

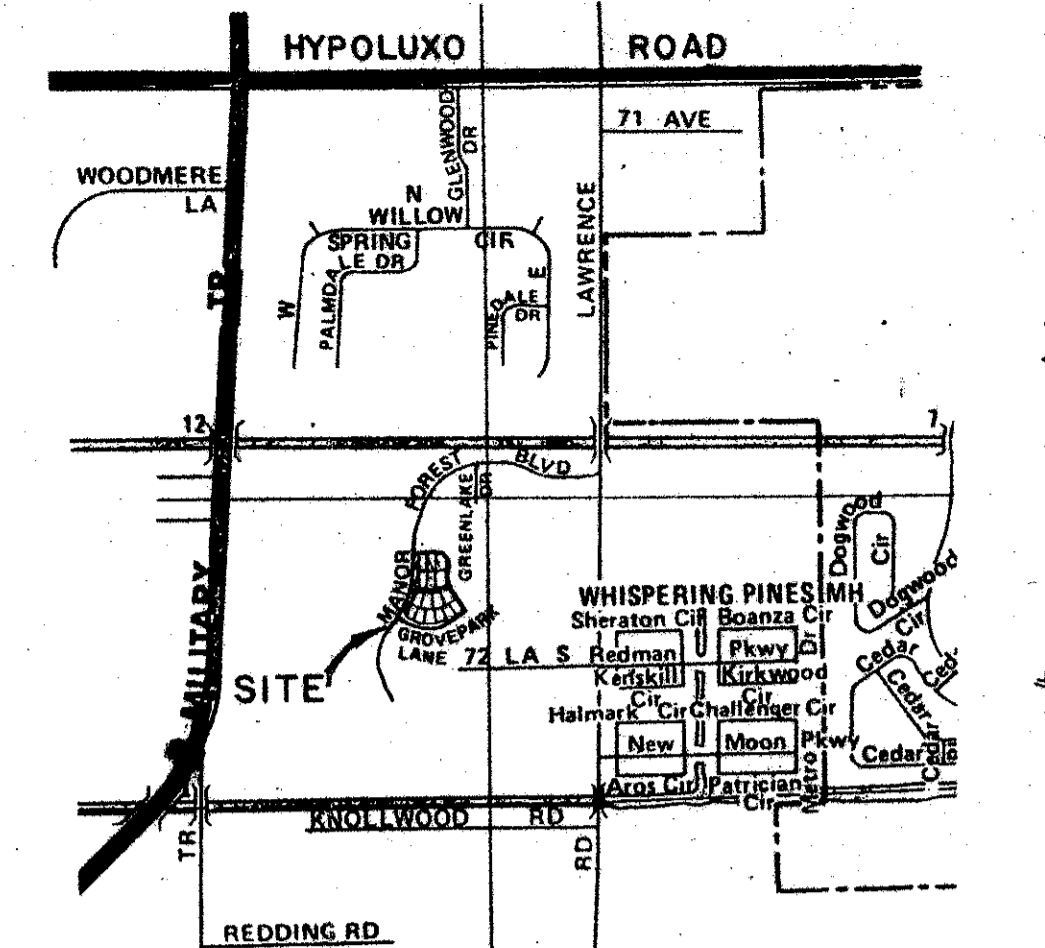
MANOR FOREST PLAT 3

A PART OF MANOR FOREST P.U.D.

LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF A REPLAT OF
A PORTION OF MANOR FOREST PLAT NO. 2 AS
RECORDED IN PLAT BOOK 54, PAGES 133 & 134
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MARCH, 1988



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:09
P.M. this 28 day of Sep., 1988
and duly recorded in Plat Book No. 61
on Page 142
John B. Dunkle, Clerk of the Circuit Court
By *Barbara O. Platt* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MANOR FOREST - A FLORIDA PARTNERSHIP, OWNER OF LAND SHOWN HEREON AS MANOR FOREST PLAT 3, BEING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ALSO BEING A REPLAT OF THE REPLAT OF A PORTION OF MANOR FOREST PLAT NO. 2, A P.U.D., AS RECORDED IN PLAT BOOK 54, PAGES 133 AND 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE, NORTH 89°56'35" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1363.33 FEET; THENCE, SOUTH 02°03'00" WEST, A DISTANCE OF 837.62 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 02°03'00" WEST, A DISTANCE OF 18.77 FEET TO THE POINT OF SAID CURVE, A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 33°57'57" AND A RADIUS OF 675.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 400.15 FEET TO A POINT; THENCE, SOUTH 06°43'53" EAST, A DISTANCE OF 33.94 FEET; THENCE, SOUTH 49°28'40" EAST, A DISTANCE OF 32.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 65°22'20" AND A RADIUS OF 220.00 FEET; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.01 FEET TO A POINT; THENCE, SOUTH 24°51'00" EAST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 65°09'00" EAST, A DISTANCE OF 127.05 FEET; THENCE, NORTH 27°00'00" WEST, A DISTANCE OF 157.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 26°00'03" AND A RADIUS OF 149.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.04 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°00'06" WEST, A DISTANCE OF 53.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 29°33'33" AND A RADIUS OF 145.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.13 FEET TO THE POINT OF REVERSE CURVATURE; SAID CURVE HAVING A CENTRAL ANGLE OF 109°14'44" AND A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.40 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 80°41'11" WEST, A DISTANCE OF 145.96 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

CONTAINING 2.728 ACRES MORE OR LESS.

