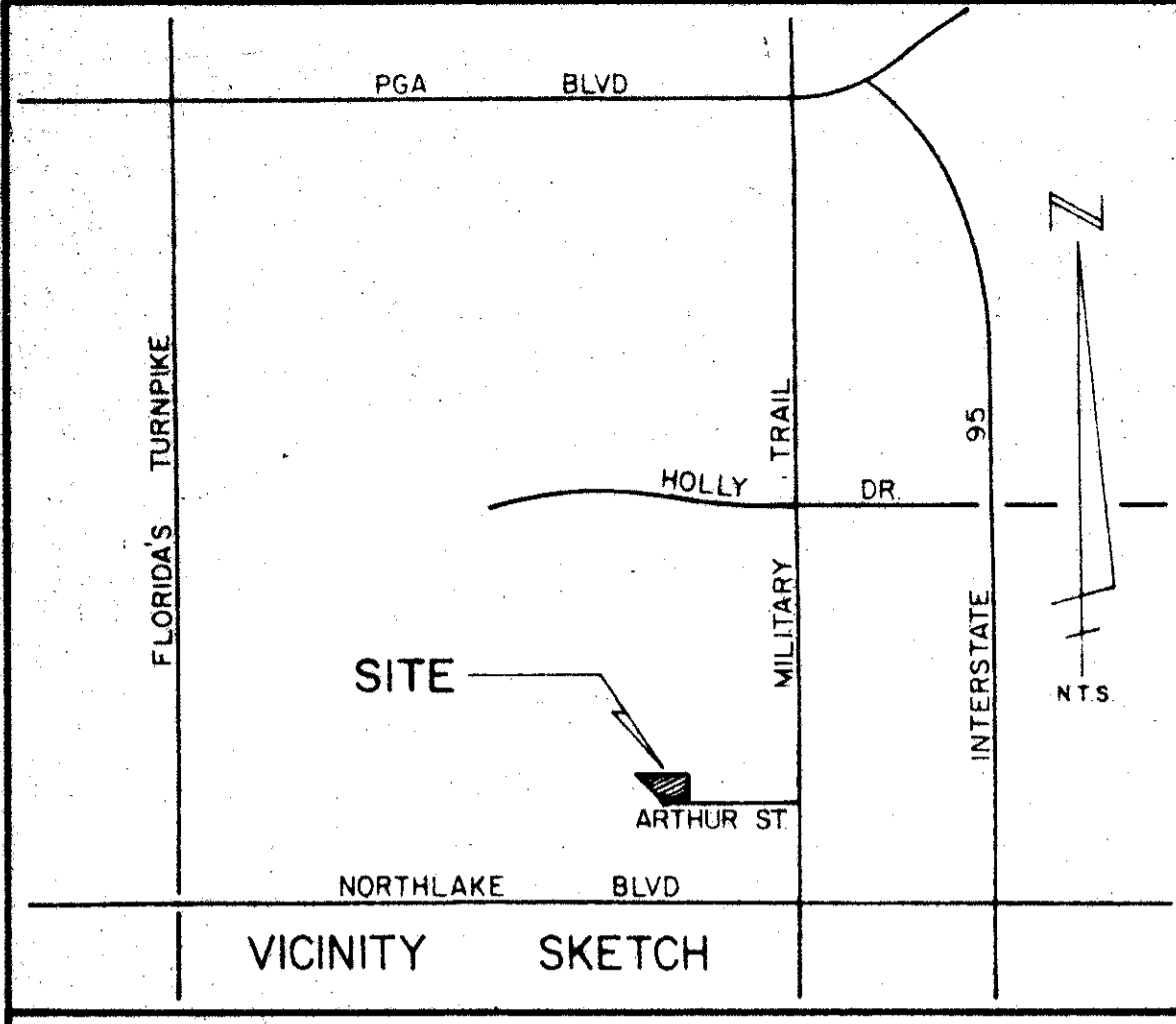
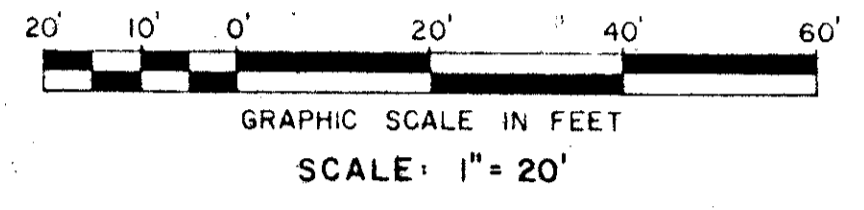


