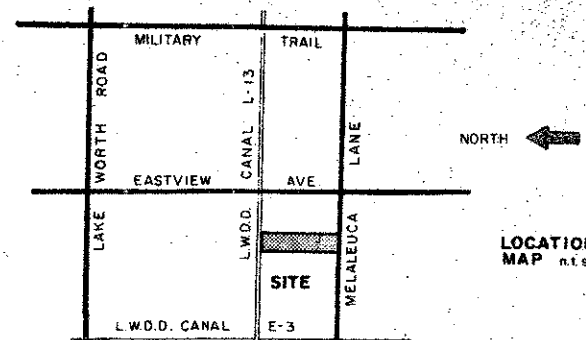


48/137

PLAT OF SUBURBAN PINES

IN THE SE 1/4 OF SEC. 26, TWP. 44 S., RGE. 42 E.,
PALM BEACH COUNTY, FLORIDA
DECEMBER, 1983 SHEET 1 OF 2

137



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in this 27th day of June 1984, and duly recorded in Plat Book 48 on page 137-138 JOHN B. DUNKLE, Clerk, Circuit Court
James S. [Signature]

DEDICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

KNOWN ALL MEN BY THESE PRESENTS that R.B.J. ENTERPRISES, INC., a Florida Corporation, owner of land shown hereon, being in Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as SUBURBAN PINES, being more particularly described as follows:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida. SUBJECT to an Easement over the North 75 feet thereof, for L.W.D.D. Lateral Canal No. L-13.

TOGETHER WITH:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 44 South, Range 42 East, Palm Beach County, Florida. LESS the South 40 feet thereof, for Road right of way.

Containing in all 10.133 acres, Net.

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

STREETS:

- The additional right of way for MELALEUCA LANE as shown, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for the proper purposes.
- The tract shown hereon as SUBURBAN DRIVE is hereby dedicated for private road, utility and drainage easement to the Suburban Pines Homeowners Association, its successors or assigns, and its perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

EASEMENTS:

- The Utility and Drainage Easements as shown, are hereby dedicated in perpetuity for the construction and maintenance of of utilities and drainage.
- The Swale Easement as shown is hereby dedicated to the Suburban Pines Homeowners Association, its successors or assigns, for swale preservation and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
- Access Easements as shown are hereby dedicated to the Suburban Pines Homeowners Association, its successors or assigns, for ingress and egress along driveways and parking areas, and for utility and drainage, and is the perpetual maintenance obligation of said Association, its successors or assigns without recourse to Palm Beach County.
- Easement over the North 75 feet of above described property is hereby dedicated to the Lake Worth Drainage District for drainage and maintenance purposes.
- The Lift Station as shown hereon is dedicated in perpetuity to Palm Beach County, its successors and assigns for lift station and related purposes.

TRACTS:

TRACT "B" as shown is hereby dedicated to the Suburban Pines Homeowners Association, its successors or assigns, for buffer and landscape purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

TRACT "C" as shown is hereby dedicated to the Suburban Pines Homeowners Association, its successors or assigns, for open area and common use purposes, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

TRACT "K" as shown is hereby dedicated to the Suburban Pines Homeowners Association, its successors or assigns, for recreational purposes and is the perpetual maintenance obligation of said Association, its successors or 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 by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of June, 1984.

R.B.J. ENTERPRISES, INC. a corporation of the State of Florida:

ATTEST: *[Signature]*
John D. Rawn, President
[Signature]
Bonnie J. Rawn, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME personally appeared John D. Rawn and Bonnie J. Rawn, 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 R.B.J. ENTERPRISES, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument, at 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 26th day of June, 1984.

My Commission expires: *[Signature]*
Notary Public at Large
State of Florida

MORTGAGEE CONSENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of 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 its Mortgage, Lien, or other Encumbrance, which is recorded in Official Record Book Page of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, SUBURBAN BANK has caused these presents to be signed by its President and attested by its and its Official seal to be affixed hereon, by and with the authority of its Board of Directors this day of June, 1984.

ATTEST: *[Signature]* BY: *[Signature]*
SUBURBAN BANK
President

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

Before me personally appeared and to me well known and known to me to be the individuals described hereon and who executed the foregoing instrument as President and Secretary of Suburban Bank, a Florida Bank and severally acknowledged to and before me that they executed said instrument as such officers of said Suburban Bank, and that the Seal affixed to the foregoing instrument is the Official Seal of said Bank, and that it was affixed to said instrument by due and regular Bank Authority, and that said instrument is the free act and deed of said Bank.

WITNESS my hand and Official Seal this day of June, 1984.

My commission expires: *[Signature]*
Christine S. Fallon
Notary Public at Large
State of Florida

TITLE CERTIFICATION

I, William Chalek, 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 R.B.J. ENTERPRISES, INC. a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct, and that I find that there are no other encumbrances on this property.

Date: June 1984 BY: *[Signature]*
William Chalek, Attorney at Law

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA:

This Plat is hereby approved for record this 26 day of June, 1984.

ATTEST: *[Signature]* BY: *[Signature]*
Deputy Clerk
John B. Dunkle, Clerk
Board of County Commissioners

COUNTY ENGINEER:

This Plat is hereby approved for record this 26 day of June, 1984.

BY: *[Signature]*
H. P. Kahler, County Engineer

NOTES:

- Permanent Reference Monuments are designated thus: ⊙
- Permanent Control Points are designed thus: ○
- Bearings cited hereon are relative to State Plane Coordinate Grid system as established by Palm Beach County.
- Building setback lines shall be as required by Palm Beach County Florida zoning regulations.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings or other structures or trees or shrubs placed on drainage easements.
- Swale easement shall not be filled or altered if such filling or alteration changes the design configuration of swale.

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 set under the guarantees posted with Palm Beach County, Florida for the required improvements 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: 6/11/84

[Signature]
Donald D. Daniels
Professional Land Surveyor
Florida Certificate No. 2608

SUBURBAN PINES

THIS INSTRUMENT WAS PREPARED BY:
DONALD D. DANIELS in the office of

Donald D. Daniels
PROFESSIONAL LAND SURVEYORS

1947 N. Florida Highway No. 1 - Suite 144 - West Palm Beach, FLA. 33409 - (305) 839-5398

DATE: DEC 1983

PLAT NO. 48-137