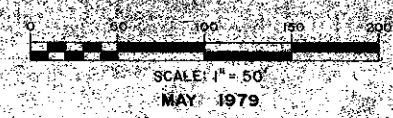


38-55

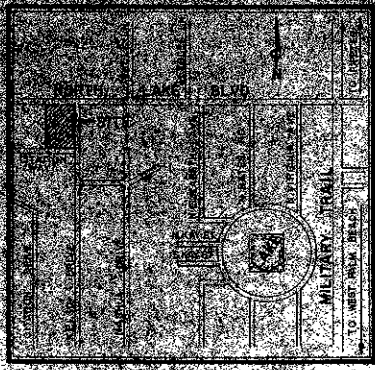
HORSESHOE ACRES - SHENANDOAH ADDITION

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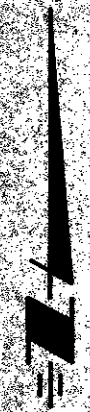
A SUBDIVISION IN THE N.E. QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
DWIGHT R. WEYANT and ASSOCIATES, INC.
CONSULTING ENGINEERS - PLANNERS



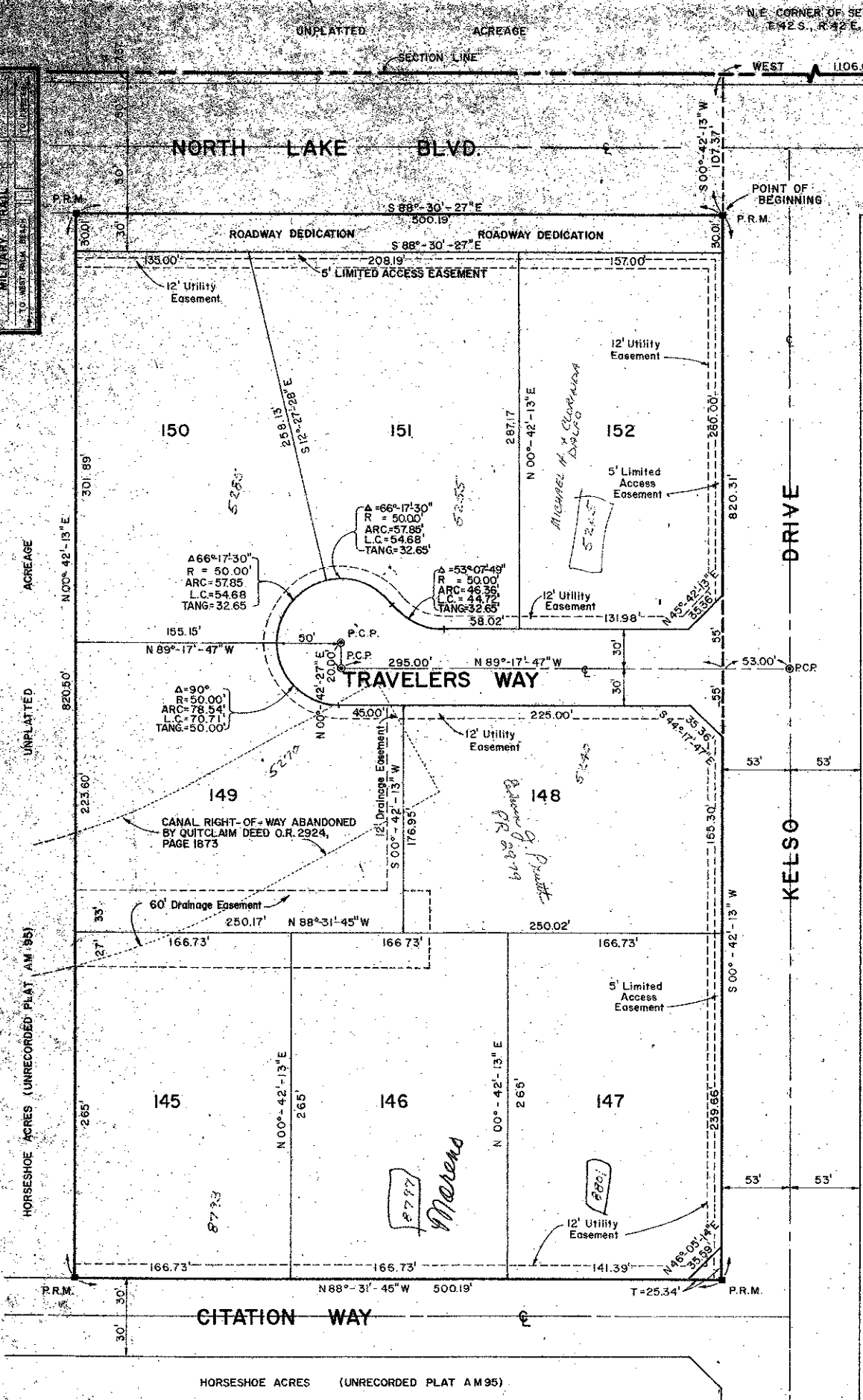
COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record on 10-23-79
at 2:11 p.m. day of October 1979
Book 79 and duly recorded in Plat Book
39 on page 55
JOHN B. DUNKLE, Clerk, Circuit Court
J. L. ...