# REPLAT OF PLAT OF KING ARTHUR ESTATES

BEING A REPLAT OF LOTS 22 & 23, PLAT OF KING ARTHUR ESTATES AS RECORDED IN PLAT BOOK 35, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Check replat for prior numbers or revision

E/B 2 APR 79



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARTHUR DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING A PORTION OF PLAT OF KING ARTHUR ESTATES, AS RECORDED IN PLAT BOOK 35, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF PLAT OF KING ARTHUR ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 22 AND 23, PLAT OF KING ARTHUR ESTATES, AS RECORDED IN PLAT BOOK 35, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 0.515 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
2. BACK YARD DRAINAGE EASEMENTS ARE DEDICATED TO THE INDIVIDUAL PROPERTY OWNERS FOR WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF THE SAID OWNERS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF February, 1979.

ARTHUR DEVELOPMENT CO.  
ATTEST: Helen Arthur SECRETARY  
BY: Fred A. Arthur PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRED A. ARTHUR AND HELEN ARTHUR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ARTHUR DEVELOPMENT CO., 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 7th DAY OF February, 1979.

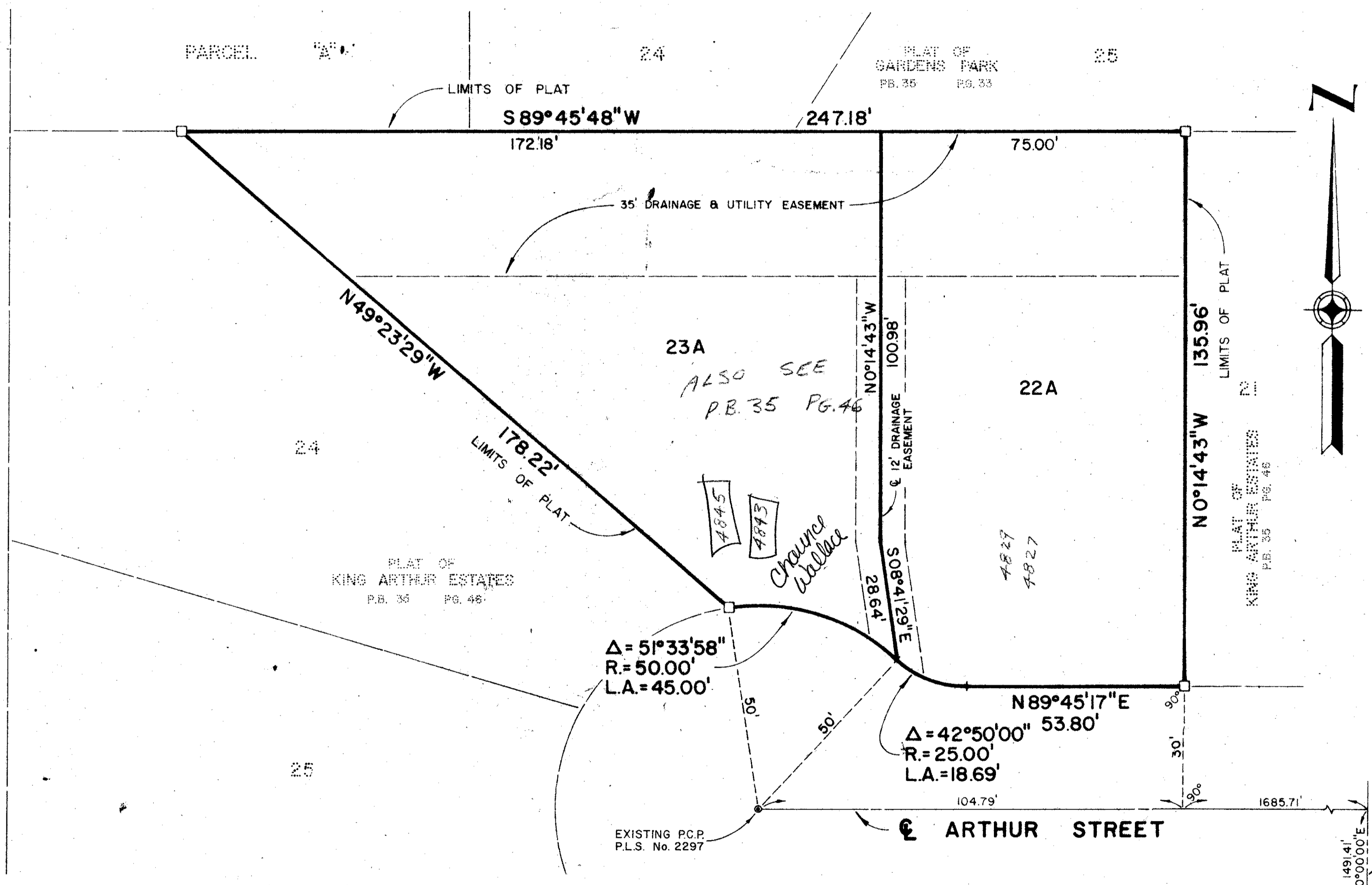
MY COMMISSION EXPIRES: May 6, 1982  
Walter J. Wallace  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2687, PAGE 1477, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF January, 1979.

