

42/175

FOREST RIDGE

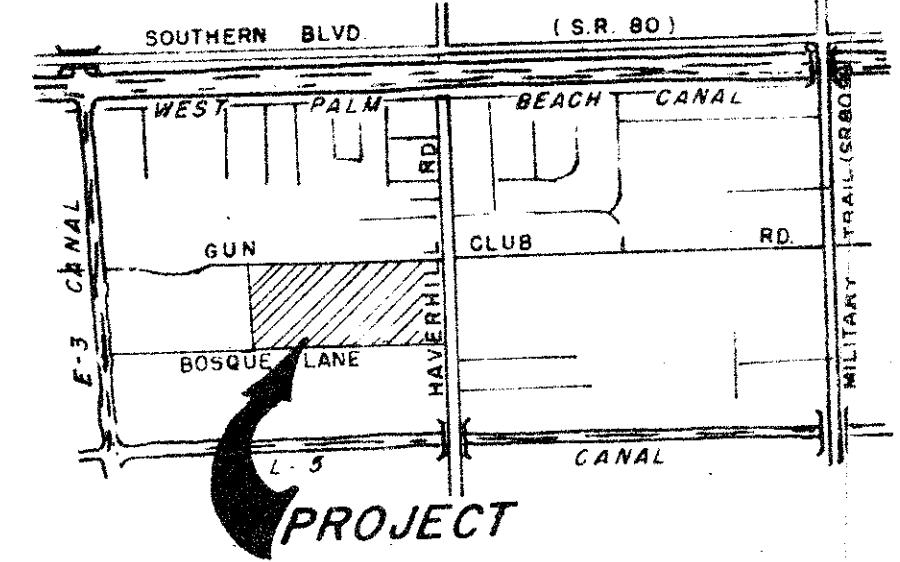
# PLAT NO. 5 "THE FOREST HOMES"

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 "A", "D", "H" AND "I"  
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

175

42

COUNTY OF PALM BEACH  
The following is the record of  
No. 16 July  
81 and duly recorded in Public  
42 on page 175 + 176  
JOHN B. DUNKLE, Clerk  
By: *John B. Dunkle*



LOCATION MAP

### "DESCRIPTION"

A certain parcel of land lying in the Northeast Quarter of Section 2, Township 44 South, Range 42 East, Palm Beach County, Florida, being all of TRACTS "A", "D", "H", and "I" as all are shown on the BOUNDARY PLAT OF "THE FOREST" as said plat is recorded in Plat Book 30, Pages 89 and 90, Public Records of Palm Beach County, Florida, said-parcel of land being more particularly described as follows:

Begin at the intersection of the most Northeasterly corner of said Tract "A", as recorded in Plat Book 30, Pages 89 and 90, Public Records of Palm Beach County, Florida and the South Right-of-Way Line of Gun Club Road, as recorded in Plat Book 3, Page 164, Public Records of Palm Beach County, Florida; and run the following numbered courses and distances:

1. North 89°55'12" West, along the North line of said TRACT "A" and the South Right-of-Way of said Gun Club Road, 881.62 feet to the point of curvature of a curve, concave South and having a radius of 1870.08 feet; thence...
2. Continuing Westerly along the South Right-of-Way Line of said Gun Club Road, the North Line of said TRACT "A" and the arc of said curve through a central angle of 6°16'31", 204.82 feet to an intersection with the East Right-of-Way Line of Bosque Boulevard and the West Line of said TRACT "A"; thence...
3. South 41°45'01" West along said East Right-of-Way Line of Bosque Boulevard and the West Line of said TRACT "A", 33.49 feet; thence...
4. South 0°18'16" East, continuing along said East Right-of-Way of Bosque Boulevard, and West Line of said TRACT "A", 496.05 feet; thence...
5. South 45°18'16" East, continuing along said East Right-of-Way of Bosque Boulevard, 35.3 feet to an intersection with the North Right-of-Way Line of Bosque Lane and the South Line of said TRACT "A"; thence...
6. North 89°41'42" East, along the North Right-of-Way Line of said Bosque Lane and the South Line of said TRACTS "A", "I" and "H", 1190.72 feet; thence...
7. North 45°18'16" East, along the North Right-of-Way Line of said Bosque Lane and the South Line of said TRACT "A", 35.26 feet to an intersection with the West Right-of-Way Line of Haverhill Road and the East Line of said TRACT "A"; thence...
8. North along the West Right-of-Way Line of said Haverhill Road and the East Line of said TRACT "A", 404.07 feet; thence...
9. North 89°55'12" West, 135.00 feet; thence...
10. North, 120.00 feet to the POINT OF BEGINNING.

