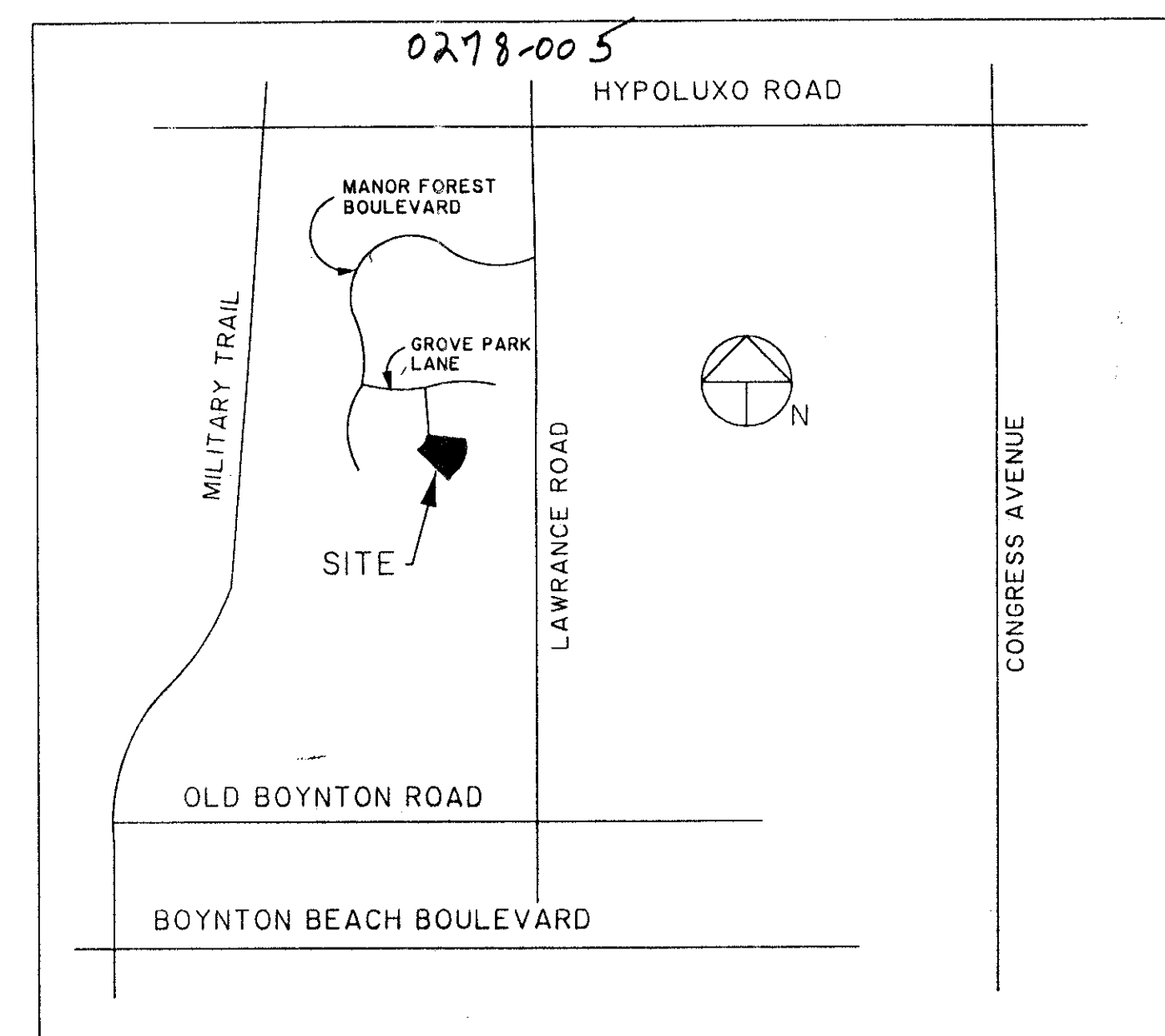


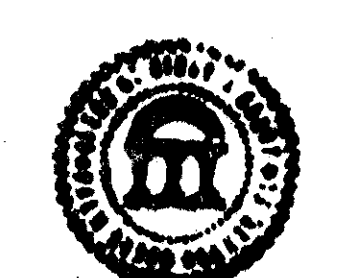
(A P.U.D.)

