

DRAWING NUMBER 52/53

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SHERBROOKE PARCEL "C", PLAT ONE

LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 37, PALM BEACH FARMS COMPANY, PLAT No. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

JANUARY 1985 SHEET 1 of 2

DEDICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT SCHEARBROOK LAND & LIVESTOCK, INC., AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, GEORGE T. ELMORE, HARVEY GELLER, TRUSTEE AND LAND RESOURCES DEVELOPMENT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS SHERBROOKE PARCEL "C", PLAT ONE, A PLANNED UNIT DEVELOPMENT, JOINING TOGETHER WITH HARDRIVES OF DELRAY, INCORPORATED, THE OWNER OF THE CERTAIN MINERAL RIGHTS UPON SAID LAND LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF PORTION OF BLOCKS 37 AND 42, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF GREENBRIAR I OF SHERBROOKE - P.U.D., AS RECORDED IN PLAT BOOK 33, PAGES 55, 56 AND 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°33'53" WEST, ALONG THE BOUNDARY OF SAID PLAT OF GREENBRIAR I OF SHERBROOKE, A DISTANCE OF 158.00 FEET; THENCE, NORTH 06°29'13" WEST, CONTINUING ALONG SAID PLAT BOUNDARY, A DISTANCE OF 897.61 FEET; THENCE, SOUTH 75°45'48" EAST, DEPARTING SAID PLAT BOUNDARY, A DISTANCE OF 132.86 FEET; THENCE, NORTH 89°18'19" EAST, A DISTANCE OF 620.00 FEET; THENCE, NORTH 59°59'02" EAST, A DISTANCE OF 575.72 FEET; THENCE, NORTH 61°47'18" EAST, A DISTANCE OF 137.00 FEET; THENCE, SOUTH 33°42'26" EAST, A DISTANCE OF 474.90 FEET; THENCE, SOUTH 23°34'26" WEST, A DISTANCE OF 56.43 FEET; THENCE, SOUTH 00°33'53" EAST, A DISTANCE OF 147.80 FEET; THENCE, SOUTH 45°33'53" EAST, A DISTANCE OF 84.85 FEET; THENCE, SOUTH 00°33'53" EAST, A DISTANCE OF 199.20 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS POINT THAT BEARS NORTH 03°27'02" WEST, A DISTANCE OF 620.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°51'12", A DISTANCE OF 95.80 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 00°33'53" EAST, A DISTANCE OF 520.98 FEET; THENCE, SOUTH 89°26'07" WEST, ALONG THE NORTH LINE OF TRACTS 4 THROUGH 8, SAID BLOCK 42, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1670.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 41.897 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- TRACTS "A", (LAKES) FOR WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO SHERBROOKE HOME OWNERS ASSN., INC., A FLORIDA NON PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY ROADS.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE.
- STREETS, SOUTH KENDALE CIRCLE, CORNWELL COURT, AND CORNWELL COURT, ARE HEREBY DEDICATED TO THE SHERBROOKE HOME OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION FOR PRIVATE ROAD AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20 FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SHERBROOKE HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF LAKE MAINTENANCE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SCHEARBROOK LAND & LIVESTOCK, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31ST DAY OF DECEMBER, 1984.

ATTEST: IRMA THOMAS, SECRETARY; JAMES M. ZELLER, VICE PRESIDENT; SCHEARBROOK LAND & LIVESTOCK, INC.

IN WITNESS WHEREOF, I, GEORGE T. ELMORE, DO HEREUPTO SET MY HAND AND SEAL THIS 17TH DAY OF JANUARY, 1985.

Witness: Sharon Handerson, George T. Elmore

IN WITNESS WHEREOF, HARDRIVES OF DELRAY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17TH DAY OF JANUARY, 1985.

ATTEST: Sharon C. Shively, SHARON C. SHIVELY, 4557 560; George T. Elmore, GEORGE T. ELMORE, PRES.

IN WITNESS WHEREOF, I, HARVEY GELLER, TRUSTEE DO HEREUPTO SET MY HAND AND SEAL THIS 17TH DAY OF JANUARY, 1985.

Witness: Sharon C. Shively, Harvey Geller, Trustee

IN WITNESS WHEREOF, LAND RESOURCES DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 22ND DAY OF DECEMBER, 1984.

