

16/177

DEER RUN PLAT NO. 2

BEING A PART OF SECTION 15, ALL OF SECTION 16, AND A PART OF SECTION 17,
ALL LYING IN TOWNSHIP 43 SOUTH, RANGE 40 EAST,
PALM BEACH COUNTY, FLORIDA.

MARCH, 1982

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MARIO G. DE MENDOZA, III, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A PART OF SECTION 15, ALL OF SECTION 16, AND A PART OF SECTION 17, ALL LYING IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DEER RUN PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE, BEAR NORTH 89°22'25" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, AND ALONG THE NORTH LINE OF THE PLAT OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5096.71 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE, NORTH 89°41'05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 64.59 FEET TO THE EAST RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 01°01'21" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5533.36 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE, NORTH 89°36'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 0.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE, SOUTH 87°10'08" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 5306.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, SOUTH 88°08'29" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 464.78 FEET; THENCE, SOUTH 01°34'09" WEST, A DISTANCE OF 5340.11 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE, NORTH 87°15'07" WEST, ALONG SAID SOUTH LINE, AND ALONG THE NORTH LINE OF SAID PLAT OF DEER RUN, A DISTANCE OF 557.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16, AND THE POINT OF BEGINNING.

CONTAINING: 715.21 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. ALL INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AS AN APPURTENANCE HOWEVER TO SAID LOTS FOR ACCESS, INGRESS AND EGRESS, UTILITIES AND DRAINAGE PURPOSES, AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DEER RUN III PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
2. CANAL EASEMENTS, AS SHOWN HEREON ARE GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, AND ASSIGNS AS AN APPURTENANCE TO SAID LOTS FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DEER RUN III PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
3. A 40 FOOT UTILITY AND DRAINAGE EASEMENT, ENTERED ON ALL LOT LINES AND PORTIONS THEREOF, WHERE EASEMENTS ARE NOT SHOWN ON THIS PLAT, IS HEREBY GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AS AN APPURTENANCE TO SAID LOTS TO BE USED FOR UTILITY AND DRAINAGE PURPOSES.

IN WITNESS WHEREOF, I, MARIO G. DE MENDOZA, III, TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 1982.

WITNESS MARIO G. DE MENDOZA, III, TRUSTEE

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARIO G. DE MENDOZA, III, AS TRUSTEE, 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 HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1982.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 MORTGAGES WHICH ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, WALDEMAR DUKEK, DO HEREBY SET MY HAND AND SEAL THIS _____ DAY OF _____, 1982.

