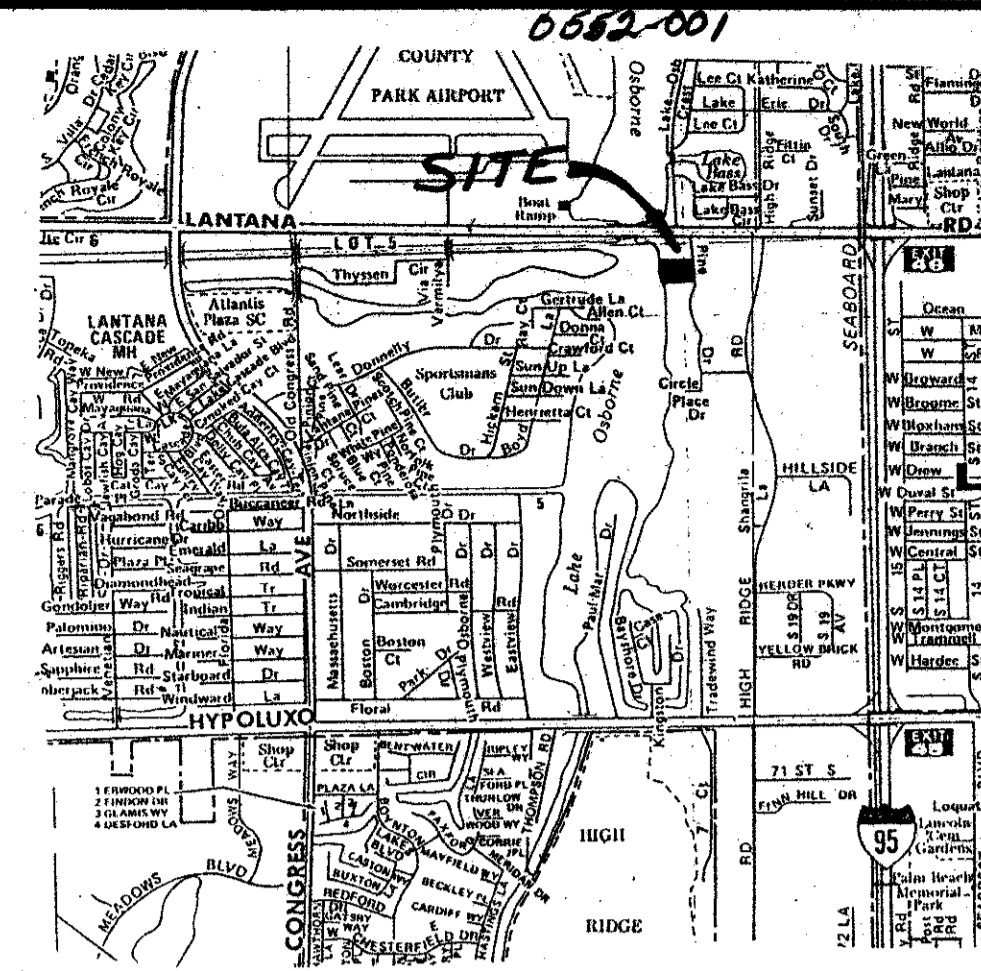


# OLGA FLEISHER ESTATES

BEING A REPLAT OF LOTS 9 THROUGH 15  
LYING WEST OF PINE DRIVE, LAKE OSBORN PARK  
PLAT BOOK 7, PAGE 10  
IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

OCTOBER 1988  
SHEET 1 OF 1



**129**

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
THIS PLAT WAS FILED FOR RECORD AT 3:19 PM  
THIS 26 DAY OF APRIL 1989, AND DULY RECORDED IN PLAT BOOK NO.  
1529, ON PAGE 129  
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT  
BY *Robert A. Pitt*

DEDICATION: GRAPHIC SCALE  
STATE OF FLORIDA COUNTY OF PALM BEACH  
1 INCH = 40 FEET

KNOW ALL MEN BY THESE PRESENTS THAT OLGA FLEISHER ORNITHOLOGICAL FOUNDATION, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OLGA FLEISHER ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 9, 10, 11, 12, 13, 14 AND 15, LYING WEST OF PINE DRIVE, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 7, PAGE 10, TOGETHER WITH THAT LAND DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. 20319, DEED NO. 20320-A, AND DEED NO. 20321, RECORDED IN DEED BOOK 1099, PAGE 415, OFFICIAL RECORD BOOK 1785, PAGE 1359; AND OFFICIAL RECORD BOOK 1307, PAGE 125 RESPECTIVELY.

