

DRAWING NUMBER  
**23-245**

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DRAWING NUMBER

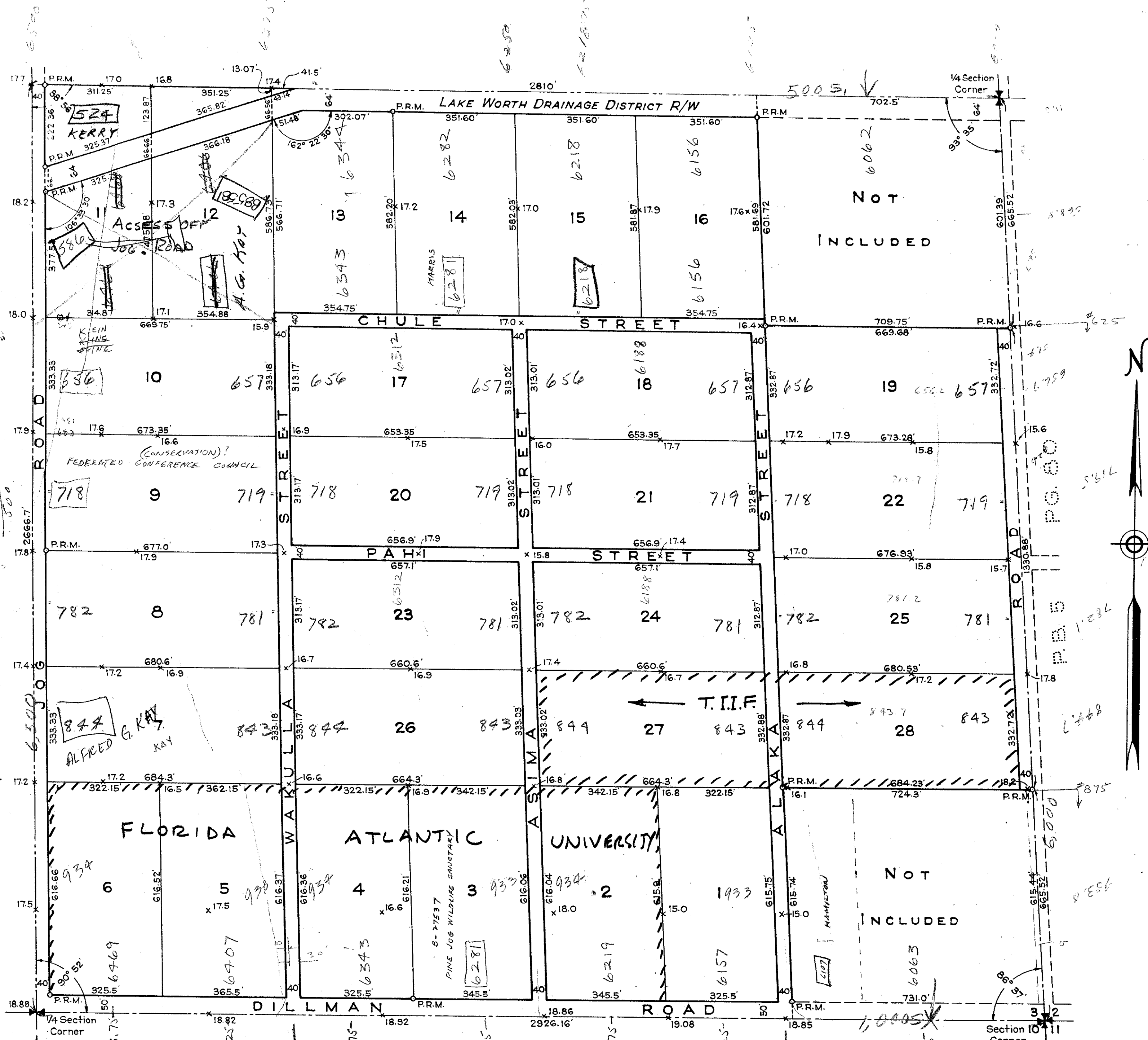
DRAWING NUMBER

# PLAT OF PINE-JOG SUBDIVISION IN S. E. 1/4 OF SEC. 3, TWP. 44 S., RGE. 42 E. PALM BEACH COUNTY, FLA.

# 245

NOTE  
Elevations shown in feet and decimal parts thereof thus: x 18.85  
and refer to U. S. C. & G. S. Datum. M. S. L. = 0.0

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 10:00  
this 6th day of August, 1952  
By Alex Arnette Clerk of Court  
By Autumn Notary Public



STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
KNOW ALL MEN BY THESE PRESENTS that ALFRED G. KAY and his wife, ELIZABETH D. KAY, the owners of the tract of land lying and being in Palm Beach County, Florida, shown hereon as PINE-JOG SUBDIVISION and more particularly described as follows, to wit:  
The Southeast Quarter (SE 1/4) of Section 3, less the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and less the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), Township 44 South, Range 42 East. Subject to Right of Ways of Lake Worth Drainage District and existing Roads.

