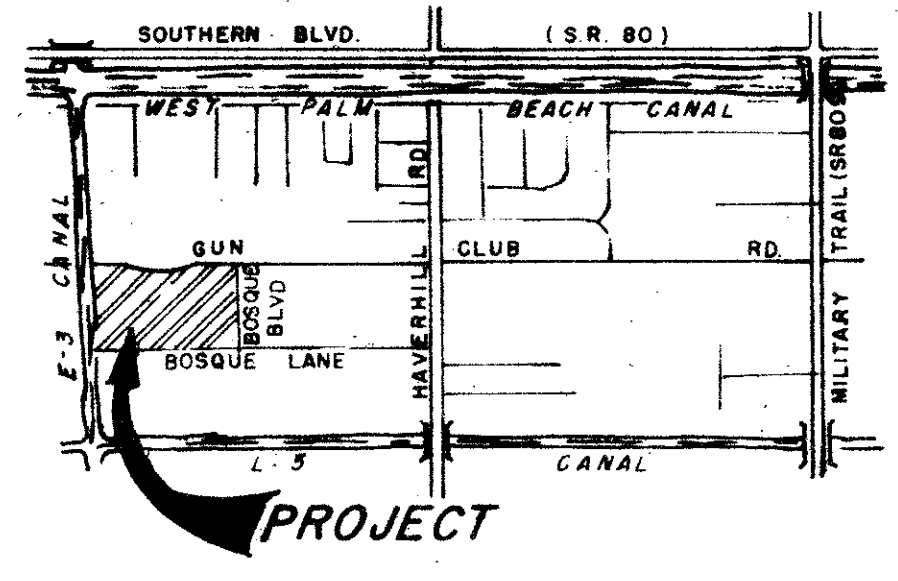


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on the 19th day of Nov 1979, and duly recorded in Public Records of Palm Beach County, Florida, Book 38, Page 135.  
JOHN B. DUSKIE, Clerk  
Lyle Shinn

# PLAT NO. 4

## "THE FOREST HOMES"

BEING A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4)  
OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
AND BEING A REPLAT OF TRACTS "E", "J" AND "K"  
AND A PORTION OF TRACT "B" AND A PORTION OF BOSQUE LANE  
BOUNDARY PLAT OF "THE FOREST" (P.B. 30, Pp. 89 AND 90)  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2



LOCATION MAP

### DESCRIPTION

A parcel of land in the Northwest portion of Tract "B", Boundary plat of "The Forest" as same is recorded in Plat Book 30, at Pages 89 and 90, Public Records of Palm Beach County, Florida; being more particularly described as follows:

Beginning at the Northwest Corner of said Tract "B", run thence South 03°17'56" East, along the easterly right-of-way of Lake Worth Drainage District Canal E-3, 532.42 feet; thence North 86°42'04" East, 100.00 feet; thence South 03°17'56" East, 50.99 feet to a point on the arc of a curve, concave South, having a radius of 50.00 feet and a central angle of 82°41'50", said point also being on the northerly right-of-way line of Bosque Lane as shown on the aforementioned boundary plat of "The Forest"; thence run along the arc of said curve and northerly right-of-way line of said Bosque Lane in an easterly direction, 72.17 feet to a point of reverse curvature of a curve, concave northeasterly, having a radius of 25.00 feet and a central angle of 42°50'00"; thence run along the arc of said curve and northerly right-of-way line of said Bosque Lane in an easterly direction, 18.69 feet to the Point of Tangency of said curve; thence run North 89°41'44" East, along the North right-of-way line of Bosque Lane, as same is shown on the aforesaid boundary plat, 954.30 feet; thence North 00°18'16" West along the West right-of-way line of Bosque Boulevard, as same is shown on the aforesaid boundary plat, 499.31 feet; thence North 50°36'14" West along the chord of a curve to the left, having a radius of 25.00 feet, 38.47 feet to a point on a curve to the left, having a radius of 1870.08 feet and having the same tangent bearing as the aforesaid curve; thence southwesterly along the said curve 9.09 feet through a central angle of 00°16'43" along the southerly right-of-way of Gun Club Road to the beginning of a curve to the right, having a radius of 1950.08 feet; (thence continue westerly along the southerly right-of-way line of Gun Club Road to the POINT OF BEGINNING along the following curves); thence westerly 383.30 feet along the said curve through a central angle of 11°15'43" to the beginning of a curve to the right, having a radius of 1572.05 feet; thence westerly 389.47 feet along the said curve through a central angle of 14°11'42" to the beginning of a curve to the left, having a radius of 1492.05 feet; thence westerly 366.97 feet along the said curve through a central angle of 14°05'31" to the POINT OF BEGINNING.

