

46/182

P.U.D. TABULATION  
TOTAL AREA 2.99 AC.  
NO. OF UNITS 7  
DENSITY 2.34 U/A  
FEE SIMPLE

# REPLAT OF TRACT 4, PLAT NO. 1, MANOR FOREST A P.U.D.

BEING A REPLAT OF TRACT 4, PLAT NO. 1, MANOR FOREST,  
A P.U.D., AS RECORDED IN PLAT BOOK 46, PAGES 1 & 2,  
PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.  
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST

SEPTEMBER 1983  
SHEET 1 OF 2

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3953 AT PAGE 1561 AND IN OFFICIAL RECORD BOOK 3990 AT PAGE 776 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE FLORIDA NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT CASHIER AND ITS NATIONAL BANKING ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF October, 1983.

FLORIDA NATIONAL BANK OF MIAMI  
NATIONAL BANKING ASSOCIATION N/K/A  
FLORIDA NATIONAL BANK  
BY: Kenneth M. Neely  
KENNETH M. NEELY, VICE PRESIDENT

ATTEST: Constance L. McNabb  
CONSTANCE MCNABB  
ASSISTANT CASHIER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED KENNETH M. NEELY AND CONSTANCE MCNABB, 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 CASHIER OF THE FLORIDA NATIONAL BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE ASSOCIATION 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 24th DAY OF October, 1983.

Karen L. Hain  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/86

### NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:   
PERMANENT CONTROL POINTS ARE SHOWN THUS:
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- BEARINGS AS SHOWN HEREON ARE IN THE MERIDIAN OF PLAT NO. 1, MANOR FOREST, AS RECORDED IN PLAT BOOK 46, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- 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.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE GOLDEN EAGLE CORPORATION, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT 4, PLAT NO. 1, MANOR FOREST, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND RECORDED IN PLAT BOOK 46, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF TRACT 4, PLAT NO. 1, MANOR FOREST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 4, PLAT NO. 1, MANOR FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

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

### EASEMENTS

UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS - THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF MANOR FOREST, AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MANOR FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BUFFER EASEMENT AND TRACT 'A' AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MANOR FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE MAINTENANCE EASEMENT - THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE MANOR FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY THE AUTHORITY OF THE POWER OF ATTORNEY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF October, 1983.

GOLDEN EAGLE CORPORATION  
A CORPORATION OF THE STATE OF DELAWARE  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA  
BY: Dorothy Westby  
DOROTHY WESTBY, PRESIDENT