WITNESSES: WALDEMAR DUKEK

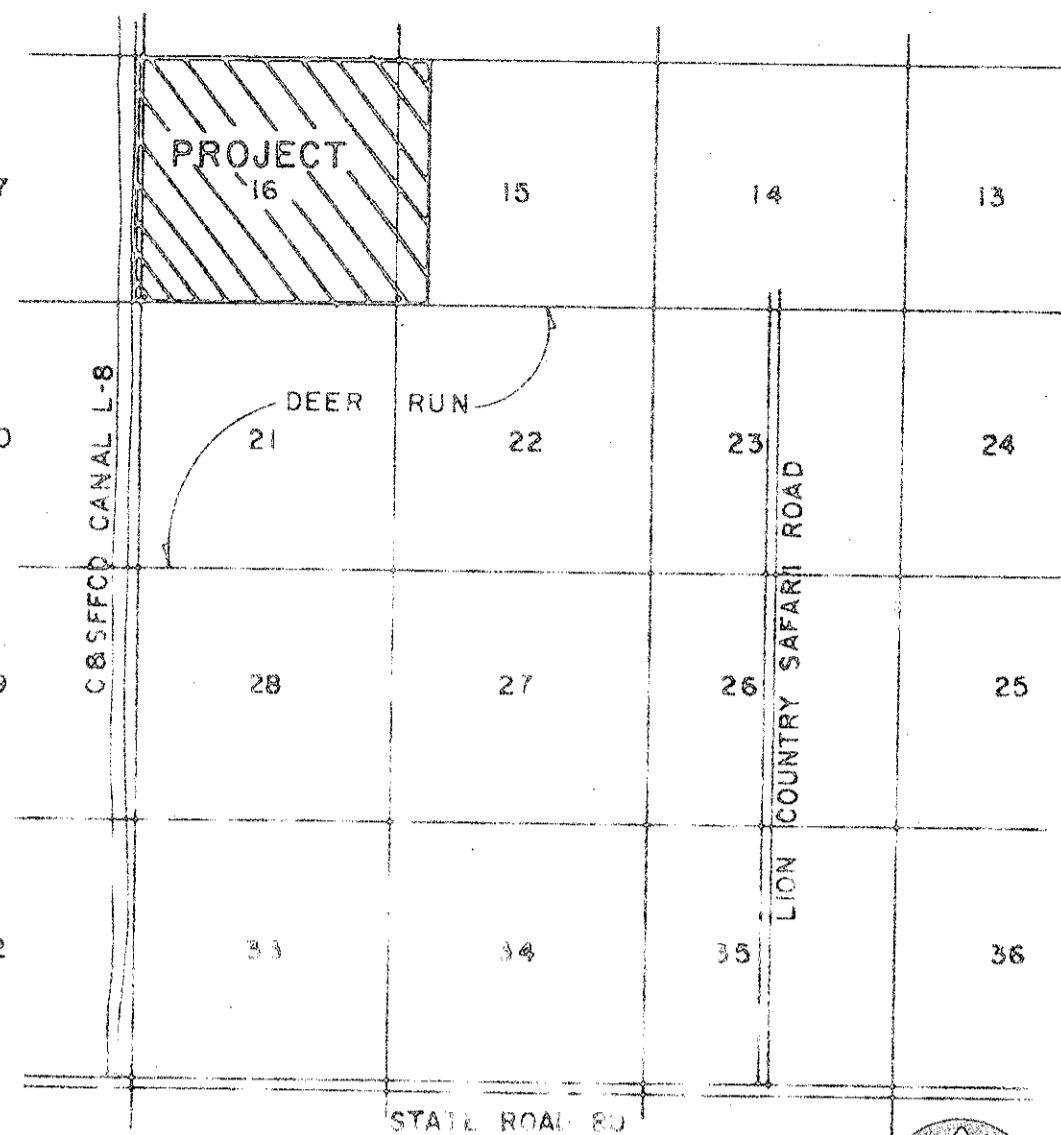
ACKNOWLEDGEMENT

FEDERAL REPUBLIC OF GERMANY
LAND BAVARIA
CITY OF MUNICH
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

BEFORE ME PERSONALLY APPEARED WALDEMAR DUKEK, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1982.

Service No. _____
Tariff Item No. 4-1
Fee Paid U.S. \$ _____
Local CV equiv. DM. _____
Kathleen Mc Cayer
Consul of the United States
of America.



LOCATION MAP
(NOT TO SCALE)

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN...

- (A) OFFICIAL RECORD BOOK 2716, PAGE 571; REFILED IN OFFICIAL RECORD BOOK 2820, PAGE 1347;
- (B) OFFICIAL RECORD BOOK 2759, PAGE 159; REFILED IN OFFICIAL RECORD BOOK 2824, PAGE 1225;
- (C) OFFICIAL RECORD BOOK 2932, PAGE 857; REFILED IN OFFICIAL RECORD BOOK 2957, PAGE 1408;
- (D) OFFICIAL RECORD BOOK 3150, PAGE 1940;
- (E) OFFICIAL RECORD BOOK 3322, PAGE 1413;
- (F) OFFICIAL RECORD BOOK 3611, PAGE 1485;

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FARMERS HOME ADMINISTRATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF, FARMERS PROGRAMS, THIS _____ DAY OF _____, 1982.

Carole Baker
CHIEF, FARMER PROGRAMS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERT C. STEVENS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF, FARMER PROGRAMS AND ADMINISTRATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID FARMERS HOME ADMINISTRATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1982.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD J. BARRON, ESQ., 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 MARIO G. DE MENDOZA, III, AS TRUSTEE; 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, AND THERE ARE NO OTHER ENCUMBRANCES.

RICHARD J. BARRON, ESQ.

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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

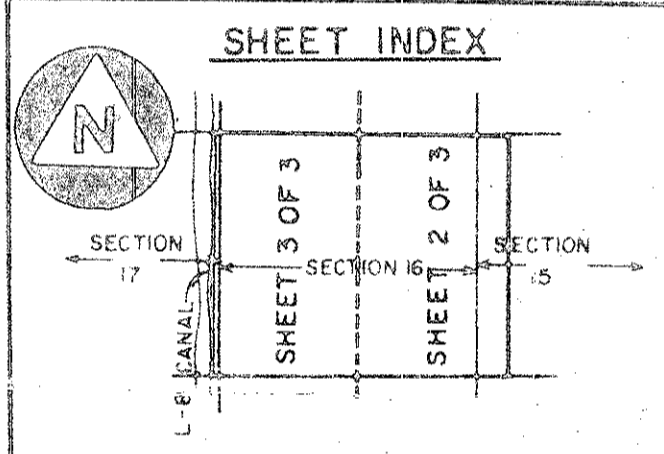
DATE: 5-28-82 BY: *William R. Van Campen*
WM. R. VAN CAMPEN
REGISTERED LAND SURVEYOR 2424
STATE OF FLORIDA

NOTE: LAND ENCOMPASSED BY THIS PLAT HAS BEEN GRANTED AN EXEMPTION FROM THE PLATTING AND SUBDIVISION REQUIREMENTS OF PALM BEACH COUNTY ORDINANCE 73-4, AS AMENDED. THE IMPROVEMENTS CONSTRUCTED ON THIS PROPERTY ARE NOT REQUIRED TO MEET THE STANDARDS AS OUTLINED IN SAID ORDINANCE 73-4. SUCH AFFIDAVIT OF EXEMPTION WAS GRANTED BY THE PALM BEACH COUNTY SUBDIVISION COMMITTEE ON FEBRUARY 17, 1982.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ THIS 17 DAY OF _____ AD, 1982 AND DULY RECORDED IN PLAT BOOK 35 ON PAGES 176 AND 177.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle* DC



APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1982.

BY: *Norman R. Gregory*
NORMAN R. GREGORY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1982.

BY: *Herbert Kahlert*
HERBERT KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth J. ...* DC

SURVEYOR'S NOTES

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE AND UTILITY EASEMENTS.
3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF DEER RUN, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
5. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED.....
6. PERMANENT CONTROL POINTS ARE DESIGNATED.....

1000-031

44/171

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

DEER RUN PLAT NO. 2