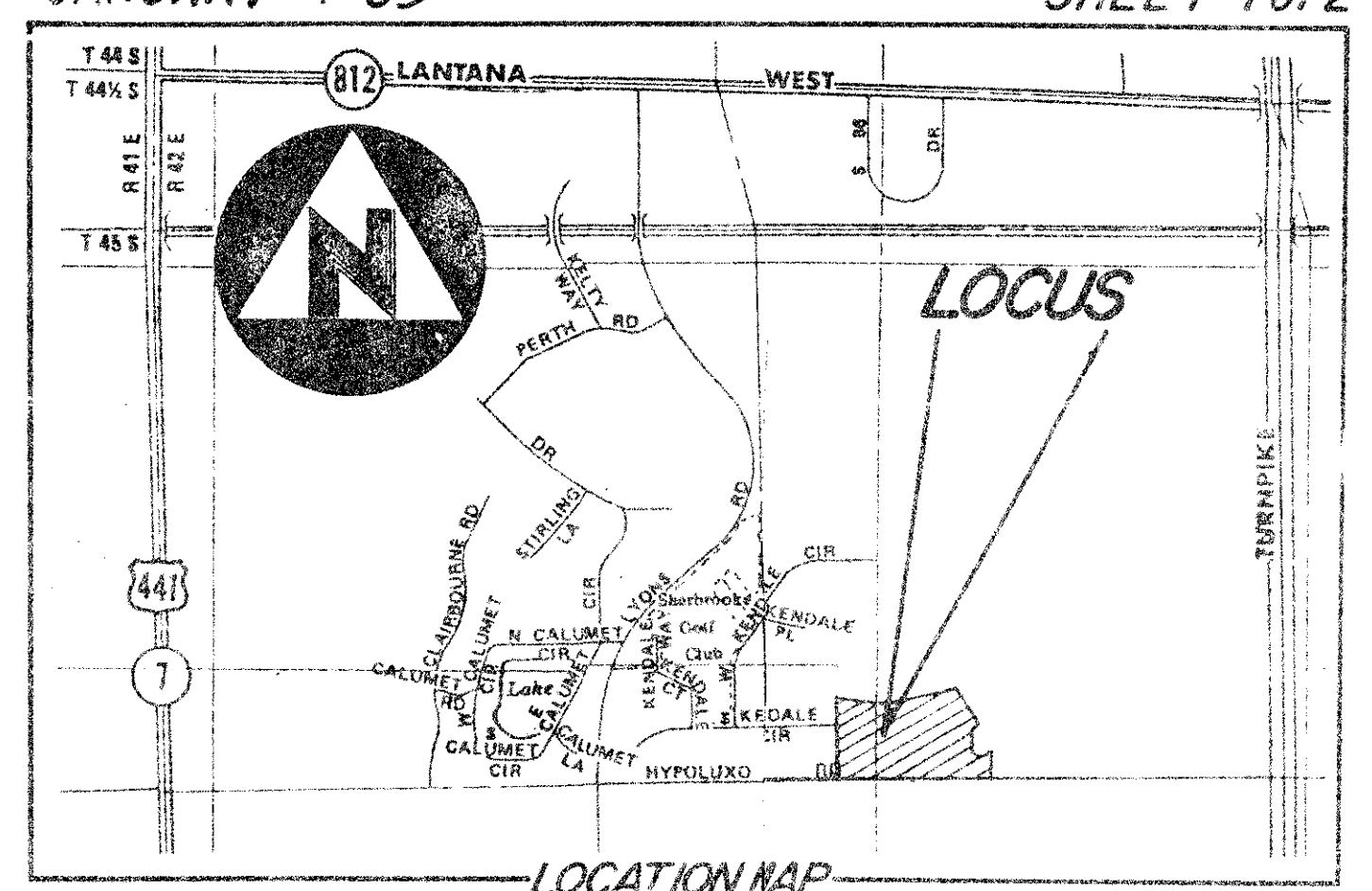
ATTEST: William R. Boose, LAND RESOURCES DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA; WILLIAM R. BOOSE, PRESIDENT

ACKNOWLEDGEMENT SCHEARBROOK LAND & LIVESTOCK, INC.

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED IRMA THOMAS AND JAMES M. ZELLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE SCHEARBROOK LAND & LIVESTOCK, INC., 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 31ST DAY OF DECEMBER, 1984. MY COMMISSION EXPIRES: 5-22-85



ACKNOWLEDGEMENT GEORGE T. ELMORE

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, 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 17TH DAY OF JANUARY, 1985. MY COMMISSION EXPIRES: 5/24/88

ACKNOWLEDGEMENT HARDRIVES OF DELRAY, INC.