CONTAINING 13.689 acres, more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Imperial Industrial Group Inc. owner of the lands shown and described herein and shown hereon as Plat No. 4 THE FOREST HOMES has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

#### STREETS

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

#### EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

The access control easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.

### 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 the dedication hereon by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2631 at Pages 663 through 682 Public Records of Palm Beach County, Florida shall be subordinated to the said dedication shown hereon.

#### IN WITNESS WHEREOF

I, Imperial Industrial Group Inc. a corporation organized under the laws of the State of Florida, have caused these presents to be signed by its President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 3 day of May, A.D. 1979.

*[Signatures]*  
Imperial Industrial Group Inc. a corporation organized under the laws of the State of Florida.  
By: [Signature] President  
By: [Signature] Secretary

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME personally appeared Imperial Industrial Group Inc. a corporation organized under the laws of the State of Florida, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary and acknowledged to me 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 3 day of May, A.D. 1979.  
By: [Signature] Notary Public

My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME personally appeared H. Barry Gales and Rice E. Leiser 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 Imperial Industrial Group Inc. a corporation and they severally acknowledged to me 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 3 day of May, A.D. 1979.  
By: [Signature] Notary Public

My Commission Expires: \_\_\_\_\_

### NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus:

Permanent Control Points (P.C.P.'s) are designated thus:

Bearings cited herein are in the meridian of Boundary Plat of "THE FOREST", Plat Book 30, page 89 and 90

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Palm Beach

I, Bruce Lazar a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that the title to the property is vested in Imperial Industrial Group Inc.; that the current taxes have been paid; and that I find that the property hereon is free from all mortgages shown hereon; and that I find all mortgages are shown and are correct.

Date: May 3, 1979  
By: [Signature]  
Bruce Lazar  
Attorney at Law

### COUNTY APPROVALS

COUNTY ENGINEER  
This plat is hereby approved for record this 6 day of November, A.D. 1979.  
By: [Signature]  
Herbert F. Kahert, Engineer,  
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record this 6 day of Nov, A.D. 1979.  
By: [Signature]  
Bill Bailey, Chairman,  
Board of County Commissioners

ATTEST: John B. Duskie CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: [Signature] Deputy Clerk

0243-300

### SURVEYOR'S CERTIFICATION

I hereby 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 have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the supervision of the PALM BEACH COUNTY Surveyor for the PALM BEACH COUNTY Chapter 177, Florida Statutes, as amended and ordinances of the PALM BEACH COUNTY.

Date: May 9, 1979 By: [Signature]  
Charles N. Givens  
Florida Cert. No. 1188 P.L.S.

TURNOUT REQUIRED

38/135

Field Book No.	
Pg	
Design	N/A
Drawn	J. NELSON
Checked	
Not to be used for Construction until Approved.	
Approved	

PLAT NO. 4  
"THE FOREST HOMES"

This instrument was prepared by Lawrence A. Matthes (Florida Cert. No. 2204) Robert E. Owen & Associates, Inc. Engineers and Planners, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

DRAWING NUMBER  
38-135

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