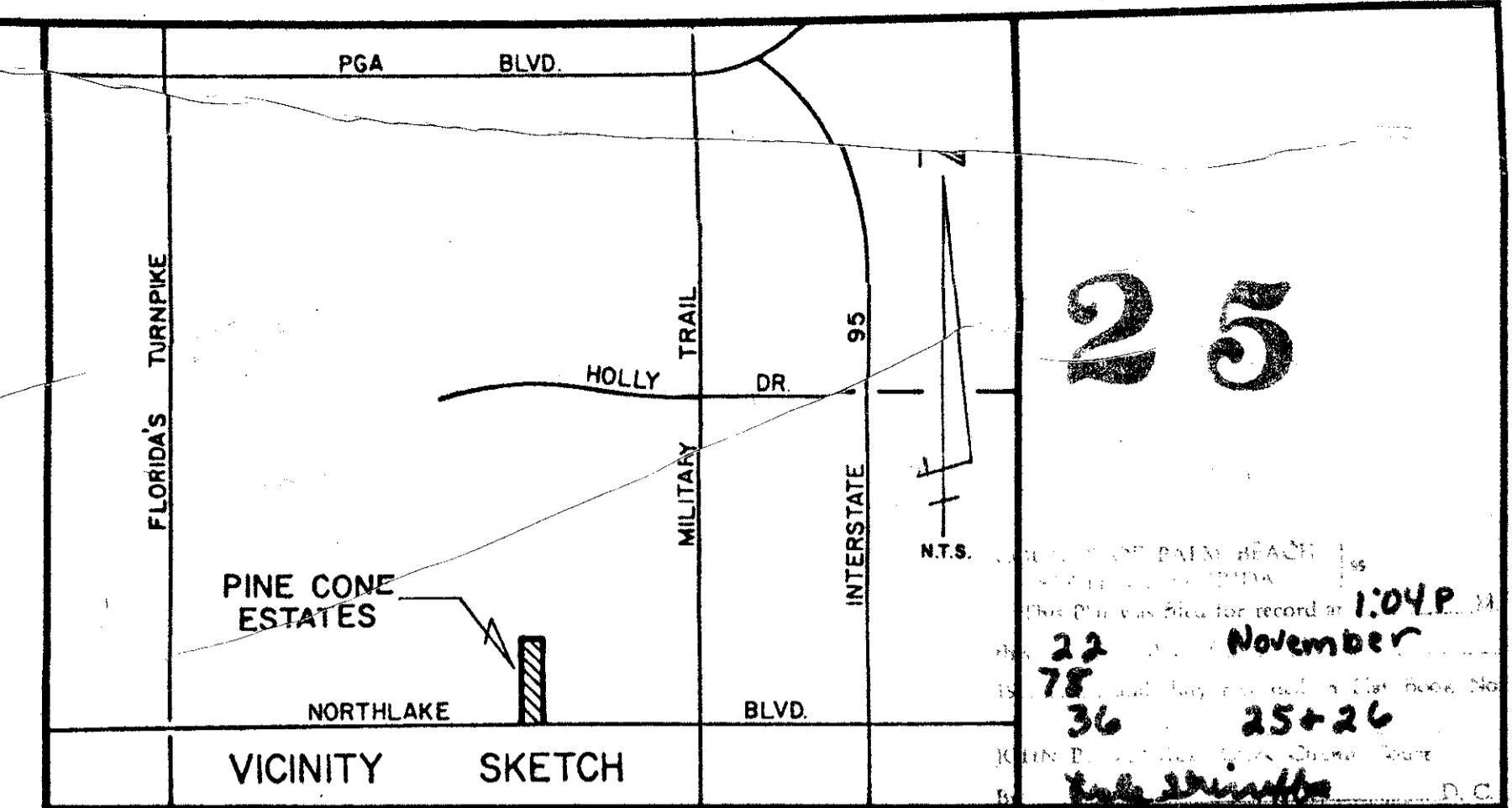


# PLAT OF PINE CONE ESTATES

IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SAB, INC., a Florida corporation, owner of land shown hereon, being in Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida, shown hereon as Pine Cone Estates, being more particularly described as follows:

The West quarter of the Southwest quarter of the Southwest quarter of Section 13, Township 42 South, Range 42 East, Palm Beach County, Florida, less the West 50.0 feet thereof.

Containing in all 8.37 acres, more or less.

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

#### 1. Streets:

The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.

#### 2. Easements:

- Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Secretary-Treasurer and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 18 day of OCTOBER, 1978.

SAB, INC., a corporation of the State of Florida  
BY: Richard Sander, President

ATTEST:  
Joseph Arbree  
Joseph Arbree, Secretary-Treasurer

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Richard Sander and Joseph Arbree, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of the SAB, INC., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and 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 18<sup>th</sup> day of OCTOBER, 1978.

James P. Brun  
Notary Public

My Commission Expires:

Subject to a utility easement as recorded in official record book 2952, page 461, public records of Palm Beach County, Florida.

### 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 and 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 2700 at page 443 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 Assistant Vice President and attested by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 18<sup>th</sup> day of OCTOBER, 1978.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKE WORTH, a corporation of the State of Florida.

ATTEST:  
G. G. Bannerman  
G. G. Bannerman, Secretary

BY: Maynard C. Hamblin  
Assistant Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Maynard C. Hamblin and G. G. Bannerman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President and Secretary of the First Federal Savings and Loan Association of Lake Worth, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 18<sup>th</sup> day of OCTOBER, 1978.

My Commission Expires:

James P. Brun  
Notary Public

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2813, at Page 293 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, we William McLeod and Lu Verne McLeod, do hereunto set our hands and seals this 18<sup>th</sup> day of OCTOBER, 1978.

WITNESSES:

Phillip C. Coker  
William C. Grant  
Phillip C. Coker  
William C. Grant

William McLeod  
William McLeod

Lu Verne McLeod  
Lu Verne McLeod

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared William McLeod and Lu Verne McLeod to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 18<sup>th</sup> day of OCTOBER, 1978.

James P. Brun  
Notary Public

My Commission Expires:

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 21 day of November, 1978.

Peggy Wright  
Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 21 day of Nov, 1978.

BY: Herbert R. Ashford  
County Engineer

ATTEST: John B. Dunkle, Clerk  
Board of County Commissioners

BY: Deputy Clerk

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, Stewart Title of Palm Beach County, a title insurance company, 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 SAB, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

STEWART TITLE OF PALM BEACH COUNTY

DATE: OCTOBER 10, 1978

BY: Leigh Colover, Vice President

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and furthermore that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements 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.

Craig L. Wallace  
Craig L. Wallace  
Professional Land Surveyor  
Fla. Certificate No. 3357

TURNOUT REQUIRED

1000-093  
13/42  
142

28

76  
25

PINE CONE ESTATES

SEALS

42 PLAT OF			
PINE CONE ESTATES			
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd., North Palm Beach, Florida			
FIELD: K.N.	JOB NO: J76-826	FILE NO: 13-42-42	
OFFICE: W. JORDAN	DATE: JAN. 1978	DWG. NO: 76-492	
CR'D: K.L.S.	REF:	SHEET 1	OF 2