PAN AMERICAN BANK OF MIAMI  
ATTEST: Dorothy Luck  
BY: Nathaniel B. Elkins  
VICE PRESIDENT



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, GUARDIAN TITLE & ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ARTHUR DEVELOPMENT CO., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT WE FIND THE MORTGAGE WHICH IS SHOWN IS TRUE AND CORRECT AND THE ONLY ONE OF RECORD.

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, 1979.  
BY: Bill Bailey CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
BY: Margie Almon DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, 1979.  
BY: Herbert F. Lambert, P.E. COUNTY ENGINEER

### 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 RESPECTABLE 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 FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Craig L. Wallace  
CRAIG L. WALLACE  
PROFESSIONAL LAND SURVEYOR  
FLA. CERTIFICATE NO. 3357

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 109, NORTH PALM BEACH, FLORIDA 33408.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF DADE  
BEFORE ME PERSONALLY APPEARED NATHANIEL B. ELKINS AND DOROTHY LUCK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED PAN AMERICAN BANK OF MIAMI, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND SECRETARY 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 22nd DAY OF January, 1979.  
MY COMMISSION EXPIRES: May 6, 1982  
Walter J. Wallace  
NOTARY PUBLIC

### NOTES:

1. THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON PUBLIC UTILITY EASEMENTS.
  2. THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
  3. BEARINGS SHOWN HEREON REFER TO THE MERIDIAN SHOWN ON THE PLAT OF KING ARTHUR ESTATES, AS RECORDED IN PLAT BOOK 35, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- = DENOTES PERMANENT CONTROL POINTS (P.C.P.)  
□ = DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.)

1000-092  
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13/42/42

REPLAT OF PLAT OF 34/14			
KING ARTHUR ESTATES			
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd., North Palm Beach, Florida			
FIELD	FG.	JOB NO	35-46
OFFICE	W.D.J.	DATE	SEPT 1978
CK'D	C.L.W.	REF	35-46
FILE NO	78-663	FILE NO	78-510
DWG NO	78-510	SHEET	1 OF 1

REPLAT OF PLAT OF King Arthur Estates