

43/70

PLAT OF PINE NEEDLE PARK

IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
A REPLAT OF A PORTION OF LAKE ECHO, PLAT BOOK 21,
PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION OF TRACT 53, THE
SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH,
RANGE 43 EAST, PLAT BOOK 6, PAGE 66

IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & ASSOCIATES, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA

JANUARY 1981

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT HE, AS TRUSTEE AND INDIVIDUALLY, 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 THE MORTGAGE, LIEN, & OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGES THROUGH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, WILLIAM R. BOOSE III, AS TRUSTEE AND INDIVIDUALLY HEREBY SET MY HAND AND SEAL THIS 26th DAY OF August, 1981.

WITNESS:

Laura J. Nelson
Marion G. Frosch *W.R. Boose III*
WILLIAM R. BOOSE, III Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WILLIAM R. BOOSE, III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE AND INDIVIDUAL, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TRUSTEE AND INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF August, 1981.

Laura J. Nelson
NOTARY PUBLIC

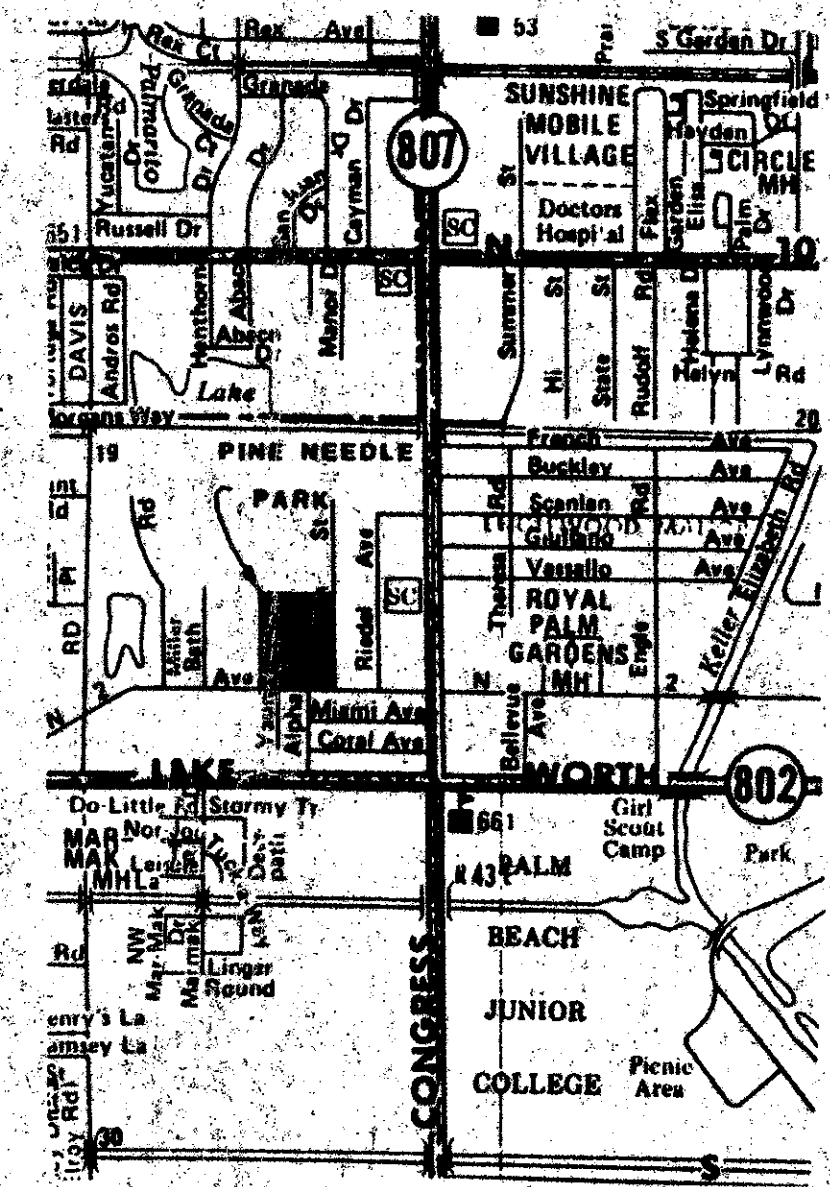
MY COMMISSION EXPIRES: 1-9-85

TITLE CERTIFICATION

I, ALAN J. CIKIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO CONTINENTAL DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON AND IS TRUE AND CORRECT.