CONTAINING 15.355 acres.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Imperial Industrial Group, Inc. owner of the lands shown and described hereon and shown hereon as Plat No. 5 "THE FOREST HOMES" has caused the same to be surveyed and platted as shown hereon and does 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.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 1 day of June, AD 1981.

Imperial Industrial Group, Inc., a corporation of the State of Florida  
Attest: H. Barry Galie Asst. Secretary  
By: Nancy A. Mizelle Vice President

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME, personally appeared H. Barry Galie AND Randall E. Dukey to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of Imperial Industrial Group, Inc., a corporation, and they 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 1 day of June, AD 1981  
By: [Signature] Notary Public

My Commission Expires: OCT. 20 1982

### 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 2133 at Pages 112 through 113, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, Royal Trust Bank of Palm Beach, N.A. a national banking association existing under the laws of the United States of America, has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 5th day of June, AD 1981.

Royal Trust Bank of Palm Beach, N.A.  
a national banking association  
existing under the laws of the United States of America  
Attest: [Signature] Vice President  
By: Nancy A. Mizelle Assistant Secretary

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME, personally appeared Nancy A. Mizelle to me well known, and known to me to be the individual described in and who executed the foregoing instrument as VICE PRESIDENT and Vice President of Imperial Industrial Group, Inc., a corporation, and they 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 5th day of June, AD 1981  
By: Margaret A. Magee 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", P.B. 30, PP. 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, Joel P. Koepfel, 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 Imperial Industrial Group, Inc.; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

Date: June 2, 1981 By: [Signature]

### COUNTY APPROVALS

#### COUNTY ENGINEER

This plat is hereby approved for record this 7 day of July, AD 1981.  
By: [Signature]  
Herbert F. Kahler, Engineer  
Palm Beach County, Florida

#### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 7 day of July, AD 1981.  
By: [Signature]  
Frank Foster, Chairman  
Board of County Commissioners

#### ATTENT: John B. Dunkle CLERK BOARD OF COUNTY COMMISSIONERS

By: [Signature] Deputy Clerk

### 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 (P.C.P.'s) Permanent Control Points will be placed as required by law upon the completion of the Required Improvements and further, that the survey data complies with all the requirements of Chapter 177 Florida Statutes as amended.

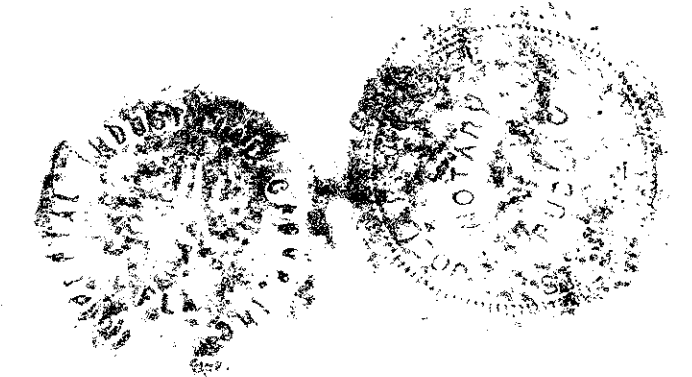
DATE: June 29, 1981

Lawrence A. Matthes  
Florida Certificate No. 2204  
State of Florida

Plat Book 32  
Page 18  
Filed 1/15/82

TURNOUT REQUIRED

42/175 0243-002



This instrument was prepared by LAWRENCE A. MATTHES  
Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach  
Boulevard, West Palm Beach, Florida.

Field Book No.	Pg.	ROBERT E. OWEN & ASSOCIATES, INC.
Design	N/A	ENGINEERS - PLANNERS - SURVEYORS
Drawn	J. NELSON	WEST PALM BEACH
Checked		FLORIDA
Not to be used for Construction until Approved.		
Approved		

Job No.	78-1119
Scale	NONE
Date	JULY, 1978
Sheet	1
of 2	
File No.	BF 2194 E

768-0750  
E7  
CLARK  
CIR.