

52/88

DRAWING NUMBER

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A PART OF LAKES OF LANTANA P.U.D.

LAKES OF SHERBROOKE PARTIAL REPLAT OF TRACT 1, PHASE 6

IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACT 1, LAKES OF SHERBROOKE PHASE 6,
RECORDED IN PLAT BOOK 44, PAGES 117 THROUGH 119.

895 DEC -5 AM 10 28

RS 278700

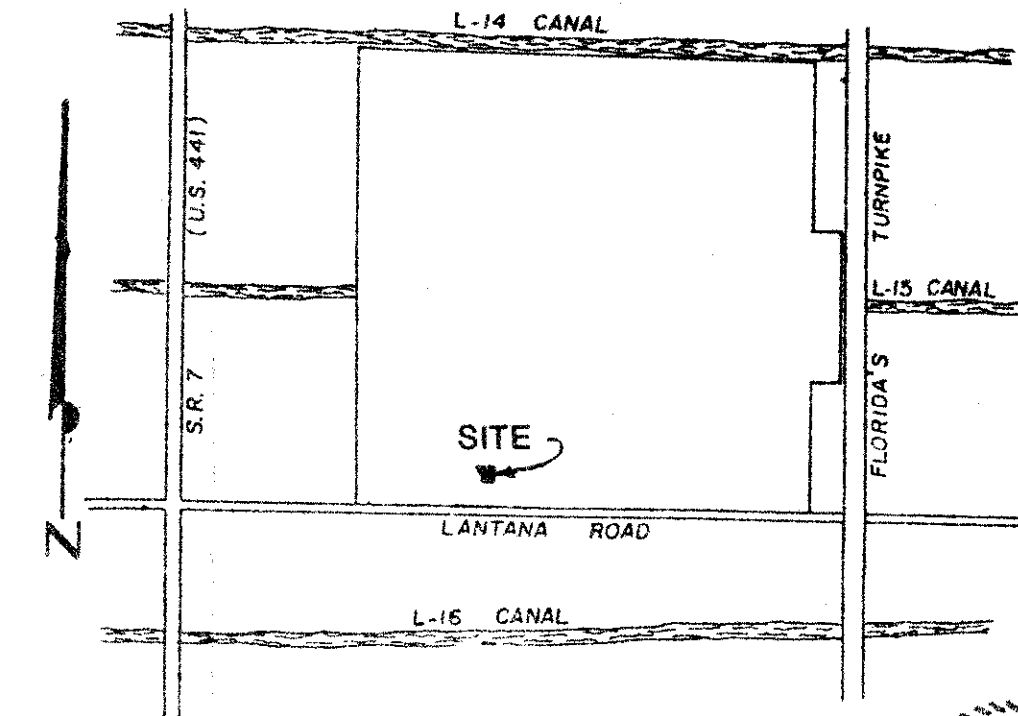
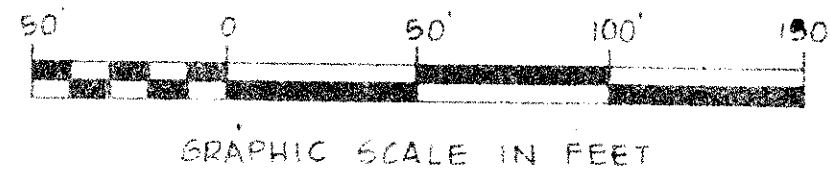
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52

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH : SS
This Plat was filed for record
at 10:28 AM, this 5th day of
~~DECEMBER~~ 1985, A.D., and
duly recorded in Plat Book No. 52
on Page 88.
JOHN B. DUNKLE, Clerk
By: *Patricia Jones*, D.C.

LAKES OF SHERBROOKE
PARTIAL REPLAT OF TRACT 1, PHASE 6
P.U.D. SITE DATA

AREAS	
Total Lot 13, Block 4 Area	0.14 Acres
OPEN SPACE	
Residential Open Space (65% of Lot Area)	0.09
Total Open Space	0.09 Acres
DENSITY	
Total Number of Lots Area	1 0.14 Acres
Density	7.1 Units/Acre