have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of the public, as public highways, the Streets and Roads as shown hereon.  
The property as herein described can be sold only and shall be conveyed subject to the following conditions, reservations and restrictions, and the grantees jointly and severally covenant that they will comply and abide by said regulations, to wit:

- (1) The above described property shall be used as first class residential property only. That is, each of said lots shall be used exclusively as a home or place of residence for one family only and no use that constitutes a nuisance such as the breeding of dogs or the harboring of barking or howling dogs or the nuisance resulting from other animals maintained upon the place shall be permitted. Nor shall any building or premises be used in any way that constitutes a nuisance or becomes noxious or offensive by the emission of odor, smoke, fumes, noise or vibration, and in the event that any one or more of the foregoing uses hereinabove enumerated shall become noxious or offensive by said uses, then and in such event such use shall be deemed and considered as a prohibited use in the district, nor shall anything be constructed or placed on said property that would in any way constitute an eye-sore or nuisance to adjacent property owners, residents, or the community. The burning of garbage or any other refuse that causes offensive odors is prohibited.  
Exception is made to the above restriction to allow agricultural businesses where they do not violate the above restrictions and particularly the second sentence of the above paragraph. The raising of animals for sale is not considered as an agricultural business.
- (2) No visible toilets shall remain on said property one year after the start of construction of the residence and all sewage from the premises shall be passed through properly constructed septic tanks and disposal systems thereafter, until such time as a community sewer may be installed.
- (3) There being no minimum amount fixed as to cost of the building to be constructed upon the premises, no building shall be constructed upon said property except buildings of standard materials and complying with accepted and uniform building codes. Trailers are not permissible after one year from the date of the purchase of the property. The grantees agree to submit to the grantor or his agent a complete set of plans showing exactly the kind of building they propose to build, together with a plot plan, and no building shall be begun or constructed upon any of said property until such plans have been approved. The purpose of this restriction is to insure proper use, stability, attractiveness and uniformity.
- (4) That no building shall be constructed, erected, placed or permitted to be on said premises except within the building lines herein designated, being 60 feet from the front line and 25 feet from side lines. Sewage disposal systems and well supplies shall be so located on each piece of property that they shall be separated by a minimum distance of 50 feet and neither of the said units shall be less than 25 feet from the side property lines or the rear property line. Such set backs are for the purpose of insuring 50 feet or more as the distance between any sewage disposal system and well supply in said plat.
- (5) The grantor reserves for the use and benefit of the owner and occupants of all lots on the aforesaid plat an easement over, in and upon the rear 5 feet of the premises for the purpose of constructing, laying, building and maintaining utility lines, and such easement shall not be obstructed by the growing of trees, plants or shrubbery.
- (6) No plat shall be subdivided into less than 20 percent of original and must contain at least 100 feet of street frontage. No residence shall contain less than 720 square feet.
- (7) It is expressly agreed that the conditions, reservations and restrictions herein shall be construed to be running with the land and shall be binding upon all purchasers, their heirs and assigns.

IN WITNESS WHEREOF they have hereunto set their hands and seals this 6th day of August A. D. 1952.

Witness: Law H. Cunningham Alfred G. Kay (Seal)  
Witness: Estherne Gutrie Elizabeth D. Kay (Seal)

1000-587

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) as required by law.  
1000 - 5280 5.28'  
5.8'  
H. R. Fitzgerald  
Registered Land Surveyor  
Florida Certificate No. 152  
Subscribed and sworn to before me this 23rd day of August, A. D. 1952  
Magdy Yeomane  
Notary Public  
My Commission expires: March 24, 1955

STATE OF NEW JERSEY  
COUNTY OF MORRIS ss  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALFRED G. KAY and his wife, ELIZABETH D. KAY, to me well known and known to 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 for the purposes therein expressed.  
AND I FURTHER CERTIFY that the said ELIZABETH D. KAY, known to me to be the wife of the said ALFRED G. KAY, 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 of separate property, statutory or equitable, in and to the Streets and Roads described therein, and that she executed the said dedication freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.  
WITNESS my hand and official seal at Sumner, County of Somerset, and State of New Jersey, this 6th day of August, A. D. 1952.  
Wm. M. Adams  
Notary Public  
My Commission expires: Sept. 7, 1954

Approved: August 25th, A. D. 1952  
Board of County Commissioners  
James P. Pater  
Chairman  
By: Jim Boyd  
County Engineer

GEORGE S. BROCKWAY  
REGISTERED ENGINEER & SURVEYOR  
WEST PALM BEACH, FLORIDA  
3/4/52  
PINE-JOG SUBDIVISION  
24  
FIELD: B. E. N.  
OFFICE: L. F.  
DR. BY: J. F.  
SCALE: 1" = 200'  
Dwg. No. B-1784