

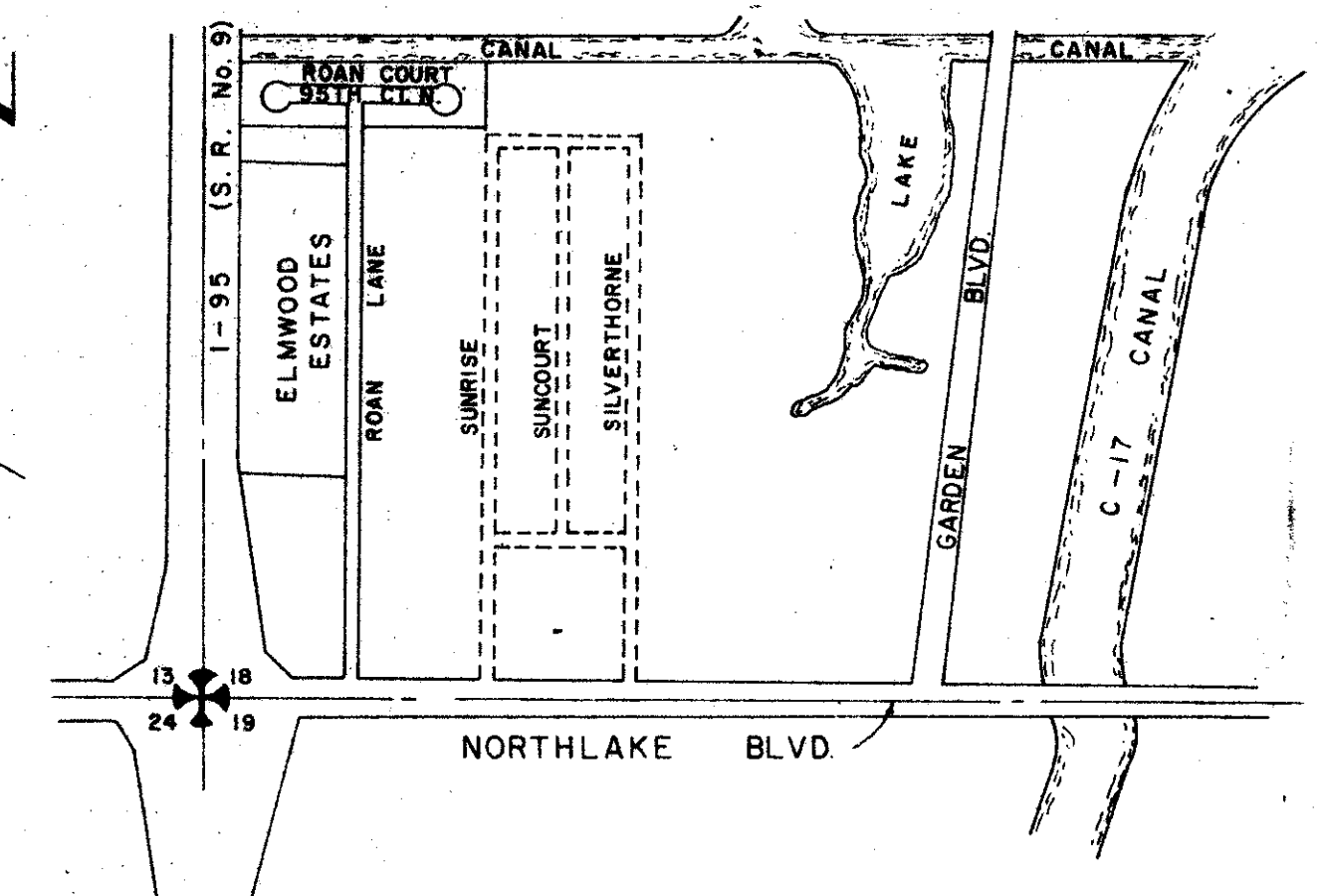
PLAT OF ELMWOOD ESTATES

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET No. 1

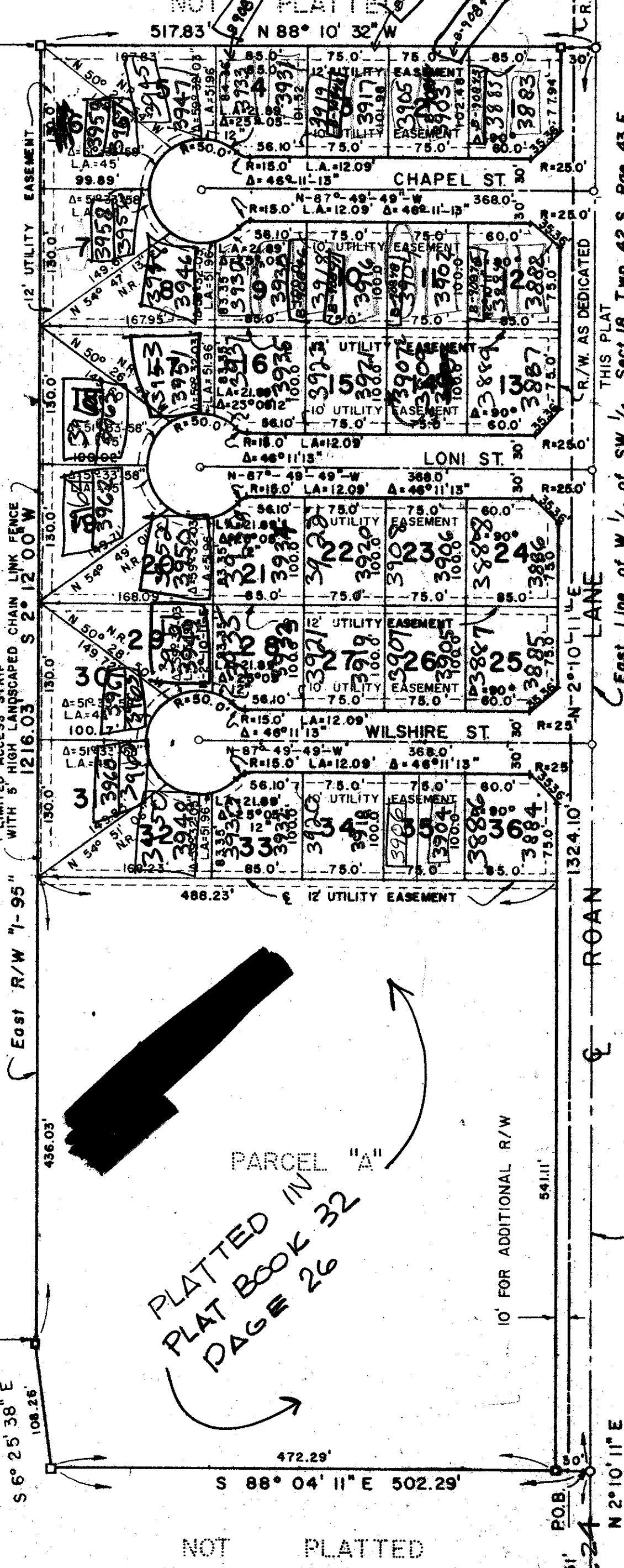
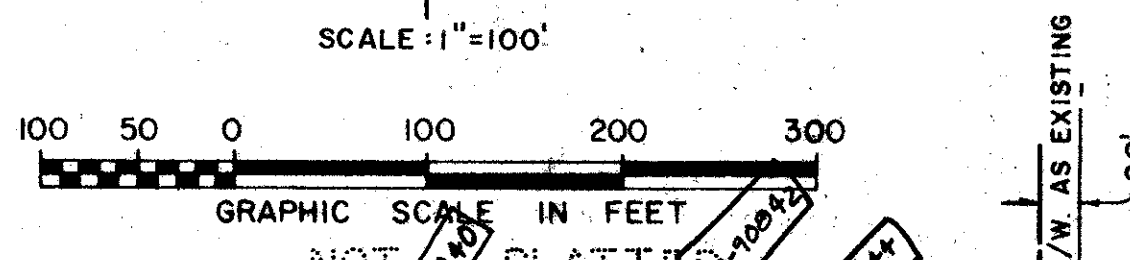
OCTOBER, 1974



LOCATION MAP
NOT TO SCALE

200

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 3:37 P.M.
the 4th day of FEBRUARY
1976 and duly recorded by Plat Book No.
31 on page 200 & 201
JOHN B. DUNKLE, Clerk Circuit Court
By Rita Conroy



DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS that LLOYD HASNER and SAM HASNER, owners of the land hereon, being in Section 18, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as ELMWOOD ESTATES, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 18 aforesaid; thence South 88° 01' 16" East along the South line of Section 18 aforesaid (said South line is assumed to bear South 88° 01' 16" East, and all other bearings are relative thereto) a distance of 669.07 feet to a point of intersection with the East line of the West 1/4 of the Southwest 1/4 of said Section 18; thence North 02° 10' 11" East along said East line of the West 1/4 of the Southwest 1/4 (said line being the centerline of Roan Lane as now laid out and in use) a distance of 1033.51 feet to the Point of Beginning of the herein described parcel; thence continue North 02° 10' 11" East a distance of 1324.10 feet to a point; thence North 88° 10' 32" West a distance of 517.83 feet to a point in the Easterly right-of-way line of Interstate 95 as now laid out and in use; thence South 02° 12' 00" West along said Easterly right-of-way line a distance of 1216.03 feet to a point; thence South 06° 25' 38" East along said Easterly right-of-way line a distance of 108.26 feet to a point; thence South 88° 04' 11" East a distance of 502.29 feet to the Point of Beginning. Less the East 20 feet thereof for road Purposes.

have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- Streets:
The streets as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
- Easements:
The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- Limited Access Strips:
The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF the said persons have caused these presents to be signed this 26 day of November, A.D. 1974.

WITNESS: Lloyd Hasner BY: Sam Hasner
 WITNESS: Clotilde C. Hester BY: Clotilde C. Hester
 WITNESS: Sam Hasner BY: Sam Hasner
 WITNESS: Clotilde C. Hester BY: Clotilde C. Hester

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day personally appeared before me, officers duly authorized to administer oaths and take acknowledgments, LLOYD HASNER and SAM HASNER, 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.

WITNESS my hand and official seal at MIAMI, County of DADE, and State of Florida, this 26 day of November, A.D. 19 74.

Clotilde C. Hester
NOTARY PUBLIC

My Commission expires: March 21, 1977

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

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.) have been placed as required by law, and permanent control points (P.C.P.) will be placed as required by law, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 18th day of November, A.D. 1974.

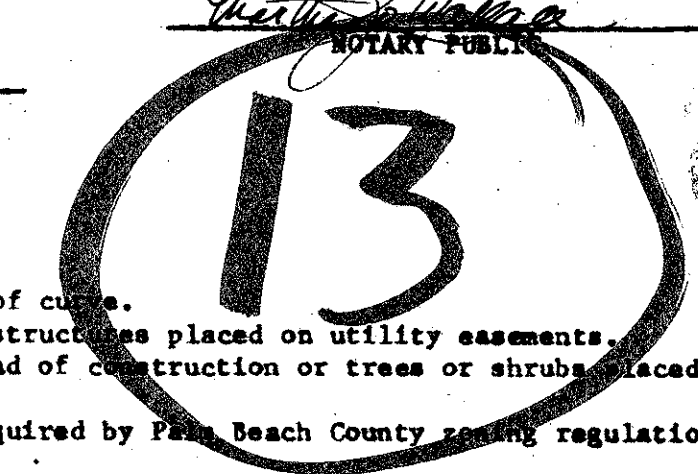
William G. Wallace
William G. Wallace
Registered Land Surveyor
Florida Certificate No. 913

My Commission expires: May 6, 1978

NOTES:

- Distances on corner lots are to P.C. of curve.
- There shall be no buildings or other structures placed on utility easements.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- Building setback lines shall be as required by Palm Beach County zoning regulations.

- ⊙ - Denotes Permanent Control Points (P.C.P.)
- ⊠ - Denotes Permanent Reference Monuments (P.R.M.)
- NR: Not Radial
- A special tax district shall be formed prior to acceptance of street lights for maintenance.



1000-182

This instrument was prepared by William G. Wallace, Pres.
WILLIAM G. WALLACE, INC.
321 Northlake Blvd.
North Palm Beach, Florida 33408

PLAT OF		
ELMWOOD ESTATES		
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors U.S. Highway One, North Palm Beach, Florida		
FIELD: D.M.	JOB NO: J73-872	FILE NO: 42-43
OFFICE: L.S.C.	DATE: 10-22-74	DWGS. NO: 74-50
CK'D: W.G.W.	REF:	SHEET 1 OF 2

APPROVAL-PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record,
this 26 day of November, A.D. 1974.

By: Lloyd Hasner Chairman
 Sam Hasner County Engineer
 Clotilde C. Hester Clerk

COUNTY ENGINEER
This plat is found to meet all requisite
State and County laws and ordinances.

ATTEST: John B. Dunkle, Clerk
BOARD OF COUNTY COMMISSIONERS

ELMWOOD ESTATES

31/200