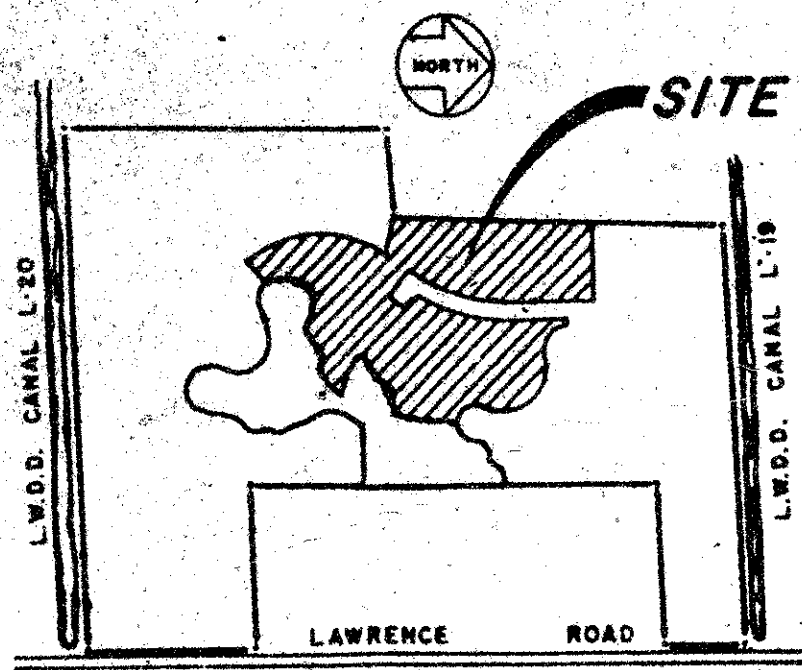


DRAWING NUMBER  
54/133



LOCATION SKETCH  
NO SCALE

# REPLAT OF A PORTION OF MANOR FOREST PLAT NO. 2, A P.U.D.

BEING A REPLAT OF TRACTS 1 THRU 5 INCLUSIVE OF MANOR FOREST PLAT NO. 2, AS RECORDED IN PLAT BOOK 47, PAGES 88 & 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AUGUST, 1986

SHEET 1 OF 2

133

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 11:02 A.M. this 2nd day of October 1986 and duly recorded in Plat Book No. 54 on Page 133-134  
John B. Dunkle, Clerk Circuit Court  
By *Barbara A. Platt* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GOLDEN EAGLE CORPORATION, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 1 THRU 5 INCLUSIVE, OF MANOR FOREST PLAT NO. 2, AS RECORDED IN PLAT BOOK 47, PAGES 88 AND 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

#### 1. STREETS:

THE STREETS SHOWN HEREON AS MANOR FOREST BOULEVARD AND GROVEPARK LANE ARE HEREBY DEDICATED TO MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ROAD, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

#### 2. EASEMENTS:

UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF MANOR FOREST, AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE AND ACCESS EASEMENT, AS SHOWN HEREON, IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

#### 3. TRACTS:

TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR OPEN SPACE AND RECREATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT 'B', AS SHOWN HEREON, IS HEREBY RESERVED FOR PARKING, DRAINAGE, AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF MANOR FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND WITNESSED AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4TH DAY OF SEPTEMBER, 1986.

GOLDEN EAGLE CORPORATION, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS TRUSTEE AND IN ITS CORPORATE CAPACITY

By: *Ralston F. Edmunds*  
RALSTON EDMUNDS, PRESIDENT

WITNESS:  
*John J. ...*  
*John J. ...*

### P.U.D. TABULATION

TOTAL AREA . . . . . 16.18 ACRES  
DEDICATED RIGHTS OF WAY . . . . . 1.72 ACRES  
TOTAL NUMBER OF UNITS . . . . . 74 UNITS  
TOTAL NUMBER OF FEE SIMPLE UNITS . . . . . 74 UNITS

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED RALSTON EDMUNDS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE GOLDEN EAGLE CORPORATION, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND ACKNOWLEDGED TOND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 E AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF SEPTEMBER, 1986.

My commission expires: 7-30-87

*Supra R. ...*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED STEVEN A. WINNER AND CAROLYN S. ADLER, 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 ASSISTANT VICE-PRESIDENT OF THE FLORIDA NATIONAL BANK OF MIAMI, A NATIONAL BANKING ASSOCIATION OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE NATIONAL BANKING ASSOCIATION SEAL OF SAID ASSOCIATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF September, 1986.

My commission expires: 10-30-87

*Steven A. Winner*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREIN 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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3990 AT PAGE 776, OFFICIAL RECORD BOOK 3853 AT PAGE 1561, AND OFFICIAL RECORD BOOK 4753 AT PAGE 643 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA NATIONAL BANK OF MIAMI, A BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT AND ITS NATIONAL BANKING ASSOCIATION SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF September, 1986.

FLORIDA NATIONAL BANK OF MIAMI,  
A BANKING ASSOCIATION OF THE  
UNITED STATES OF AMERICA

*Steven A. Winner*  
STEVEN A. WINNER,  
ASSISTANT VICE-PRESIDENT

ATTEST:  
*Carolyn S. Adler*  
CAROLYN S. ADLER,  
ASSISTANT VICE-PRESIDENT

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF DADE

I, SANFORD REINHARD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO GOLDEN EAGLE CORPORATION, A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; AND THAT I FIND THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: September 4, 1986

*Sanford Reinhard*  
SANFORD REINHARD, ATTY.  
KRAUSE & REINHARD, P.A.

SUBDIVISION: Manor Forest Plat 2  
BOOK 54 PAGE 133-134  
FLOOD ZONE D FLOOD MAP # 170B  
QUAD # 19 ZONING  
SE ZIP CODE 33465  
PUD NAME

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY COUNTY ENGINEER

OF *Sept*, 1986, By: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK

ATTEST:  
By: *Kathryn S. Miller*  
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY COUNTY ENGINEER

OF *Sept*, 1986, By: *Herbert F. Kanlert*  
HERBERT F. KANLERT, P.L.  
COUNTY ENGINEER

### NOTES:

- 1. U-E. - DENOTES UTILITY EASEMENT.  
D-E. - DENOTES LIMITED DRAINAGE EASEMENT.  
I. & E., U. & D-E. - DENOTES INGRESS AND EGRESS, UTILITY AND DRAINAGE EASEMENT.
- 2. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- 3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  PERMANENT CONTROL POINTS ARE SHOWN THUS:
- 4. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING AN ASSUMED BEARING OF NORTH 89°56'35" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT.
- 6. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
- 7. EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- 8. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS.

### SURVEYOR'S CERTIFICATION

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 THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE Sept. 9, 1986

By: *Richard P. Breitenbach*  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF MICHAEL B. SCHORAH & ASSOCIATES, INC.

0278-300

MICHAEL B. SCHORAH & ASSOCIATES, INC  
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS  
TELEPHONE (305) 968-0080  
1000 N. W. 10TH AVENUE, SUITE 205  
PALM BEACH, FLORIDA 33440

DEDICATION: DEDICATION NOTARY: MORTGAGEE: MORTGAGEE NOTARY: SURVEYOR:

REPLAT OF A PORTION OF MANOR FOREST PLAT NO. 2

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER