

DRAWING NUMBER  
**23-177**

# PINE AIR NO.3

A SUBDIVISION OF THE SOUTH THREE HUNDRED AND TWENTY-SEVEN (327) FEET OF THE NORTH SIX HUNDRED AND SIXTY-ONE (661) FEET OF THE SOUTH-EAST QUARTER (1/4) OF THE NORTH-EAST QUARTER (1/4) OF SECTION TWELVE (12) TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE FORTY-TWO (42) EAST, BEING ALSO A RESUBDIVISION OF THE SOUTH THREE HUNDRED AND TWENTY-SEVEN (327) FEET OF THE NORTH SIX HUNDRED AND SIXTY-ONE (661) FEET OF LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE (1), SECTION TWELVE (12), TOWNSHIP FORTY-FOUR (44) SOUTH, RANGE FORTY-TWO (42) EAST, PALM BEACH PLANTATIONS (MODEL LAND COMPANY), RECORDED IN PLAT BOOK TEN (10), PAGE TWENTY (20), RECORDS OF PALM BEACH COUNTY, FLORIDA.

CHESTER F. WRIGHT — ENGINEER & SURVEYOR  
LAKE WORTH, FLORIDA

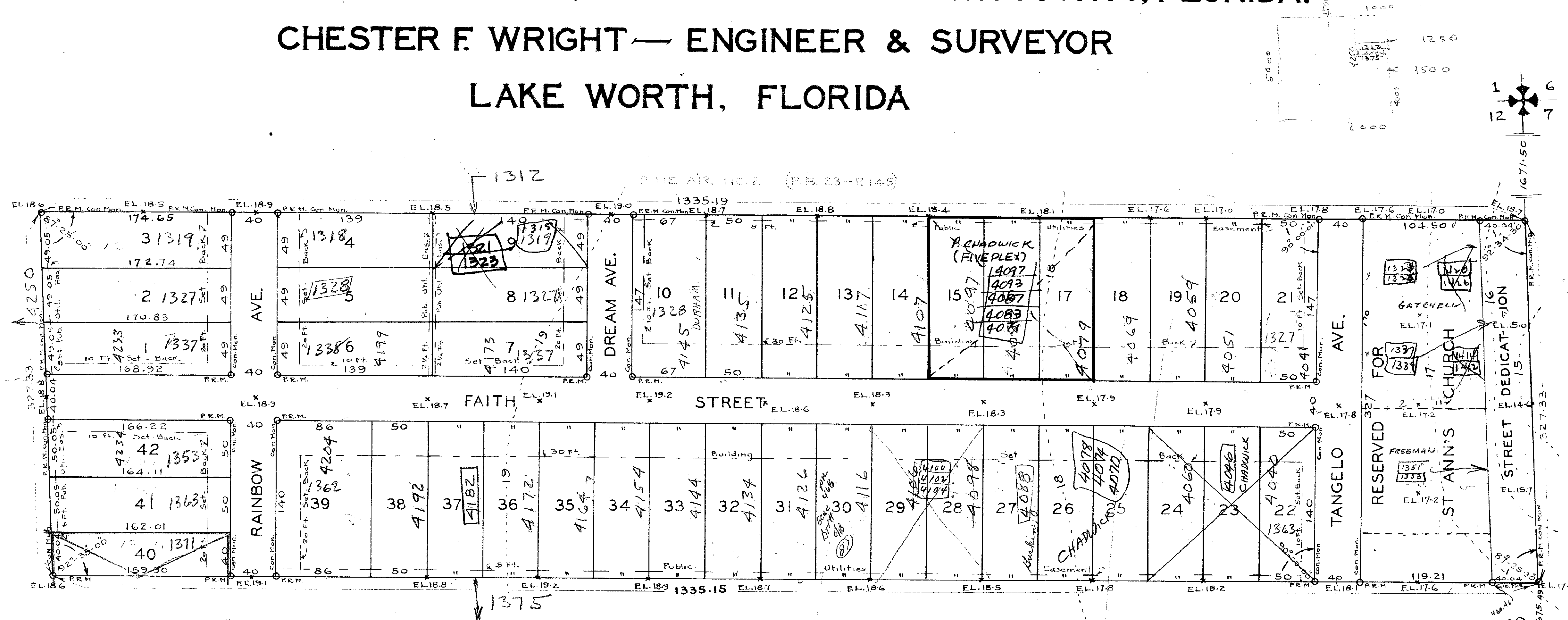
# 177

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 10th day of October, 1953  
at 5:57 and duly recorded in Plat Book 23 on page 177  
J. ALLEN ARNETT, Clerk Circuit Court  
Mary Ann B. Kline

DRAWING NUMBER

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B.M. R.R. Spike in Power Pole  
73 Feet East of Sta. 5+44  
on Military Trail.  
ELEV. 20.41

### DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that Frank D. Tellin and his wife, Florence C. Tellin, owners in fee simple of that tract of land lying and being in Palm Beach County, Florida, shown hereon as "Pine Air No. 3" and more particularly described as follows, to wit: the South three hundred and twenty-seven (327) feet of the North six hundred and sixty-one (661) feet of the South-East Quarter (1/4) of the North-East Quarter (1/4) of Section Twelve (12) Township Forty-Four (44) South, Range Forty-Two (42) East, being also the South Three Hundred and Twenty-Seven (327) feet of the North Six Hundred and Sixty-One (661) feet of Lots Seven (7) and Eight (8), Block One (1) Section Twelve (12) Township Forty-Four (44) South Range Forty-Two (42) East, Palm Beach Plantations (Model Land Co.) as recorded in Plat Book Ten (10), Page Twenty (20) in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public the streets and avenues shown hereon, reserving however, unto themselves, their heirs, assigns or legal representatives, the reversion or reversions of same, whenever abandoned or discontinued by law.

IN WITNESS WHEREOF: they have hereunto set their hands and seals this 6th day of October, A.D. 1951

