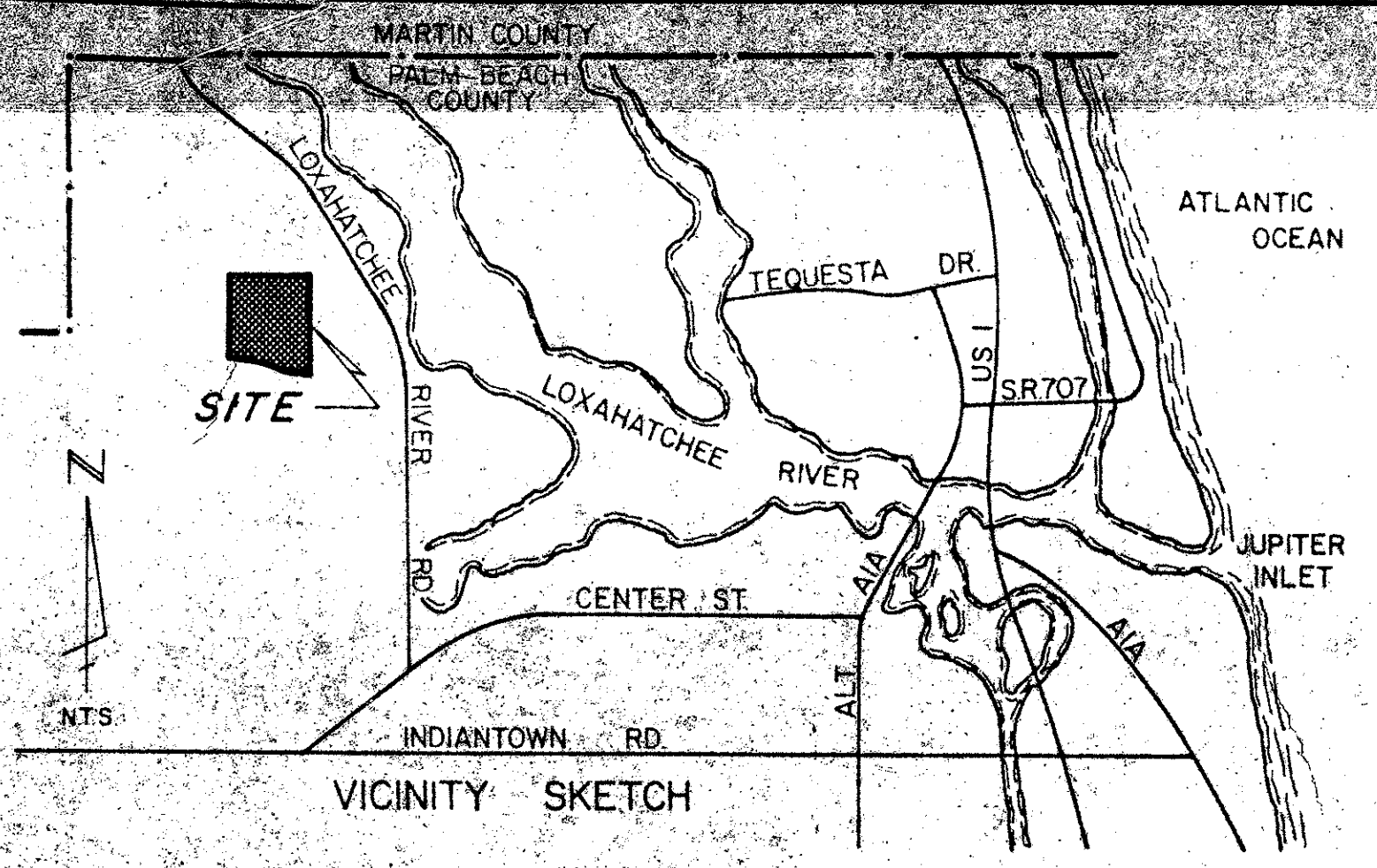


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FIRST ADDITION PLAT ONE EAGLE'S NEST

IN SECTIONS, 27 & 34, TOWNSHIP 40
SOUTH, RANGE 42 EAST, PALM BEACH
COUNTY, FLORIDA.

