

GREENBRIAR I OF SHERBROOKE - P.U.D. REPLAT

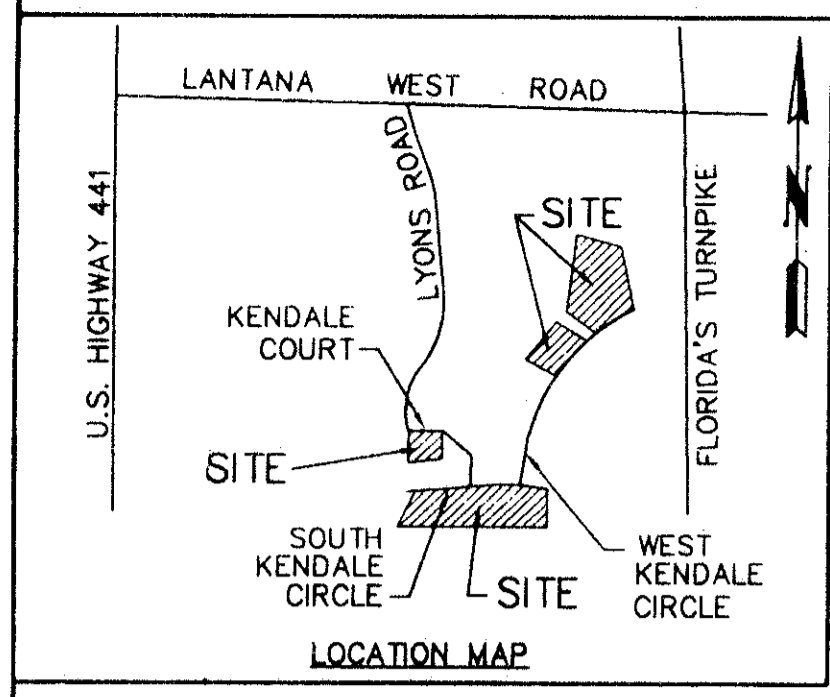
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14

BEING A REPLAT OF LOT A-1 AND LOT A-2 OF A REPLAT OF PARCEL "A", GREENBRIAR I OF SHERBROOKE - P.U.D. AS RECORDED IN PLAT BOOK 36, PAGE 144 AND ALSO BEING A REPLAT OF LOTS 7 THRU 13, AND LOTS 20 AND 26 OF GREENBRIAR I OF SHERBROOKE - P.U.D., AS RECORDED IN PLAT BOOK 33, PAGES 55, 56 AND 57 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN PART OF SECTIONS 5 AND 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET NO. 1 OF 2

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
JANUARY 1995



STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
This plat was filed for record at 2:50 AM, this 14th day of March, 1995, and duly recorded in Plat Book No. 75 on Pages 14 thru 15.
DOROTHY H. WILKEN
Clerk Circuit Court
By *Richard A. Platt* D.C.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
KNOW ALL MEN BY THESE PRESENTS that SCHEARBROOK LAND AND LIVESTOCK, INC., a Ohio Corporation, licensed to do business in Florida, joined by AMERICAN COMMERCIAL REALTY CO., a Ohio Corporation, licensed to do business in Florida, joined by WERNER AND HEDWIG A/K/A HEDI SCHOLZ, his wife, joined by BURT E. AND BETTY Z. SCHEAR, his wife, the Owners of the lands shown hereon as GREENBRIAR I OF SHERBROOKE - P.U.D. REPLAT being a replat of Lot A-1 and Lot A-2 of a REPLAT OF PARCEL "A", GREENBRIAR I OF SHERBROOKE - P.U.D. as recorded in Plat Book 36, Page 144 and also being a replat of Lots 7 thru 13, and Lots 20 and 26 of GREENBRIAR I OF SHERBROOKE - PUD as recorded in Plat Book 33, Pages 55, 56 and 57 of the Public Records of Palm Beach County, Florida in part of Sections 5 and 6, Township 45 South, Range 42 East, Palm Beach County, Florida. Being more particularly described as follows: Being all of Lot A-1 and Lot A-2 of a Replat of Parcel "A", GREENBRIAR I OF SHERBROOKE - P.U.D. as recorded in Plat Book 36, Page 144; together with, all of Lots 7 thru 13, inclusive, and Lots 20 and 26 of GREENBRIAR I OF SHERBROOKE - P.U.D. as recorded in Plat Book 33, Pages 55, 56 and 57 of the Public Records of Palm Beach County, Florida, lying in Sections 5 and 6, Township 45 South, Range 42 East, Palm Beach County, Florida. Containing a total of 26.48 acres more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract "A" as shown hereon, is hereby reserved for the SHEARBROOKE HOME OWNERS ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

In witness whereof, the above named corporations have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Board of Directors this 29th day of March, 1995.

Witness: *David M. Gasky* SCHEARBROOK LAND AND LIVESTOCK, INC., A Ohio Corporation licensed to do business in the State of Florida
By: *Eugene C. Schear*
Eugene C. Schear - President
Witness: *Michael W. Searge*
Witness: *David M. Gasky* AMERICAN COMMERCIAL REALTY CO., a Ohio Corporation licensed to do business in the State of Florida under the name of Sherbrooke Management, Inc.
By: *E. C. Schear*
E. C. Schear - President

In witness whereof, we, the above named individuals have caused these presents to be signed by James Boyd, as our Attorney-in-Fact, this 29th day of MARCH, 1995.