Mary F. Nichols Witness  
James Witness

Frank D. Tellin (Seal)  
Florence C. Tellin (Seal)

RESTRICTIONS: All property shall meet Board of Health requirements for sewerage and water. No building or home shall be left covered with black tar paper for a period longer than six months. All buildings shall be kept painted. No black paint can be used. Minimum set-back as shown on plat. Sideline setback four feet. The use of lots creating an eye-sore, a nuisance to the community, or a hazard to public health and safety shall not be permitted. The breeding, training or harboring of dogs for commercial purposes shall not be permitted.

### ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

I HEREBY CERTIFY: that the said Frank D. Tellin and his wife, Florence C. Tellin, on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, both to me well known, and known by me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily, without any compulsion, constraint, apprehension or fear, for the purpose therein expressed.

AND I FURTHER CERTIFY: that the said Florence C. Tellin, on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said dedication for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or separate property, statutory or equitable, in and to the streets and avenues described herein, and that she executed said dedication freely and voluntarily, without any compulsion, constraint, apprehension or fear of, or from, her said husband.

WITNESS: my hand and seal at Lake Worth, Florida, this 6th day of October, A.D. 1951

My commission expires December 25, 1953

Mary F. Nichols  
Notary Public

### CERTIFICATION

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

I HEREBY CERTIFY: that the tract of land shown hereon as "Pine Air No. 3" was surveyed and platted under my direction, that said plat is a true and correct representation thereof to the best of my knowledge and belief, and that Permanent Reference Monuments (P.R.M.) have been placed as required by law.

Chester F. Wright  
Registered Engineer & Surveyor  
Florida Cert. No. 472-165

Subscribed and Sworn to before me this 6th day of October, A.D. 1951

Mary F. Nichols  
Notary Public

My commission expires November 25, 1953

APPROVED  
BOARD OF COUNTY COMMISSIONERS

BY Paul Davidson Chairman; BY James County Engineer ON 19 Oct 51



**65**  
**23**  
**177**

12-144142