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for recording on 10 DEC 1979
at 11 o'clock January
19 80
By Ch. Shreffers

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Sigma Properties, Inc., a Florida corporation, owner of land shown hereon, being in Sections 27 and 34, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as First Addition Plat One Eagle's Nest, being more particularly described as follows:

Beginning at the Southeast corner of said Section 27; thence North 0° 51' 51" West along the East line of said Section 27 (the East line of said Section 27 is assumed to bear North 0° 51' 51" West and all other bearings are relative thereto) a distance of 972.56 feet to a point; thence South 89° 52' 07" West a distance of 1134.77 feet to a point; thence South 0° 07' 53" East a distance of 1058.73 feet to a point; thence South 83° 12' 08" East a distance of 66.58 feet to a point; thence South 87° 13' 03" East a distance of 263.51 feet to a point; thence South 71° 02' 42" East a distance of 277.58 feet to a point; thence South 43° 52' 10" East a distance of 279.02 feet to a point; thence South 46° 57' 09" East a distance of 228.64 feet to a point; thence South 80° 56' 49" East a distance of 200.0 feet to a point on the East line of Section 34; thence North 0° 16' 19" West along said East line a distance of 588.42 feet to the Point of Beginning.

Containing in all 32.882 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. ROADS

That tracts for private road purposes, as shown are hereby dedicated to the Plat One Eagle's Nest Property Owners Association, Inc., and are the perpetual maintenance obligation of said association.

(a) A perpetual nonexclusive easement for ingress and egress upon the area designated and shown as roads is hereby dedicated to all persons residing upon the lands within First Addition Plat One Eagle's Nest and their guests, invitees and licensees and also to all members of the Plat One Eagle's Nest Property Owners Association, Inc., and their guests, invitees and licensees. The areas designated and shown as roads are hereby dedicated to Plat One Eagle's Nest Property Owners Association, Inc., and are the perpetual maintenance obligation of Plat One Eagle's Nest Property Owners Association, Inc.

(b) Sigma Properties, Inc., a Florida corporation reserves unto itself a nonexclusive easement for ingress and egress upon the areas designated and shown as roads and reserves the right to grant a nonexclusive easement for ingress and egress to others upon the areas designated and shown as roads, and FURTHER reserves the right unto itself, its successors, assigns, mortgagees, licensees and franchisees to use any portion of the areas designated and shown as roads for the installation and maintenance of drainage easements, public and/or private utilities, including but not limited to water, sewer, gas, electric, telephone and cable tv, and any other purposes which will not permanently affect the use of the areas designated and shown as roads for their intended purposes.

2. Easements:

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

3. Recreation Areas:

The recreation areas as shown are hereby dedicated to Eagle's Nest Property Owners Association and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above-named 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 21st day of December, 19 79.

SIGMA PROPERTIES, INC., a
corporation of the State of Florida

BY: Jimmy A. Casto
Jimmy A. Casto, President

ATTEST: Chaunce A. Wallace
Chaunce A. Wallace, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jimmy A. Casto and Chaunce A. Wallace, 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 Sigma Properties, Inc., 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 19th day of December, 19 79.

Patricia M. Selvidge
Notary Public

My Commission Expires:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance 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, lien, or other encumbrance which is recorded in Official Record Book 3101, at Page (5) 1709-1714 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 Executive Vice President and attested to by its Vice President & Cashier and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 19th day of December, 19 79.

FIRST MARINE NATIONAL BANK AND TRUST
COMPANY OF JUPITER/TEQUESTA

BY: Douglas K. Manske
Douglas K. Manske
Executive Vice President

ATTEST: L. O. Harstad
L. O. Harstad
Vice President & Cashier

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Douglas K. Manske and L. O. Harstad, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Vice President & Cashier of the First Marine National Bank and Trust Company of Jupiter/Tequesta, 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 19th day of December, 19 79.

Patricia M. Selvidge
Notary Public

My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, John W. Gary III, 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 to Sigma Properties, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

12/21/79
Date:

John W. Gary III
Attorney at law licensed in Florida.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 14 day of January, 19 80.

James Kohler
Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 15 day of January, 19 80.

By: Herbert F. Kahlert
Herbert F. Kahlert, P. E.
County Engineer

ATTEST: John B. Junkle, Clerk
Board of County Commissioners

By: Margie B. Jennings
Deputy Clerk

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 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 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

0237-000

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

39/10

FIRST ADDITION PLAT ONE			
EAGLE'S NEST			
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd., North Palm Beach, Florida			
FILED: B.D.	BOOK: 379-735	FILED: EN 2	
OFFICE: W.D.S.	DATE: JULY 1979	FILED: EN 2	
REVISION: 5/84	DATE: PA 35 86/5		