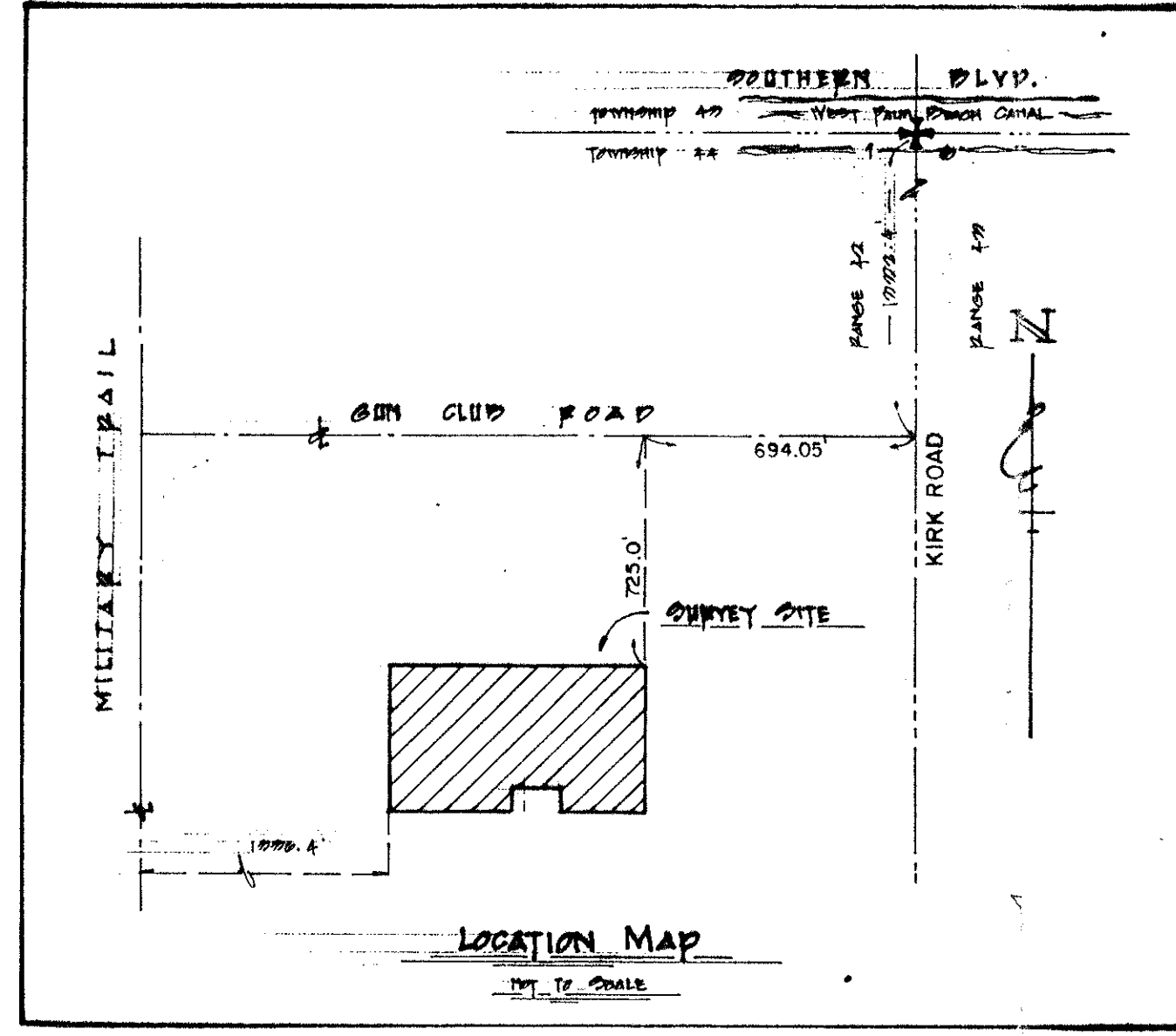


0459-001

94

# PINE TERRACE

REPLAT - LOTS 24, 25, 28 AND PART OF LOT 29, TRAIL ACRES  
(PLAT BOOK 20, PAGE 90) IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:20  
A.M. this 13 day of SEPTEMBER 1993  
and duly recorded in Plat Book No. 74  
on Page 94 + 95  
Dorothy H Wilken, Clerk of the Circuit Court  
By Barbara Q. Hunt D.C.



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT KENDALL RIVIERA CO., INC., A CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS PINE TERRACE, BEING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF LOTS 24, 25, 28 AND A PART OF LOT 29, TRAIL ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 24, 25, 28 AND 29, LESS THE EAST 160 FEET OF THE WEST 480 FEET OF LOT 29 OF THE SAID PLAT OF TRAIL ACRES,  
CONTAINING 5.54 ACRES MORE OR LESS.