HAS CAUSE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTENANCE OF ROADS.

THE ROOF OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY, INDIVIDUALLY TO LOTS ABUTTING RESPECTIVE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENTS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF MANOR FOREST AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND RECREATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED AS A PRIVATE TRACT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF MANOR FOREST AND FOR ACCESS TO AND MAINTENANCE OF ADJACENT UTILITY AND DRAINAGE SYSTEMS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE EXECUTIVE VICE-PRESIDENT AND ATTESTED BY THE *PROFESSOR N. REINHARD, ATTORNEY* OF ITS MANAGING PARTNER, L.P. MANOR FOREST, INC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF JUNE, 1988.

MANOR FOREST - A FLORIDA PARTNERSHIP

ATTEST:

By: L.P. MANOR FOREST, INC., A FLORIDA CORPORATION, MANAGING PARTNER

Sept. A. P. ...
SEY

By: *Michael A. Ambrosio*
MICHAEL A. AMBROSIO,
EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, PERSONALLY APPEARED MICHAEL A. AMBROSIO AND *SAFORD N. REINHARD* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE EXECUTIVE VICE-PRESIDENT AND THE *Attorney* OF L.P. MANOR FOREST, INC., MANAGING PARTNER OF MANOR FOREST - A FLORIDA PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID MANAGING PARTNER 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 MANAGING PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF JUNE, 1988

MY COMMISSION EXPIRES:

12-14-1991

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 HEREIN 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 4753 AT PAGE 643 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK OF MIAMI, A BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF JUNE, 1988.

FLORIDA NATIONAL BANK OF MIAMI, A BANKING ASSOCIATION OF THE UNITED STATES OF AMERICA, A CORPORATION OF THE STATE OF FLORIDA
By: *Everett D. McDonald*
EVERETT D. McDONALD,
VICE-PRESIDENT

Attest:
Carolyn S. Adler
CAROLYN S. ADLER,
ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, PERSONALLY APPEARED EVERETT D. McDONALD AND CAROLYN S. ADLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE-PRESIDENT AND THE ASSISTANT VICE-PRESIDENT OF FLORIDA NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION OF THE UNITED STATES OF AMERICA AND A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS SEAL OF SAID BANKING ASSOCIATION 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 ASSOCIATION.

MY COMMISSION EXPIRES:

9-11-1989

Carolyn S. Adler
NOTARY PUBLIC

P.U.D. TABULATION	
TOTAL ACREAGE	2.73 ACRES
OPEN SPACE	0.17 ACRES
INGRESS/EGRESS	0.15 ACRES
BUILDING COVERAGE	2.41 ACRES
NO. OF SINGLE FAMILY LOTS	16 LOTS
DENSITY	0.15 D.U./ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, SANFORD REINHARD, 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 MANOR FOREST - A FLORIDA PARTNERSHIP; AND THAT I FIND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT THE MORTGAGE IS SHOWN AND IS TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE June 17, 1988

Sanford Reinhard
SANFORD REINHARD, ATTY.

NOTES:

- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
R.O.E. DENOTES ROOF OVERHANG EASEMENT.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: ■
PERMANENT CONTROL POINTS ARE SHOWN THIS: ●
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING AN ASSUMED BEARING OF NORTH 89°56'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE AND ACCESS EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF UTILITIES OCCUPYING SAME.
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY BUILDING CODE.
- THE REPLAT OF A PORTION OF THE REPLAT OF MANOR FOREST PLAT NO. 2, A P.U.D. (PLAT BOOK 54, PAGES 133 & 134) WAS ABANDONED AS RECORDED IN OFFICIAL RECORD BOOK 5417, PAGES 1011 THROUGH 1014, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- RADIAL BEARINGS ARE DESIGNATED THUSLY: (R)
NON-RADIAL BEARINGS ARE DESIGNATED THUSLY: (NR)

LOCATION MAP
N.T.S.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY
OF SEPTEMBER, 1988
Carol A. Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
By: *John Cowart*
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY
OF SEPTEMBER, 1988
By: *Herbert F. Kahler*
HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

SURVEYOR'S 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 8-26-1988

By: *Richard P. Breitenbach*
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 2978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S.
OF LANDMARK SURVEYING & MAPPING, INC.

MANOR FOREST PLAT 3
PLAT BOOK 54, PAGES 133 & 134
RECORDED IN PLAT BOOK 54, PAGES 133 & 134
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
DATE 8-26-1988
FILE NO. 33463
12/15/82

DEDICATION NOTARY



611

0278-003

Landmark Surveying & Mapping Inc.

1850 FOREST HILL BOULEVARD
PH. (305) 433-5405 SUITE 100 W.P.B. FLORIDA

MANOR FOREST PLAT 3