MANOR FOREST PLAT NO. 2- REPLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT ENTITLED 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 LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



61
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:04 P.M. THIS 20TH DAY OF NOV 1995
AND DULY RECORDED IN PLAT BOOK NO. 76 ON PAGE 61-62
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
By *Dorothy H. Wilken*



LOCATION MAP (NOT TO SCALE)

PET. 82-71
CURRENT
5/2/2/H

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL R. BRIGGS, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT ENTITLED 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, SHOWN HEREON AS MANOR FOREST PLAT NO. 2 - REPLAT NO. 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "A" OF SAID REPLAT OF A PORTION OF MANOR FOREST PLAT NO. 2, A P.U.D., SAID POINT BEING LOCATED ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 28°32'49", A RADIUS OF 66.00 FEET AND WHOSE CHORD BEARS SOUTH 0°24'58" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID TRACT "A" ALSO BEING THE WESTERLY LINE OF WATER MANAGEMENT TRACT NO. 1, AS SHOWN ON MANOR FOREST PLAT NO. 2, AS RECORDED IN PLAT BOOK 47, PAGES 88 AND 89, PALM BEACH COUNTY PUBLIC RECORDS, A DISTANCE OF 32.88 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 25°07'47", A RADIUS OF 210.00 FEET AND WHOSE CHORD BEARS SOUTH 00°17'33" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT LINES, A DISTANCE OF 92.11 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 25°11'27", A RADIUS OF 210.00 FEET AND WHOSE CHORD BEARS SOUTH 00°19'23" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACTS, A DISTANCE OF 92.33 FEET TO POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO SOUTHWEST, HAVING A CENTRAL ANGLE OF 15°21'56", A RADIUS OF 90.00 FEET AND WHOSE CHORD BEARS SOUTH 05°14'06" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACTS, A DISTANCE OF 24.13 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 83°38'04", A RADIUS OF 90.00 FEET AND WHOSE CHORD BEARS SOUTH 44°15'52" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID TRACTS, A DISTANCE OF 131.37 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 33°54'56", A RADIUS OF 120.00 FEET AND WHOSE CHORD BEARS NORTH 76°57'38" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF SAID TRACT "A" ALSO BEING THE NORTHERLY LINE OF SAID WATER MANAGEMENT TRACT NO. 1, A DISTANCE OF 71.03 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 18°36'53", A RADIUS OF 90.00 FEET AND WHOSE CHORD BEARS NORTH 69°18'37" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACTS, A DISTANCE OF 29.24 FEET; THENCE NORTH 11°00'00" WEST DEPARTING FROM SAID TRACT LINES, A DISTANCE OF 102.40 FEET; THENCE NORTH 79°00'00" EAST, A DISTANCE OF 29.52 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 47°50'40" AND A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.29 FEET; THENCE SOUTH 58°51'27" EAST, A DISTANCE OF 147.84 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.494 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND / OR RESERVATIONS:

EASEMENTS:

1. 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.
2. THE ROOF OVERHANG AND MAINTENANCE EASEMENT (R.O. & M.E.), AS SHOWN HEREON IS HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, MICHAEL R. BRIGGS, DO HEREBY SET MY HAND AND SEAL THIS 25TH DAY OF SEPTEMBER, 1995.

WITNESS: *Michael R. Briggs* BY: *Michael R. Briggs*
MICHAEL R. BRIGGS

WITNESS: *[Signature]*

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL R. BRIGGS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Durable Power* AS IDENTIFICATION, 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 25TH DAY OF SEPTEMBER, 1995

MY COMMISSION EXPIRES: 12/18/96

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 THE 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 8783 AT PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25TH DAY OF SEPTEMBER, 1995.

MANOR FOREST HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT

WITNESS: *James D. Klatt* BY: *Kelsey Stone, President*
KELSEY STONE, PRESIDENT

WITNESS: *Michael R. Briggs*

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KELSEY STONE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 25TH DAY OF SEPTEMBER, 1995.

