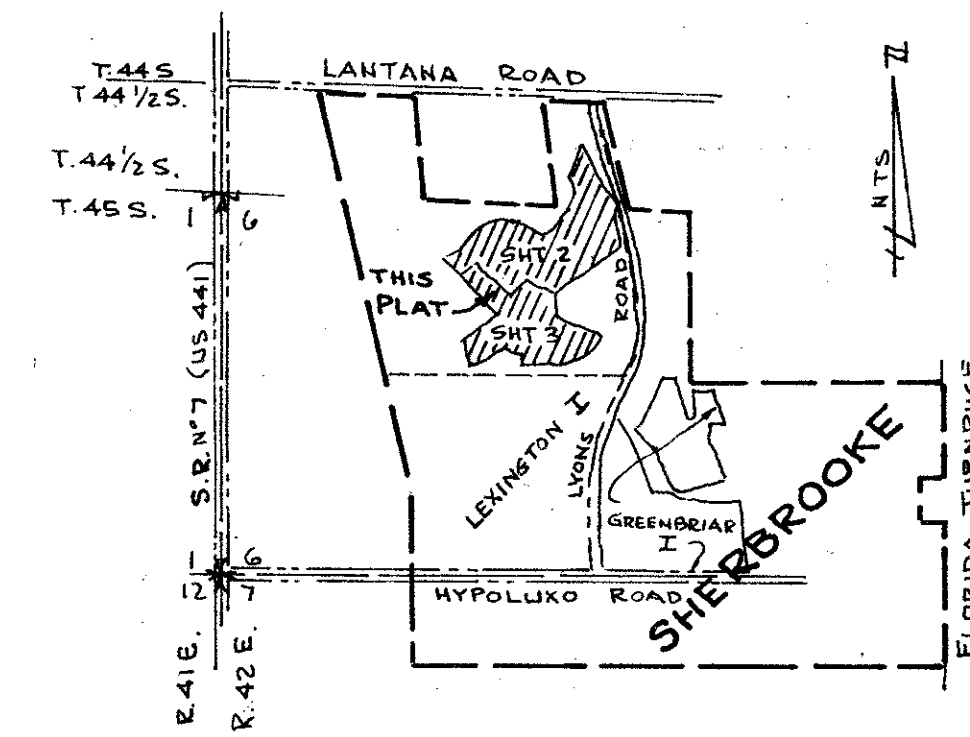


ST. ANDREWS OF SHERBROOKE P.U.D.

IN PART OF TRACT 42, TWP. 44 1/2 S., RGE. 42 E. & SEC. 6, TWP. 45 S., RGE. 42 E.
PALM BEACH COUNTY, FLORIDA
IN 3 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JULY 1978

Being a Replat of part of PALM BEACH FARMS COMPANY PLATS NO. 3 and 13,
recorded in Plat Book 2, Page 48 and Plat Book 6, Page 99, respectively,
Public Records of Palm Beach County, Florida



LOCATION SKETCH & INDEX

100

FLOOD ZONE 'B'
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:40 AM
this 7 day of May, 1979,
and duly recorded in Plat Book No. 31
on page 102, 101 & 102.
JOHN B. DUNKLE, Clerk Circuit Court
By _____, D.C.