THAT LAND DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO. S 20319, 20320-A, AND 20321, IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE GOVERNMENT MEANDER CORNER ON THE NORTH LINE OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 91°55'05" EAST ON THE MEANDER LINE, A DISTANCE OF 452.48 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 91°55'05" EAST ALONG THE MEANDER LINE, A DISTANCE OF 438.75 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 89°48'19" WEST ALONG THE SOUTH LINE OF LOT 15 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 330.84 FEET; THENCE NORTH 5°47'21" WEST, A DISTANCE OF 433.86 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 9; THENCE SOUTH 89°53'20" EAST ALONG THE NORTH LINE OF LOT 9 AND ITS WESTERLY EXTENSION, A DISTANCE OF 299.03 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF March 1989.

OLGA FLEISHER ORNITHOLOGICAL FOUNDATION, INC., A CORPORATION OF THE STATE OF FLORIDA

BY *Eleonora Sciuka* ATTEST *Anthony V. Sciuka*  
ELEONORA SCIUKA, PRESIDENT ANTHONY V. SCIUKA, VICE PRES.

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ELEONORA SCIUKA AND ANTHONY V. SCIUKA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRES. OF THE OLGA FLEISHER ORNITHOLOGICAL FOUNDATION, 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 3rd DAY OF March 1989.

MY COMMISSION EXPIRES *Julie Kaufman*  
JULIE KAUFMAN  
NOTARY PUBLIC

**TITLE CERTIFICATION:**

STATE OF FLORIDA COUNTY OF PALM BEACH

I, PHILIPPE JECK, 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 OLGA FLEISHER ORNITHOLOGICAL FOUNDATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES; THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS AND RESTRICTIONS THAT EXIST BUT THEY DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

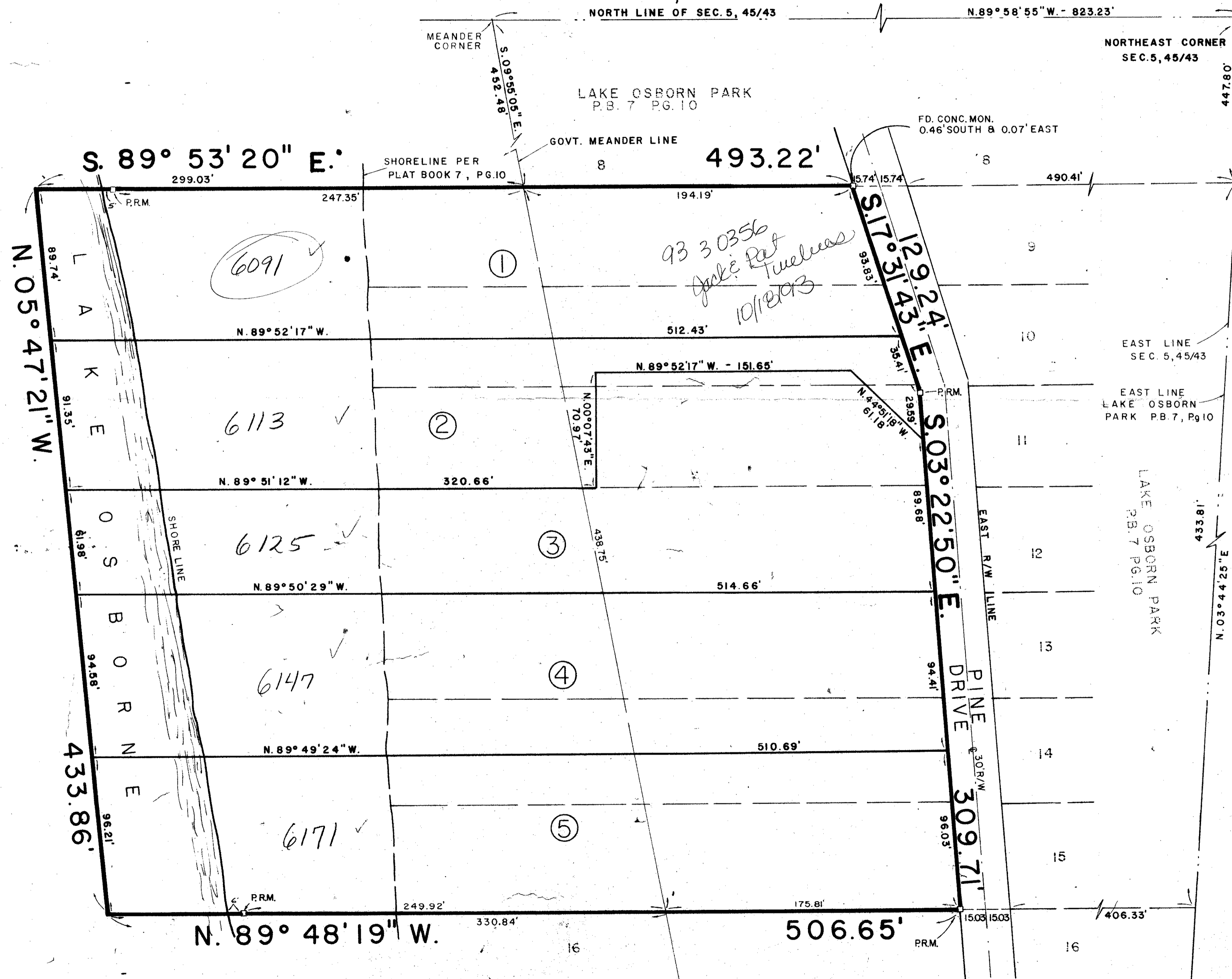
DATED 4/16/89 BY *Philippe Jeck*  
PHILIPPE JECK, ATTORNEY-AT-LAW  
LICENSED IN FLORIDA  
FOR THE FIRM:  
NIXON, HARORAVE, DEVANS & DOYLE