LOCATION MAP



SCALE 1" = 50'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that THE SHENANDOAH COMPANY, a FLORIDA corporation, owner of land shown hereon, being in Section 23, Township 42 South, Range 42 East, Palm Beach County, Florida, shown hereon as HORSESHOE ACRES - SHENANDOAH ADDITION being more particularly described as follows: COMMENCING AT THE N.E. CORNER OF SECTION 23, TOWNSHIP 42 S., RANGE 42 E., PALM BEACH CO., FLA., RUN WEST ALONG THE NORTH LINE OF SAID SECTION 23, 1106.07 FEET, THENCE S 00°-42'-13" W 107.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°-42'-13" W 820.31 FEET, THENCE N 88°-30'-27" E 500.19 FEET, THENCE N 00°-42'-13" E 820.31 FEET, THENCE S 88°-30'-27" E 500.19 FEET, TO THE POINT OF BEGINNING, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. The North 30 feet is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes as additional street Right-of-Way.
2. 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.
3. The street as shown is hereby dedicated to the Horseshoe Acres Club, Inc., a Florida Corporation not for profit with a perpetual maintenance obligation.
4. The Drainage Easements as shown are hereby dedicated to the Horseshoe Acres Club, Inc., for the proper purposes and are the perpetual maintenance obligation of said Association.
5. The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
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 11th day of July, 1979.

ATTEST:
Robert C. Hamner
ROBERT C. HAMNER, VICE PRESIDENT
By *John L. Livers*
JOHN L. LIVERS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared JOHN L. LIVERS and ROBERT C. HAMNER, 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 SHENANDOAH 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 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 11th day of July, 1979.
My commission expires: April 18, 1983
Carlton E. Jackson
Notary Public.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, FLORIDA LAND and TITLE, a title insurance company, duly licensed in this 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 THE SHENANDOAH COMPANY; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.
Dated June 20, 1979
By *Sherry LeFrowitz Hyman*
SHERRY LEFROWITZ HYMAN, President
FLORIDA LAND and TITLE OF PALM BEACH COUNTY, INC.

DECLARATION OF RESTRICTIVE COVENANTS

Declaration of Restrictive Covenants for this plat are as established in DECLARATION OF RESTRICTIVE COVENANTS FOR HORSESHOE ACRES SUBDIVISION, Dated December 1, 1970 as recorded in O.R. Book 1856, Pages 1176 to 1190 and amended in O.R. Book 1855, Page 1837 Public Records of Palm Beach County, Florida.

NOTES:

- 1. Permanent Reference Monuments are 6 inch by 24 inch concrete monuments and are designated hereon thus: ■
- 2. Bearings cited hereon are relative to the North Line of North-south line assumed to be EAST - WEST
- 3. Building Setback Lines shall be as required by Palm Beach County, Florida.
- 4. There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements.
- 5. There shall be no buildings or other structures placed on utility easements.
- 6. Where utility and drainage easements intersect, the areas within the intersection are utility and drainage easements. Construction and maintenance of utilities shall not interfere with drainage facilities or their operations within these areas of intersection.
- 7. Permanent Control Points to be set are designated thus: ⊙

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it 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 its mortgage which is recorded in Official Record Book 2944, at page 417 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
IN WITNESS WHEREOF I VIRGINIA FOSTER do hereunto set my hand and seal this 22nd day of July, 1979.

WITNESSES:
Doris M. Boabe
DORIS M. BOABE
Virginia Foster
VIRGINIA FOSTER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared VIRGINIA FOSTER, 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 she executed said instrument for the purposes expressed hereon.
WITNESS my hand and official seal this 22nd day of July, 1979.
My commission expires: August 20, 1982
Doris M. Boabe
Notary Public.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 25th day of September, 1979.
By *Bill Bailey*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER
This plat is hereby approved for record this 25th day of September, 1979.
By *H. F. Kahler*
H. F. KAHLER, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By *Marjorie B. Jennings*
MARJORIE B. JENNINGS, DEPUTY CLERK

SURVEYOR'S CERTIFICATE

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 and (P.C.P.'s) Permanent Control Points have been placed as required by law and where applicable, that (P.C.P.'s) will be set under the guarantee 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.
DATE: 2nd day of July 12, 1979
DWIGHT R. WEYANT & ASSOCIATES, INC.
ERNEST E. MITCHELL, R.L.S.
REGISTERED SURVEYOR No. 3142
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY ERNEST E. MITCHELL, OF DWIGHT R. WEYANT & ASSOCIATES, INC. LAKE WORTH, FLORIDA.

1000-072 30/55