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

1. STREETS  
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS  
THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF JULY, 1993

KENDALL RIVIERA CO., INC.,  
A FLORIDA CORPORATION

ATTEST: Timothy W. Kendall  
WITNESS: Timothy W. Kendall GARY KENDALL, PRESIDENT  
WITNESS: [Signature]

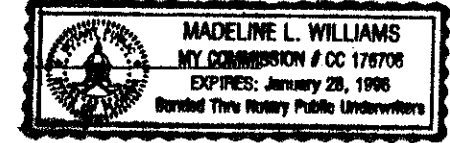
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED GARY KENDALL AND TIMOTHY W. KENDALL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT AND SECRETARY OF KENDALL RIVIERA CO., INC., A CORPORATION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND IT IS WAS AFFIXED TO THE 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 12 DAY OF July, 1993

MY COMMISSION EXPIRES:  
Madeline J. Williams  
NOTARY PUBLIC



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, STEWART TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO KENDALL RIVIERA CO., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

STEWART TITLE CO.

DATE: 7-13-93

BY: James W. Hamilton  
Vice President

### BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Sept 1993.

ATTEST: DOROTHY H. WILKEN, CLERK  
BY: Dorothy H. Wilken DEPUTY CLERK  
BY: Mary McCarty MARY MCCARTY CHAIR OF THE COUNTY COMMISSION

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Sept 1993.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### NOTES:

1. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■  
PERMANENT CONTROL POINTS ARE SHOWN THUS: ○
3. BEARINGS, AS SHOWN HEREON ARE RELATIVE IN A MERIDAN ASSUMING WEST R/W LINE OF PINE WAY TRAIL AS NORTH 02° 03' 00" EAST.
4. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF UTILITIES OCCUPYING SAME.
6. EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
7. 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.
8. 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.
9. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.

### 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 7-08-93

[Signature]  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

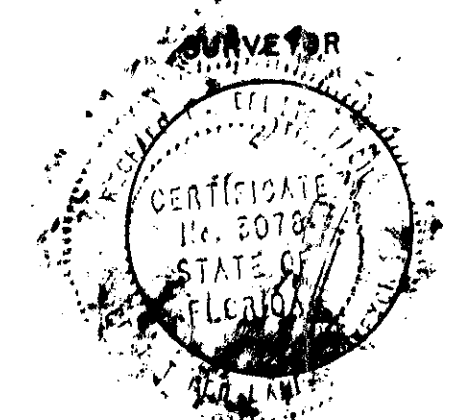
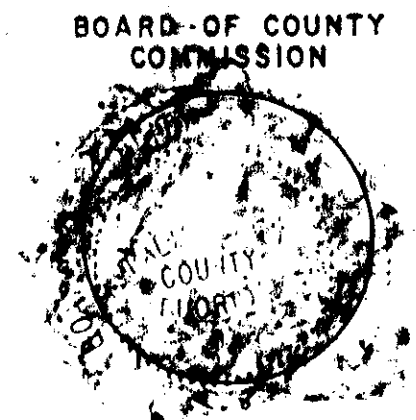
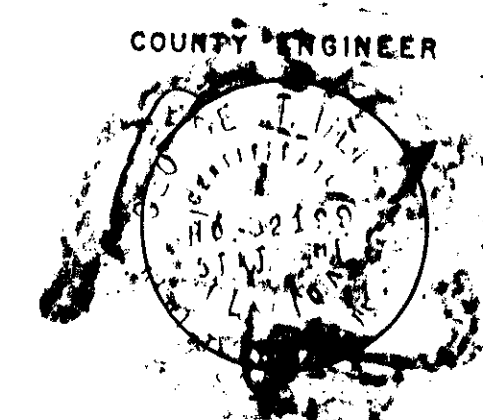
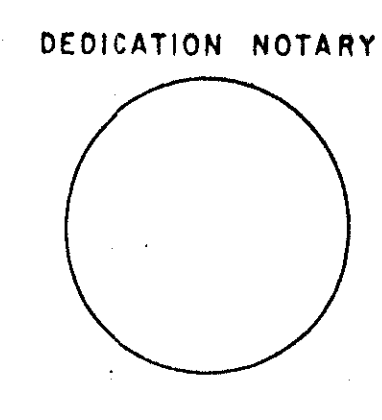
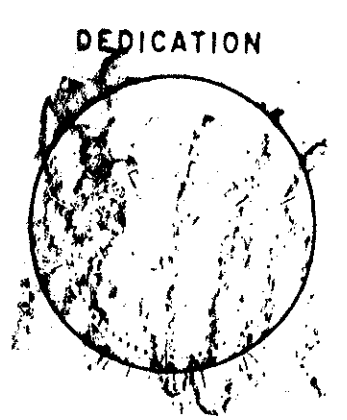
0459-001

7/1/94

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S.

RICHARD P. BREITENBACH, P.L.S.  
LAND SURVEYING SERVICES  
PHONE (407) 433-0280  
2540 PALMARITA ROAD, PALM BEACH, FL. 33406

PINE TERRACE



TAZ 276  
SUBMITTER: PINE TERRACE  
BOOK 71 PAGE 94  
PLAT BOOK B  
COUNTY RM  
DATE 7/1/94  
33415