**NOTES TO TITLE CERTIFICATION:**

THE FOLLOWING RESERVATIONS AND RESTRICTIONS EXIST ON THE PROPERTY:

- AS TO LOTS 1 AND 2, AS SET FORTH ON THIS PLAT, THOSE CERTAIN RESERVATIONS AND RESTRICTIONS CONTAINED IN TRUST DEED NO. 20320-A RECORDED IN OFFICIAL RECORDS BOOK 1785, PAGE 1359 AND WARRANTY DEED RECORDED IN DEED BOOK 157, PAGE 300, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- AS TO LOTS 2 AND 3, AS SET FORTH ON THIS PLAT, THAT CERTAIN RESERVATION CONTAINED IN TRUST DEED NO. 20319 RECORDED IN DEED BOOK 1099, PAGE 415, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- AS TO LOTS 4 AND 5, AS SET FORTH ON THIS PLAT, THAT CERTAIN RESERVATION CONTAINED IN TRUST DEED NO. 20321 RECORDED IN OFFICIAL RECORDS BOOK 1307, PAGE 125, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**PLAT TABULAR DATA:**  
DENSITY: 0.99 UNITS/ACRE  
ZONING: RS  
NUMBER OF DWELLING UNITS: 5  
TOTAL AREA OF LOTS: 5.069 Acres more or less.  
TOTAL AREA OF PLAT: 5.069 Acres more or less.

**SURVEYOR'S CERTIFICATE:**  
STATE OF FLORIDA COUNTY OF PALM BEACH  
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.B.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

MILLER LAND SURVEYING INC.  
DATED: 3-2-1989 *Michael J. Miller*  
MICHAEL J. MILLER  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4034

**APPROVALS**  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April 1989  
BY *Carol Elmqvist*  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
*John B. Dunkle*  
DEPUTY CLERK

COUNTY ENGINEER.  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF April 1989  
BY *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

**NOTES:**  
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN, THE EAST LINE OF SECTION 5-45-43 IS ASSUMED TO BEAR NORTH 3°44'25"E.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT PREPARED BY:  
MICHAEL J. MILLER  
MILLER LAND SURVEYING INC.  
519 WEST LANTANA ROAD  
LANTANA, FLORIDA 33462

0552-001

62/129

SEAL NOTARY  
SEAL OLGA FLEISHER ORNITHOLOGICAL FOUNDATION, INC.  
SEAL SURVEYOR  
SEAL COUNTY ENGINEER  
SEAL DEPUTY CLERK

ADD BY  
CHECKED BY

SOUTH LINE OF,  
GOVT. LOT 5, SEC. 5, 45/43,  
LAKE OSBORN PARK P.B. 7 PG. 10  
LAKE OSBORNE COURT P.B. 15 PG. 32

MILLER LAND SURVEYING INC.  
P.O. BOX 3646 LANTANA, FLORIDA 33465 PHONE 566-2669  
REFERENCES  
P.B. 45/43 Pg. 11  
JOB NO. 68-1174  
L-1032

OLGA FLEISHER ESTATES

SUBDIVISION: Olga Fleisher Estates  
BOOK: 62  
FLOOD MAP: 175B  
ZONING: RS  
PAGE: 129  
DATE: 4/19/89  
ZIP CODE: 33462  
JOB NAME: 375793