August 25, 1981
DATE

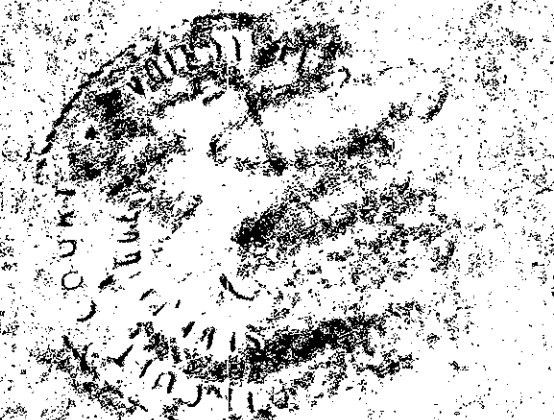
Alan J. Cikin
ALAN J. CIKIN



VICINITY SKETCH

NO SCALE

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 9:22 AM
THIS 1 DAY OF October
1981, AND DULY RECORDED IN
PLAT BOOK 43 PAGES 70471
JOHN B. DUNKLE, CLERK CIRCUIT
COURT
BY *Dyle Shreffle* D.C.



APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF Sept, 1981.

Frank Foster
FRANK FOSTER, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK

Geo Tuley
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF Sept, 1981.

H.F. Kahler
H. F. KAHLERT, COUNTY ENGINEER

0294-000

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 HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

REGISTERED SURVEYOR NO. 3010
STATE OF FLORIDA

43/70
PINE NEEDLE PARK

THIS INSTRUMENT WAS PREPARED BY

JOHN J. DEDMAN
MOCK, ROOS & ASSOCIATES, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409

DESCRIPTION

A CERTAIN PARCEL OF LAND IN SECTION 19, TOWNSHIP 44 SOUTH RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; A REPLAT OF A PORTION OF LAKE ECHO, PLAT BOOK 21, PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION OF TRACT 53, THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PLAT BOOK 6, PAGE 66, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PLAT OF WATERVIEW ESTATES AS RECORDED IN PLAT BOOK 36, PAGES 158 THROUGH 162 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTH 3°-13'-24" WEST ALONG THE WESTERLY LINE OF LAKE ECHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 268.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 78 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE SOUTH 87°-28'-36" EAST, A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 78; THENCE SOUTH 1°-13'-24" WEST, A DISTANCE OF 372.54 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE NORTH 87°-47'-21" WEST, A DISTANCE OF 295.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 ACCORDING TO SAID PLAT OF LAKE ECHO; THENCE SOUTH 3°-13'-24" WEST, A DISTANCE OF 8.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 54, ACCORDING TO THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°-47'-21" WEST, A DISTANCE OF 130.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT 54; THENCE NORTH 2°-22'-11" EAST, A DISTANCE OF 649.66 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 54 SAID NORTHWESTERLY CORNER BEING THE SOUTHERLY LINE OF THE SAID PLAT OF WATERVIEW ESTATES; THENCE SOUTH 87°-44'-49" EAST, A DISTANCE OF 484.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.4157 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CONTINENTAL DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE NEEDLE PARK AND BEING MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) PARCEL "A" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 3) PARCEL "B" (THE RECREATION TRACT) AND THE RIGHT OF WAY OF THE ENTRANCE ROAD AS SHOWN IS HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S ASSOCIATION FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 5) THE LANDSCAPE AND FENCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PINE NEEDLE PARK PROPERTY OWNER'S 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 26 DAY OF August, 1981.

CONTINENTAL DEVELOPMENT CORP. A CORPORATION OF THE STATE OF FLORIDA

BY: *Jonathan M. Frost*
JONATHAN M. FROST

ATTEST:

Eliot J. Frost
ELIOT J. FROST

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JONATHAN M. FROST AND ELIOT J. FROST, 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 THE CONTINENTAL DEVELOPMENT CORP., 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 24 DAY OF March, 1981.

MY COMMISSION EXPIRES: 3/2/84

Carol Ann Starnach
NOTARY PUBLIC

RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS FOR THIS PLAT ARE PROVIDED IN THE APPLICABLE PINE NEEDLE PARK PROPERTY OWNERS ASSOCIATION DOCUMENTS.