Werner Scholz
By: *James Boyd* James Boyd, his Attorney-in-Fact
Betty Z. Schear
By: *James Boyd* James Boyd, her Attorney-in-Fact
Hedwig a/k/a Hedi Scholz
By: *James Boyd* James Boyd, her Attorney-in-Fact
Burt E. Schear
By: *James Boyd* James Boyd, his Attorney-in-Fact
James Boyd, Attorney-in-Fact

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
The SHERBROOKE Home Owners Association, INC. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 29th day of MARCH, 1995.

WITNESS: *David M. Gasky* SHERBROOKE HOME OWNERS ASSOCIATION, INC., a Florida corporation not for profit
By: *Patricia Marshall*
Patricia Marshall, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Patricia Marshall who is personally known to me or has produced as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 29th day of March, 1995.
My commission expires: January 18, 1998
David M. Gasky
Notary Public CC # 34187

LAND USE

RESIDENTIAL LOTS (18)----- 21.47 ACRES
TRACK A (DRAINAGE)----- 5.01 ACRES
TOTAL----- 26.48 ACRES
DENSITY----- 0.68 D. U. /ACRE

NOTES

Bearings shown hereon are relative to the South line of GREENBRIAR I OF SHERBROOKE P.U.D. which bears South 89° 26' 07" West.
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
No buildings or any kind of construction or trees or shrubs shall be placed on any easements without prior written consent of all easement beneficiaries and all applicable County approvals or permits for such encroachment.
Easements are for Public Utilities, unless otherwise noted.
Where Utility and Drainage easements cross, Drainage easements take precedence.
Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
All lines are non-radial except as noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61 G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.0000216.

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

- ▲ denotes Permanent Reference Monument (Existing)
- denotes Permanent Reference Monument (Set (LS 4609))
- P. R. B. denotes Official Record Book
- U. D. denotes Planned Unit Development
- R denotes Arc Radius
- A denotes Arc Delta Angle
- L denotes Arc Length
- R/W denotes Right-of-Way
- P. B. denotes Plot Book
- PGS. denotes Pages
- PG. denotes Page
- N. D. denotes Number
- RD. denotes Road
- Exist. denotes Existing
- D. U. denotes Dwelling Units
- N. T. S. denotes Not To Scale

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
This plat is hereby approved for record this 16th day of March, 1995.
By: *Ken Foster* Chairman
Attest: *Dorothy H. Wilken* Clerk
By: *George T. Webb* Deputy Clerk
COUNTY ENGINEER

This plat is hereby approved for record this 16th day of March, 1995.
By: *George T. Webb*
George T. Webb, P.E., County Engineer

THIS INSTRUMENT PREPARED BY:
JAMES A. DAVIS, P.L.S.
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
ONE HARVARD CIRCLE
WEST PALM BEACH, FLORIDA 33409-1923

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared Eugene C. Schear who is personally known to me, or has produced as identification, and who executed the foregoing instrument as President of SCHEARBROOK LAND AND LIVESTOCK, INC., a Corporation, 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 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 29th day of March, 1995.
My Commission Expires: January 13, 1998
David M. Gasky
Notary Public CC # 34187

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared E. C. Schear who is personally known to me, or has produced as identification and who executed the foregoing instrument as President of AMERICAN COMMERCIAL REALTY CO., INC., a Corporation, 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 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 29th day of March, 1995.
My Commission Expires: January 13, 1998
David M. Gasky
Notary Public CC # 34187

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
BEFORE ME personally appeared James Boyd who is personally known to me, or has produced as identification and who executed the foregoing instrument as Attorney-in-Fact for Werner and Hedwig a/k/a Hedi Scholz; Burt E. and Betty Schear, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.
WITNESS my hand and official seal this 29th day of March, 1995.
My Commission Expires: January 13, 1998
David M. Gasky
Notary Public CC # 34187

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
We, GULFATLANTIC TITLE AGENCY, INC., a title insurance company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to SCHEARBROOK LAND AND LIVESTOCK INC., a Ohio Corporation, joined by AMERICAN COMMERCIAL REALTY CO., a Ohio Corporation, joined by Werner and Hedwig a/k/a Hedi Scholz, his wife, joined by Burt E. and Betty Z. Schear, his wife; that the current taxes have been paid; and that there are no mortgages of record; and that there are no other encumbrances of record.

Date: March 30, 1995
By: *Debra L. James*
Debra L. James, Agent

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 Permanent Reference Monuments (P.R.M.'s) 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 the ordinances of Palm Beach County, Florida.

GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.
James A. Davis, P.L.S.
License No. 4609
State of Florida

Ret. 76-139
5/2/2/I

TAZ - 740

SUBDIVISION Greenbriar I
BOOK 75
PAGE 14
FLOOD ZONE B
ZONING RE / PUD
QUAD #49
SE:
PUD NAME Sherbrooke P.U.D.
5614542

COMPUTED VAS
CHECKED
APPROVED
NO. 87-550.3

0309-011 75/14
GREENBRIAR I OF SHERBROOKE
Seals of: BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA; GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.; AMERICAN COMMERCIAL REALTY SEAL; DAVID B. LARKEY (Notary Public); SHERBROOK LAND AND LIVESTOCK, INC.; DAVID B. LARKEY (Notary Public).