

121/44

PLAT OF  
**LINTON FOREST PLAT 1**  
A REPLAT OF PART OF LOT 31, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 1, PAGE 4  
PALM BEACH COUNTY, FLORIDA.

**SHEET 1 OF 2 SHEETS**

MARCH 1982

177  
34A September 8:59  
82 41 177-178  
J. G. Schirreff

DEDICATION

Know all men by these presents that Cassius Properties, N.V. a Corporation of the Netherlands Antilles, registered to do business in the State of Florida, owner of the land shown hereon as Linton Forest Plat 1, being in Section 20, Township 46 South, Range 43 East, Palm Beach County, Florida and being more particularly described as follows:

The West Half (W<sup>1</sup>/<sub>2</sub>) of the East Half (E<sup>1</sup>/<sub>2</sub>) of Lot 31, Section 20, Township 46 South, Range 43 East, less the South 153 feet thereof, situate, lying and being in Palm Beach County, Florida, according to Plat recorded in Plat Book 1 at page 4 of the Public Records of Palm Beach County, Florida, less and excepting therefrom that portion lying East of the West line of Plat 2 of 2 Southridge and lying South of the North line of Bessie Street as shown on said Plat 2 of 2, Southridge as recorded in Plat Book 13 at page 39 of the Public Records of Palm Beach County, Florida.

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

TRACT A is reserved for ingress, egress, drainage and utilities purposes and is hereby dedicated to the Linton Forest Owners Association, Inc. and is the perpetual maintenance obligation of said association, its successors and assigns.

TRACT B is reserved for recreation purposes and is hereby dedicated to the Linton Forest Owners Association, Inc. and is the perpetual maintenance obligation of said association, its successors and assigns.

TRACT C and TRACT D are reserved for drainage and open space and are hereby dedicated to the Linton Forest Owners Association, Inc. and are the perpetual maintenance obligation of said association, its successors and assigns.

The drainage easements are hereby dedicated to the Linton Forest Owners Association, Inc. and are reserved for the maintenance and installation of drainage facilities and are the perpetual maintenance obligation of said Association, its successors and assigns.

The limited access easement is hereby dedicated to the Board of County Commissioners of Palm Beach County for the purpose of control and jurisdiction over access rights.

The F. P. L. Co. easements are hereby dedicated to Florida Power and Light Company.

In witness whereof the above named corporation has caused these presents to be signed by its authorized agent as attested by its authorized agent and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of September, 1982.

CASSIUS PROPERTIES  
A Corporation of the Netherlands Antilles

By: Claude Thomas

Attest: Gary Jenkins

ACKNOWLEDGMENT

(CORPORATION)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Claude Thomas and Gary Jenkins to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and authorized agents of Cassius Properties, N.V., a corporation, and several 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 9th day of September, 1982.

My commission expires:

Lidia Liberati  
Notary Public

TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SUBTITLE AND ABSTRACT CO., A FULLY LICENSED TITLE ABSTRACT COMPANY IN THE STATE OF FLORIDA, HAVE EXAMINED THE PUBLIC RECORDS TO THE BEST OF OUR KNOWLEDGE AND BELIEVE THAT THE TITLE TO THE PROPERTY IS A GOOD TITLE TO CASSIUS PROPERTIES, N.V. A NETHERLAND ANTILES CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND THAT THE PROPERTY IS UNMORTGAGED BY THE MORTGAGE SHOWN HEREOF.

DATE 9/16/82

By: Francis R. McAlonan, Jr.  
REGISTERED SURVEYOR NO. 1601  
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I do hereby certify that the plat shown hereon is a true and correct representation of a survey made and my responsible direct and supervision and that said survey is accurate to the best of my knowledge and belief and that PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 173, F.S. AND STATUTES, ORDINANCES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Daniel J. O'Brien  
REGISTERED SURVEYOR NO. 1601  
STATE OF FLORIDA

MORTGAGEES 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 SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3690, PAGE 1838, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice Pres. AND ATTESTED BY ITS Asst. Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF September, A.D., 1982.

ATTEST: Jerry Beaul

By: Bert Copeland

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 21 day of September, 1982.

By: Norman R. Gregory  
Norman R. Gregory, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 21 day of September, 1982.

By: H. V. Kalthoff  
H. V. Kalthoff, P.E.

ATTEST: JOHN B. DEKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Bert Copeland and Jerry Beaul 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 Vice Pres. OF First Bank Trust of Palm Beach County AND I HAVE EXAMINED THE PUBLIC RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEVE 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 8th day of September, 1982.

My commission expires:

Lidia Liberati  
Notary Public

0456-001

SITE DATA:

TOTAL SITE AREA: 3.87 ACRES  
TOTAL No. OF UNITS: 40 (22 PLAT 1, 18 FUTURE-TRACT E)  
DENSITY: 11.9 UNITS/ACRE  
BUILDING COVERAGE: 28%  
OPEN SPACE: 37%  
STREETS & UNCOVERED PARKING 21%

THIS INSTRUMENT PREPARED BY:  
DANIEL J. O'BRIEN - IN THE OFFICE OF  
O'BRIEN, SUITER & O'BRIEN, INC.  
2601 N. FEDERAL HIGHWAY  
DELRAY BEACH, FLA. **LINTON FOREST #1**

**O'BRIEN, SUITER & O'BRIEN, INC.**  
ENGINEERS, SURVEYORS, LAND PLANNERS  
Delray Beach - Boynton Beach, Florida

DATE MARCH 1982	REVISIONS	SCALE NONE
FIELD BOOK	PAGE	ORDER NO. 8-14db