DEDICATION and LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that Engle Homes Corp., a Florida corporation, owners of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, and being in Tract 63, Block 33, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54, and being a replat of a portion of Tract 1, LAKES OF SHERBROOKE PHASE 6, as recorded in Plat Book 44, Pages 117 through 119, Public Records of said County, said land being shown hereon as LAKES OF SHERBROOKE PARTIAL REPLAT OF TRACT 1, PHASE 6, being more particularly described as follows:

That portion of Tract 1 lying north of the easterly extension of the south line of Lot 12, Block 4, LAKES OF SHERBROOKE PHASE 6, as recorded in Plat Book 44, Pages 117 through 119, Public Records of Palm Beach County, Florida,

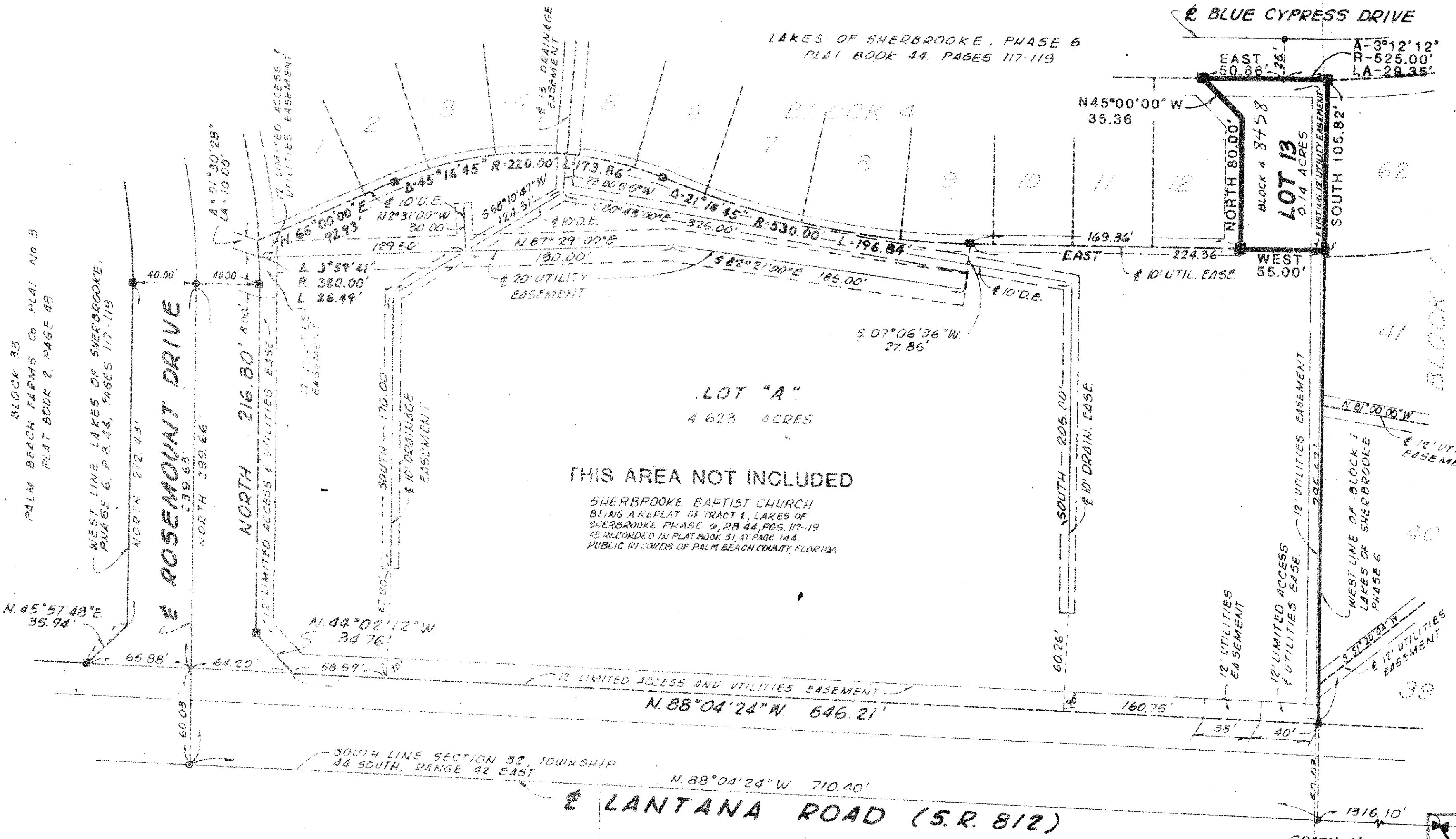
have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Assistant Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 11th day of October, 1985, A.D..