DESCRIPTION

Being a REPLAT of Part of Lot 1, Tract 42, Township 44 1/2 South, Range 42 East, Palm Beach County, Florida as shown on THE PALM BEACH FARMS COMPANY PLAT NO. 13 as recorded in Plat Book 6, Page 99, Public Records of Palm Beach County, Florida and part of Section 6, Township 45 South, Range 42 East, as shown on THE PALM BEACH FARMS COMPANY PLAT NO. 3 as recorded in Plat Book 2, Page 48 of said Public Records, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 6 as shown on Sheet No. 2 of LEXINGTON I OF SHERBROOKE - P.U.D. as recorded in Plat Book 32, Page 196; thence N.87°54'28"W. along the North Line of said Section 6, a distance of 192.52 feet to the POINT OF BEGINNING of this description; thence S.45°47'02"E., a distance of 74.54 feet to the South Line of Lake Worth Drainage District No. 16; thence continue S.45°47'02"E., a distance of 0.09 feet; thence S.09°55'20"E., parallel with and 25 feet west of the West Right-of-Way Line of Lyons Road, a distance of 451.25 feet; thence S.83°30'43"W., a distance of 482.04 feet; thence S.62°27'18"W., a distance of 512.56 feet; thence S.77°46'01"W., a distance of 481.71 feet; thence S.34°01'46"W., a distance of 169.19 feet; thence S.53°28'57"E., a distance of 876.21 feet; thence N.89°52'12"E., a distance of 350.00 feet; thence S.65°56'32"E., a distance of 441.80 feet; thence S.11°25'07"W., a distance of 329.67 feet; thence S.44°15'30"W., a distance of 198.71 feet; thence S.66°43'18"W., a distance of 300.17 feet; thence S.78°02'29"W., a distance of 347.77 feet; thence S.00°41'41"E., a distance of 30.00 feet; thence S.89°18'19"W., a distance of 275.00 feet; thence N.00°41'41"W., a distance of 94.00 feet; thence N.62°42'05"W., a distance of 178.01 feet; thence S.72°24'03"W., a distance of 508.96 feet; thence N.01°48'19"E., a distance of 228.00 feet; thence N.39°12'48"E., a distance of 252.04 feet; thence N.32°16'44"W., a distance of 422.84 feet; thence N.47°19'10"W., a distance of 1035.12 feet; thence S.60°33'19"W., a distance of 30.00 feet; thence N.29°26'41"W., a distance of 270.00 feet; thence N.60°33'19"E., a distance of 110.00 feet; thence N.19°34'27"E., a distance of 348.31 feet; thence N.44°18'19"E., a distance of 127.28 feet; thence N.73°55'44"E., a distance of 514.19 feet; thence S.68°38'21"E., a distance of 235.82 feet; thence S.44°59'15"E., a distance of 122.65 feet; thence N.77°42'47"E., a distance of 796.24 feet; thence N.11°31'10"E., a distance of 112.31 feet to the South Line of Tract 42 of said THE PALM BEACH FARMS COMPANY PLAT NO. 13; thence continue N.11°31'10"E., a distance of 25.58 feet; thence N.33°11'34"E., a distance of 162.90 feet; thence N.09°55'28"E., a distance of 162.79 feet; thence N.25°08'19"W., a distance of 120.83 feet; thence N.05°21'31"E., a distance of 259.84 feet; thence N.54°19'56"E., a distance of 86.02 feet; thence S.35°47'45"E., a distance of 913.00 feet; thence S.45°47'02"E., a distance of 37.23 feet to the North Line of said Section 6 and the POINT OF BEGINNING.

NOTES

All bearings shown hereon are relative to an assumed meridian with the South Line of Sec. 31-44-42 bearing S.87°57'15"E.

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

There shall be no buildings or any kind of construction or trees or shrubs placed on Utility Easements and/or Drainage Easements.

- denotes Permanent Reference Monument.
- o denotes Permanent Control Point.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, J. RICHARD HARRIS, 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 in SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon, and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

J. Richard Harris

J. Richard Harris - Attorney at Law
licensed in Florida

Date: 12/28/78

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents 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 2284, Page 162 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be signed by its ASSISTANT VICE PRES. and attested by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 28 day of DECEMBER, 1978.

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LAKE WORTH
A Corporation of the State of Florida

Attest: *[Signature]* By: M.C. Hamblin Tr. 42/44 1/2/42
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, this 28 day of DECEMBER, 1978, by G.B. BANNERMAN and M.C. HAMBLIN ITS SECRETARY and MRS. V. PRES., respectively, of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LAKE WORTH, a Florida Corporation, on behalf of said Corporation.

[Signature]
Notary Public

My Commission expires: 6/73/81

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, the owner of the land shown hereon as ST. ANDREWS OF SHERBROOKE, P.U.D. being part of Tract 42, Township 44 1/2 South, Range 42 East and part of Section 6, Township 45 South, Range 42 East, Palm Beach County, Florida, and being more particularly described to the left under Description.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The Street Right of Ways are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the perpetual use of the public for proper purposes.

The Drainage Right of Ways as shown are hereby dedicated to SHERBROOKE HOME OWNERS ASSOCIATION, INC.

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its Vice President and attested by its President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of October, 1978.

SHERBROOKE MANAGEMENT, INC., an Ohio Corporation

Attest: *[Signature]* By: *[Signature]*
Eugene C. Schear, President Charles F. Hara, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, CHARLES F. HARA and EUGENE C. SCHEAR, Vice President and President, respectively, of SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal, this 9th day of October, 1978.

[Signature]
Notary Public - State of Florida at large

My Commission expires: April 18, 1981

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on November 10, 1978, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Part 1, Florida Statutes; permanent control points will be set within one year from the recording of this plat, and that said land is located in Palm Beach County, Florida.

[Signature]
Paul J. Fotorny, Professional Land Surveyor
Florida Registration No. 2297 - Date: 10/10/78

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on JANUARY 16, 1979, that the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by Paul J. Fotorny.

GEE & JENSON - Engineers, Architects, Planners, Inc.

[Signature]
William G. Wallace, Jr., Professional Land Surveyor
Florida Registration No. 2283 - Date: Jan. 16, 1979

LAND USE

Residential Area	74.29 Acres
Drainage R/W	5.91 Acres
Roads	10.14 Acres
Total Area	90.34 Acres
Lots	64
Density	0.71 Dwelling Units / Acre

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record,
this 1st day of May, 1979.

By: *[Signature]*
Bill Bailey - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: *[Signature]*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record,
this 1 day of MAY, 1979.

By: *[Signature]*
M.F. Kahler - County Engineer

THIS INSTRUMENT PREPARED
BY WILLIAM G. WALLACE, JR.
2219 Okeechobee Boulevard
West Palm Beach, Florida