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Sharon C. Shively and Sharon C. Shively, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF HARDRIVES OF DELRAY, INC., 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 17TH DAY OF JANUARY, 1985. MY COMMISSION EXPIRES: 5/24/88

ACKNOWLEDGEMENT HARVEY GELLER, TRUSTEE

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARVEY GELLER, 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 17TH DAY OF JANUARY, 1985. MY COMMISSION EXPIRES: 5/24/88

ACKNOWLEDGEMENT LAND RESOURCES DEVELOPMENT CORPORATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED William R. Boose and William R. Boose, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LAND RESOURCES DEVELOPMENT CORPORATION, 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 22ND DAY OF DECEMBER, 1984. MY COMMISSION EXPIRES: 2-22-85

SURVEYOR'S CERTIFICATE THIS IS TO CERTIFY THAT THE PLAT 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 GUARANTEE POSTED WITH 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: 1-22-85 Wm. R. Van Campen, REGISTERED LAND SURVEYOR NO. 2424

MORTGAGEE'S 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 4249 AT PAGE 1731 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

GEORGE T. ELMORE AND JOHN W. NUTBROWN, AS TRUSTEES OF HARDRIVES OF DELRAY PROFIT SHARING TRUST

IN WITNESS WHEREOF WE GEORGE T. ELMORE AND JOHN W. NUTBROWN, AS TRUSTEES, DO HEREUPTO SET OUR HANDS AND SEALS THIS 17TH DAY OF JANUARY, 1985.

Witness: Sharon Handerson, George T. Elmore, John W. Nutbrown

ACKNOWLEDGEMENT STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND JOHN W. NUTBROWN, AS TRUSTEES OF HARDRIVES OF DELRAY BEACH PROFIT SHARING TRUST, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF JANUARY, 1985.

MY COMMISSION EXPIRES: 5/24/88 Sharon Handerson, NOTARY PUBLIC

MORTGAGEE'S CONSENT STATE OF OHIO) COUNTY OF MONTGOMERY)

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 4282 AT PAGE 654 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SHIRLEE J. HARA IN WITNESS WHEREOF I, SHIRLEE J. HARA DO HEREUPTO SET MY HAND AND SEAL THIS 17TH DAY OF JANUARY, 1985.

WITNESSES: SHIRLEE J. HARA

ACKNOWLEDGEMENT STATE OF OHIO) COUNTY OF MONTGOMERY)

BEFORE ME PERSONALLY APPEARED SHIRLEE J. HARA 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 17TH DAY OF JANUARY, 1985. MY COMMISSION EXPIRES: 5/24/88 Sharon Handerson, NOTARY PUBLIC

TITLE CERTIFICATION STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, LARRY S. ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXECUTED THE TITLE TO THE HEREON DESCRIBED PROPERTY, I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCHEARBROOK LAND & LIVESTOCK, INC., AN OHIO CORPORATION, GEORGE T. ELMORE, HARVEY GELLER, TRUSTEE, AND LAND RESOURCES DEVELOPMENT CORPORATION, JOINING TOGETHER WITH HARDRIVES OF DELRAY INCORPORATED, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND 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 SUBMISSION OF THE PROPERTY.

APPROVALS: LARRY S. ALEXANDER, ESQUIRE Oct 8, 1985 0309-005

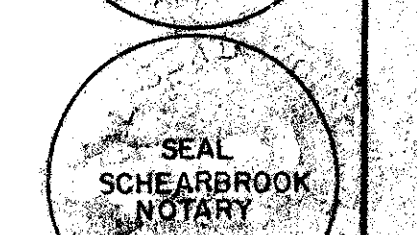
BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29TH DAY OF OCT, A.D. 1985. BY: Keith M. Gales, KATHLEEN GALES, CHAIRMAN

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29TH DAY OF OCT, 1985

BY: H. P. Kahlert, H. P. KAHLERT, COUNTY ENGINEER

52/53
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:39 PM THIS 15TH DAY OF NOVEMBER, AD, 1985 AND DULY RECORDED IN PLAT BOOK 52 ON PAGES 53 AND 54.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: [Signature]



52/53

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

DESIGNED	DRAWN	CHECKED	JOB NO.	DRAWING NO.
CS	PB	TLO	84-715	
JAN 85	N/A	CS	FILE NO.	SHEET OF 1 OF 2

SHERBROOKE PARCEL "C"