ATTEST:
By: *Patricia Jones*
Patricia Jones, Assistant Secretary
By: *Alm Engelstein*
Alm Engelstein, President

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH : SS
BEFORE ME personally appeared Alec Engelstein and Patricia Jones to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of Engle Homes Corp., a Florida 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 11th day of October, 1985, A.D.

My commission expires: June 3, 1987
Alan H. Small
Notary Public, State of Florida at Large



THIS AREA NOT INCLUDED
SHERBROOKE BAPTIST CHURCH
BEING A REPLAT OF TRACT 1, LAKES OF SHERBROOKE PHASE 6, P. R. 44, PAGES 117-119
AS RECORDED IN PLAT BOOK 31 AT PAGE 144,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TITLE CERTIFICATION
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH : SS
I, William A. Cobb, District Vice President of Chelsea Title and Guaranty Company, a certified title insurance company, licensed under the laws of the State of Florida, do hereby certify that I have examined the title to the herein described property, that I find the title to the property is vested in Engle Homes Corp.; that the current taxes have been paid; and that I find that the property is free of encumbrances.
Date: Oct 9, 1985
By: *William A. Cobb*
District Vice President
Chelsea Title and Guaranty Company

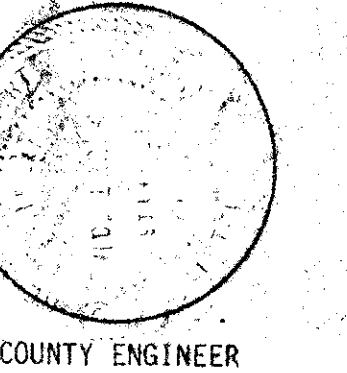
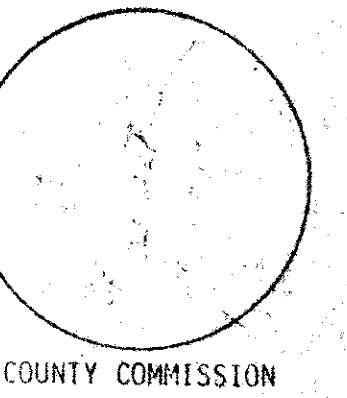
NOTE:
There shall be no buildings or any kind of construction placed on utility or drainage easements.
There shall be no structures, trees or shrubs placed on drainage easements.
Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
Bearings refer to the State Road Department Right-of-Way Map of Lantana West Road, S. R. 812, Section No. 9353-151, dated January 1953.
All Palm Beach Farms Co. Plat No. 3 thirty foot reservations encompassed by the Lakes of Lantana Planned Unit Development have been abandoned by Resolution No. R-79-159 and recorded in Official Record Book 3012, Pages 285-287, Public Records of Palm Beach County Florida.
All distances shown along curves are arc lengths, and lines that are drawn as radial lines are radial lines unless noted otherwise.
- indicates Permanent Reference Monument.
- indicates Permanent Control Point.

SURVEYOR'S CERTIFICATE
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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
Date: Oct. 9, 1985
By: *Dennis Painter*
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542

SUBDIVISION - Lakes of Sherbrooke
BOOK 50 PAGE 88
FLOOD ZONE B FLOOD MAP # 170A
QUAD # 48 ZONING RS
BE PUD ZONING CODE 33467
PUD NAME Lot 1 Phase 6

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 3 day of December, 1985, A.D..
By: *Kenneth M. Adams*
Kenneth M. Adams, Chairman
COUNTY ENGINEER
This plat is hereby approved for record this 3 day of December, 1985, A.D..
By: *Herbert F. Kahlert*
Herbert F. Kahlert, County Engineer
ATTEST: JOHN B. DUNKLE, Clerk

By: *Kathleen S. Miller*
Deputy Clerk



52/88

This instrument was prepared by:
Dennis Painter, R.L.S.
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida 33406

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		LAKES OF SHERBROOKE PARTIAL REPLAT OF TRACT 1, PHASE 6 RECORD PLAT	
Dr. MBL	F.B.	Scale	1"=50'
Ck. d.p.	P.G.	Date	OCT. 1985
Ap.		Job No.	3897-B
FP 1055			SHEET 1 OF 1