MY COMMISSION EXPIRES: Nov. 14, 1997 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

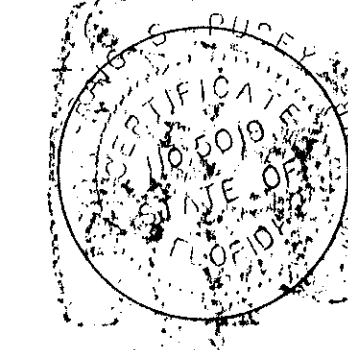
WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FINE THE TITLE TO THE PROPERTY IS VESTED TO MICHAEL R. BRIGGS; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9-25-95 *[Signature]*
EILEEN J. WOODGER, VICE PRESIDENT

SURVEYOR'S NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF TRACT "A" 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, HAVING A PLATTED BEARING OF SOUTH 74°18'48" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. 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.
6. U.E. DENOTES UTILITY EASEMENTS
R DENOTES RADIUS
P.O.B. DENOTES POINT OF BEGINNING
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
L DENOTES ARC LENGTH
C/L DENOTES CENTERLINE
RL DENOTES RADIAL LINE
R.O. & M.E. DENOTES ROOF OVERHANG & MAINTENANCE EASEMENT
P.S.M. DENOTES PROFESSIONAL SURVEYOR & MAPPER
7. ALL BEARINGS ARE CORRECT UNLESS OTHERWISE NOTED.
8. ALL BEARINGS SHOWN ON OR WITHIN THE PLAT BOUNDARY ARE TO BE ASSUMED A NON-RADIAL UNLESS OTHERWISE SHOWN AS RADIAL AND DENOTED: (RL)

SURVEYOR



THIS INSTRUMENT WAS PREPARED BY JON GILBERT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

COUNTY APPROVAL

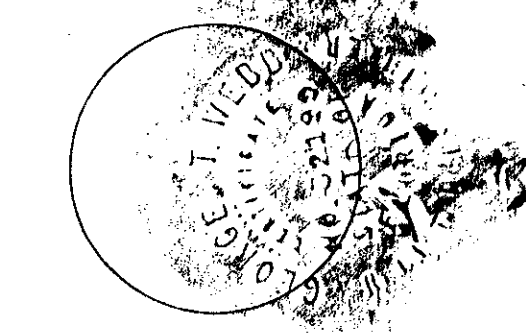
STATE OF FLORIDA
COUNTY OF PALM BEACH

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 20TH DAY OF NOV, 1995.

George J. Webb
GEORGE J. WEBB, P.E., COUNTY ENGINEER

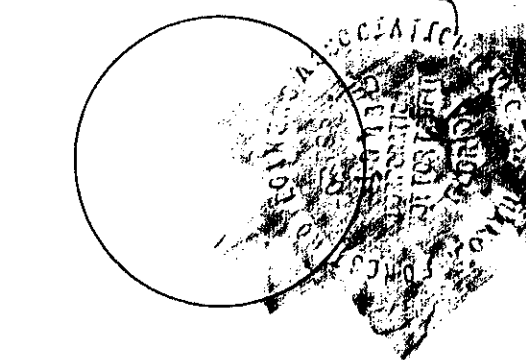
COUNTY ENGINEER



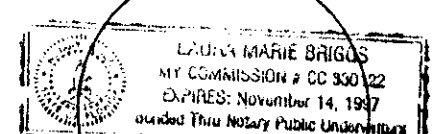
DEDICATION NOTARY



MORTGAGEE



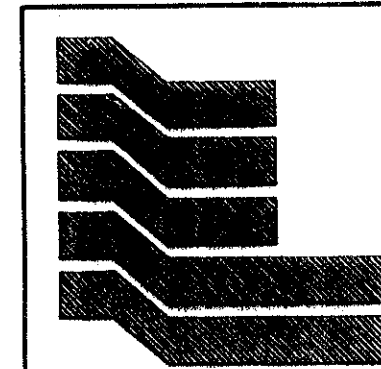
MORTGAGEE NOTARY



0278-002

SHEET 1 OF 2

76/61



Landmark Surveying & Mapping

1850 Forest Hill Boulevard
Ph. (407) 433-5405 Suite 100 W.P.B. Florida

(A P.U.D.)
MANOR FOREST PLAT NO. 2
REPLAT NO. 2

Taz- 4/5

REPLAT NO. 2
SUBDIVISION #MANOR FOREST PLAT NO. 2
BOOK 76
PAGE 61
FLOOD ZONE B
QUAD # 34
SE 82-71
ZIP CODE 33436
PUD NAME SAME

MANOR FOREST PLAT 2 REPLAT 2