ATTEST: Paul Sciamma  
PAUL SCIAMMA  
POWER OF ATTORNEY

### ACKNOWLEDGEMENT

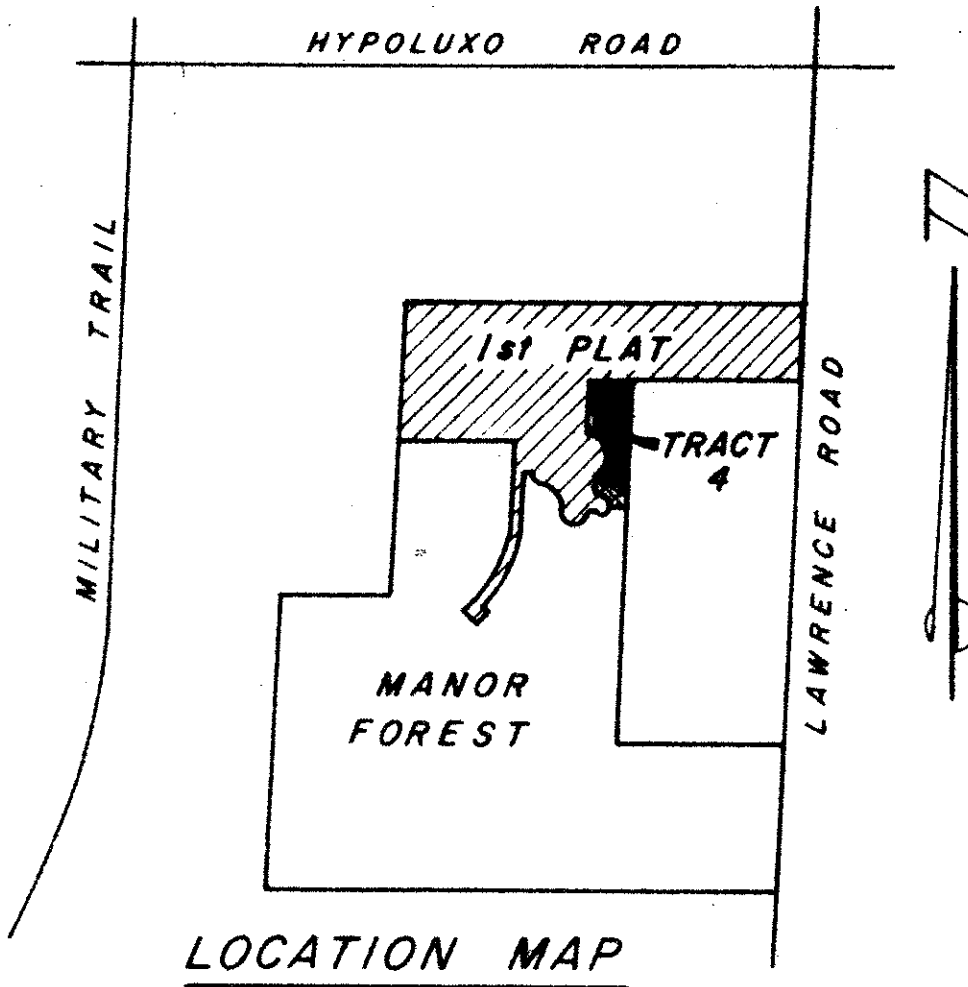
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOROTHY WESTBY AND PAUL SCIAMMA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND BY POWER OF ATTORNEY OF THE GOLDEN EAGLE CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER AND AUTHORITY 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 27th DAY OF October, 1983.

Marion V. Harris  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 6, 1987



182  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:10 A.M. this 1st day of Dec., 1983 and duly recorded in Plat Book No. 46 on Page 182 + 183  
John B. Dunkle, Clerk Circuit Court  
By: Dorothy Westby D.C.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF November, 1983.

BY: Peggy Evans  
PEGGY EVANS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF November, 1983.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT  
COUNTY ENGINEER

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

BY: Elisabeth Richard  
DEPUTY CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE GOLDEN EAGLE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY, AND IS FREE OF ALL OTHER ENCUMBRANCES.

DATE: 10/31/83

CHICAGO TITLE INSURANCE COMPANY  
BY: Herbert G. Swan  
HERBERT G. SWAN  
PLANT MANAGER

### SURVEYORS CERTIFICATION

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

DATE: Oct. 31, 1983

Kent W. Ewing, Jr.  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

0278-301

EWING AND SHIRLEY, INC.  
land surveyors and planners

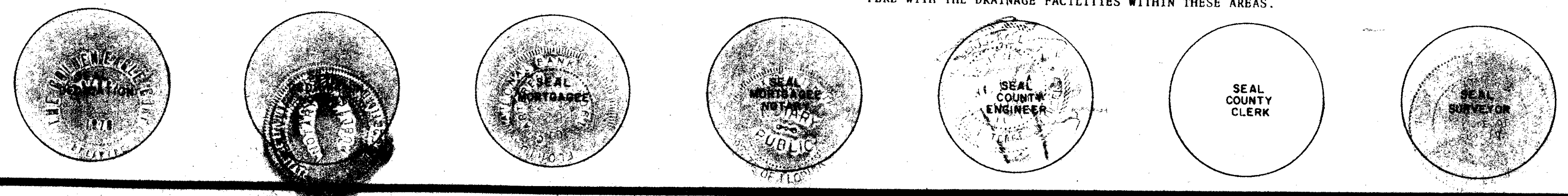
MICHAEL B. SCHORAH  
& ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* DEVELOPMENT CONSULTANTS

TEL. (305) 968-0080  
1850 FOREST HILL BLVD., SUITE 205  
WEST PALM BEACH, FLORIDA 33406

DRAWING NUMBER

DRAWING NUMBER

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