

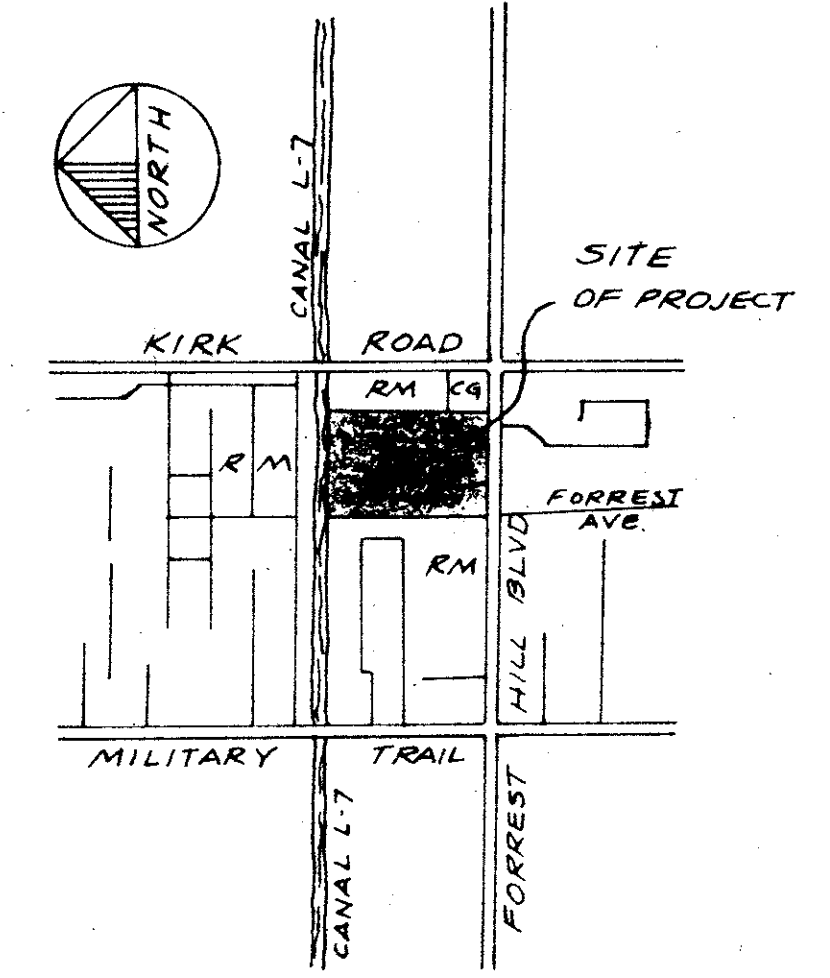
PLAT OF

# FOREST LAKES

IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF THE WEST HALF (1/2) OF LOT 1, AND ALL OF LOT 2, BLOCK 4, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH PLANTATIONS, AS RECORDED IN PLAT BOOK 10 PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APRIL 1979 SHEET 1 IN 2 SHEETS



LOCATION MAP

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:01 A.M.  
this 1 day of June  
1979 and duly recorded in Plat Book  
10 on page 125 + 126  
JOHN B. DUNKLE, Clerk Circuit Court  
Dyle Shreffers  
FLOOD ZONE B

THIS INSTRUMENT PREPARED BY:  
ANTHONY NICHUDA  
2829 OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA

**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, ROBERT C. MALT AND COMPANY, A FLORIDA CORPORATION, THE OWNERS OF THAT TRACT OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOREST LAKES, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS AS WIT:

A REPLAT OF THE WEST HALF (1/2) OF LOT 1 AND ALL OF LOT 2, BLOCK 4, SECTION 12, PLAT OF PALM BEACH PLANTATIONS, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

**1. STREETS**

THE STREET AS SHOWN (CIRCLE) IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

**2. EASEMENTS**

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

**3. LIMITED ACCESS EASEMENTS**

THE AREAS INDICATED AS 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.

**4. COMMON AREAS**

THE COMMON AREAS, TRACT "D" AS DEFINED IN THE FOREST LAKES PROPERTY OWNERS AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 3069, PAGE 700, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ARE DEDICATED AS UTILITY, DRAINAGE, ACCESS AND RECREATION EASEMENTS.

**5. WATER MANAGEMENT AREAS**

TRACTS A, B AND C, AS SHOWN HEREON, ARE DEDICATED TO THE FOREST LAKES PROPERTY OWNERS ASSOCIATION FOR THE PROPER PURPOSES, DRAINAGE AND ACCESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND IT CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF IT BOARD OF DIRECTORS, THIS 16th DAY OF April A.D. 1979.

ROBERT C. MALT AND COMPANY  
ATTEST: Clara B. Lefterson, SECRETARY  
ATTEST: Robert C. Malt, PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME, PERSONALLY APPEARED ROBERT C. MALT AND CLARA B. LEFTERSON 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 ROBERT C. MALT AND COMPANY, 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 INSTRUMENTS BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENTS IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 16th DAY OF April A.D. 1979

Vera Brent  
NOTARY PUBLIC STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, UPON THE HEREON DESCRIBED PROPERTY AND DO 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2948, PAGE 1872 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Rudolph H. Kuebler  
WITNESS: Vera L. Kuebler  
BY: Rudolph H. Kuebler  
BY: Vera L. Kuebler

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RUDOLPH H. KUEBLER AND VERA L. KUEBLER, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAME INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 24th DAY OF April A.D., 1979

MY COMMISSION EXPIRES: 7-4-81  
Willa Brent  
NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, FLAGLER TITLE CO., 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 PROPERTY IS VESTED TO ROBERT C. MALT & COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 4-25-79  
FLAGLER TITLE COMPANY  
Roger Gamblin, PRESIDENT

**NOTE:**

- 1. ALL BEARINGS ARE ASSUMED BASED ON THE CENTERLINE OF FOREST HILL BOULEVARD BEING DUL WEST.
- 2. THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE OR UTILITY EASEMENTS.
- 3. P.R.M. DENOTES PERMANENT REFERENCE MONUMENTS
- 4. P.C.P. DENOTES PERMANENT CONTROL POINT.

**COUNTY APPROVAL**

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 29 DAY OF May A.D., 1979

BY: Chairman - VICE

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 29 DAY OF MAY A.D., 1979

BY: COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE - CLERK BOARD OF COUNTY COMMISSIONERS

BY: Manjiv B. Jemina DEPUTY CLERK

**SURVYOR'S CERTIFICATE**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS IS TO CERTIFY THAT THE PLAT SHOWN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE 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 UNDER THE GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIPIED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

Richard J. Porter  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1656

1000-063  
12/44/42  
37/125  
JAMES D. CARLTON, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

2829 OKEECHOBEE BOULEVARD WEST PALM BEACH FLORIDA  
683-8800 683-8801

# Forest Lakes

NOTARY PUBLIC STATE OF FLORIDA  
AT LARGE - MY COMMISSION  
EXPIRES FEB. 19, 1982