

A PART OF A PLANNED UNIT DEVELOPMENT

FLAGLER MANOR REPLAT

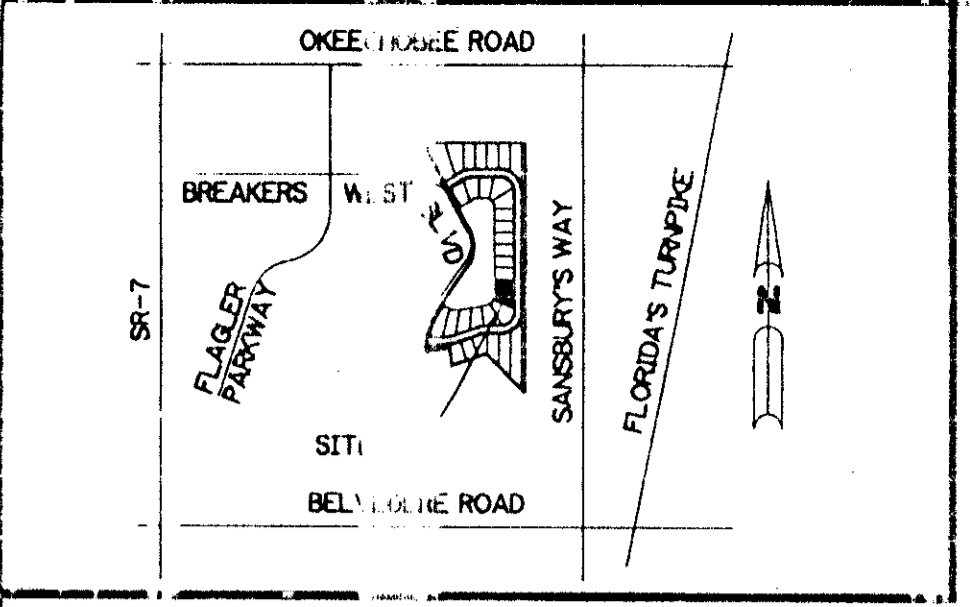
A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID PARCEL ALSO BEING A REPLAT OF ALL OF LOTS 19 AND 20 ACCORDING TO THE PLAT OF FLAGLER MANOR, AS RECORDED IN PLAT BOOK 72, PAGES 162 THROUGH 164, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1 AUGUST, 1994

0217-021

116

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 2:42 P.M.
this 20 day of September 19 94
and duly recorded in Plat Book No. 73
on page 116
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Joseph A. Stealy* D.C.



LOCATION SKETCH
N.T.S.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FLAGLER MANOR REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 19 AND 20 ACCORDING TO THE PLAT OF FLAGLER MANOR AS RECORDED IN PLAT BOOK 72, PAGES 162 THROUGH 164 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LIEING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 0.49 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AS SHOWN HEREON

IN WITNESS WHEREOF FLAGLER MANOR DEVELOPMENT COMPANY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18TH DAY OF AUGUST, 1994.

FLAGLER MANOR DEVELOPMENT COMPANY, INC.,
A FLORIDA CORPORATION

ATTEST: *William E. Shannon, Sec.*
WILLIAM E. SHANNON
BY: *Charles H. Hathaway, Pres.*
CHARLES H. HATHAWAY

ITS: SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY AND WILLIAM E. SHANNON WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE FLAGLER MANOR DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 DUL AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF August, 1994.

DATE: Jan 2, 1998
MY COMMISSION EXPIRES: *Jan 2, 1998*
Janette R. Bingham
NOTARY PUBLIC - STATE OF 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 AN) 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 3244 AT PAGES 1382 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17TH DAY OF Aug., 1994.

WITNESSES: *William E. Shannon* BY: *Gerald J. Wygant*
WITNESSES: *William E. Shannon* BY: *Gerald J. Wygant*
WILLIAM E. SHANNON
GERALD J. WYGANT, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD J. WYGANT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Florida Drivers License* AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREAKERS WEST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 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 18TH DAY OF August, 1994.

DATE: April 8, 1996
MY COMMISSION EXPIRES: *April 8, 1996*
Naibon J. Bernas
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS 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 FLAGLER MANOR DEVELOPMENT COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.

BY: FIRST SOUTHERN TITLE COMPANY, INC.,
ITS GENERAL PARTNER

DATE: 8/16/94
BY: *Harvey Schoen*
HARVEY SCHOEN, PRESIDENT

COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10TH DAY OF Sept, 1994.

BY: *Mary McCarty*
MARY MCCARTY
CHAIR OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK BY: *Debbie Cowart*
DEBBIE COWART
CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20TH DAY OF Sept, 1994.

BY: *George T. Wood*
GEORGE T. WOOD, P.E.
COUNTY ENGINEER

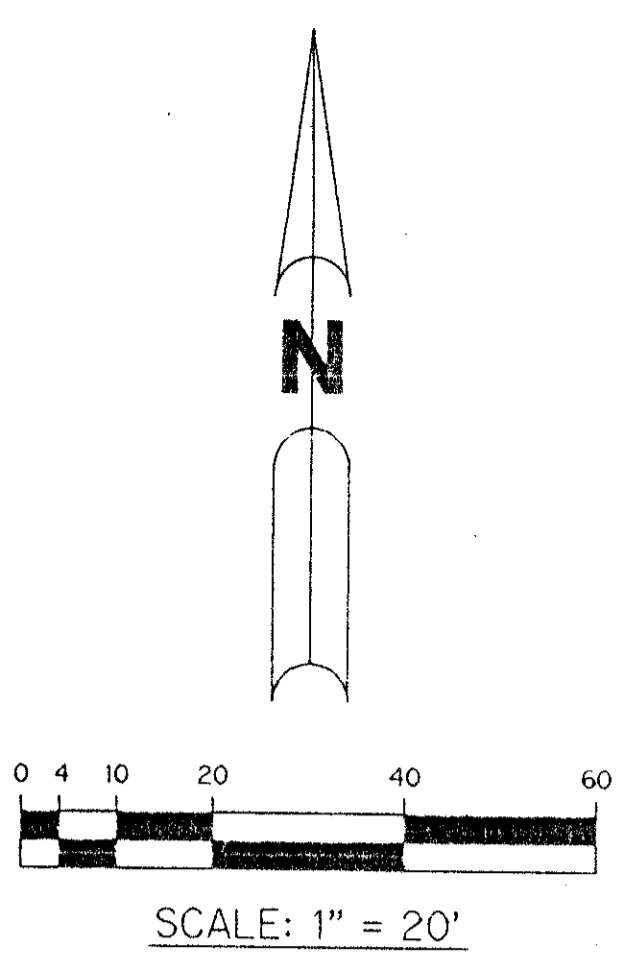
SURVEYOR'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

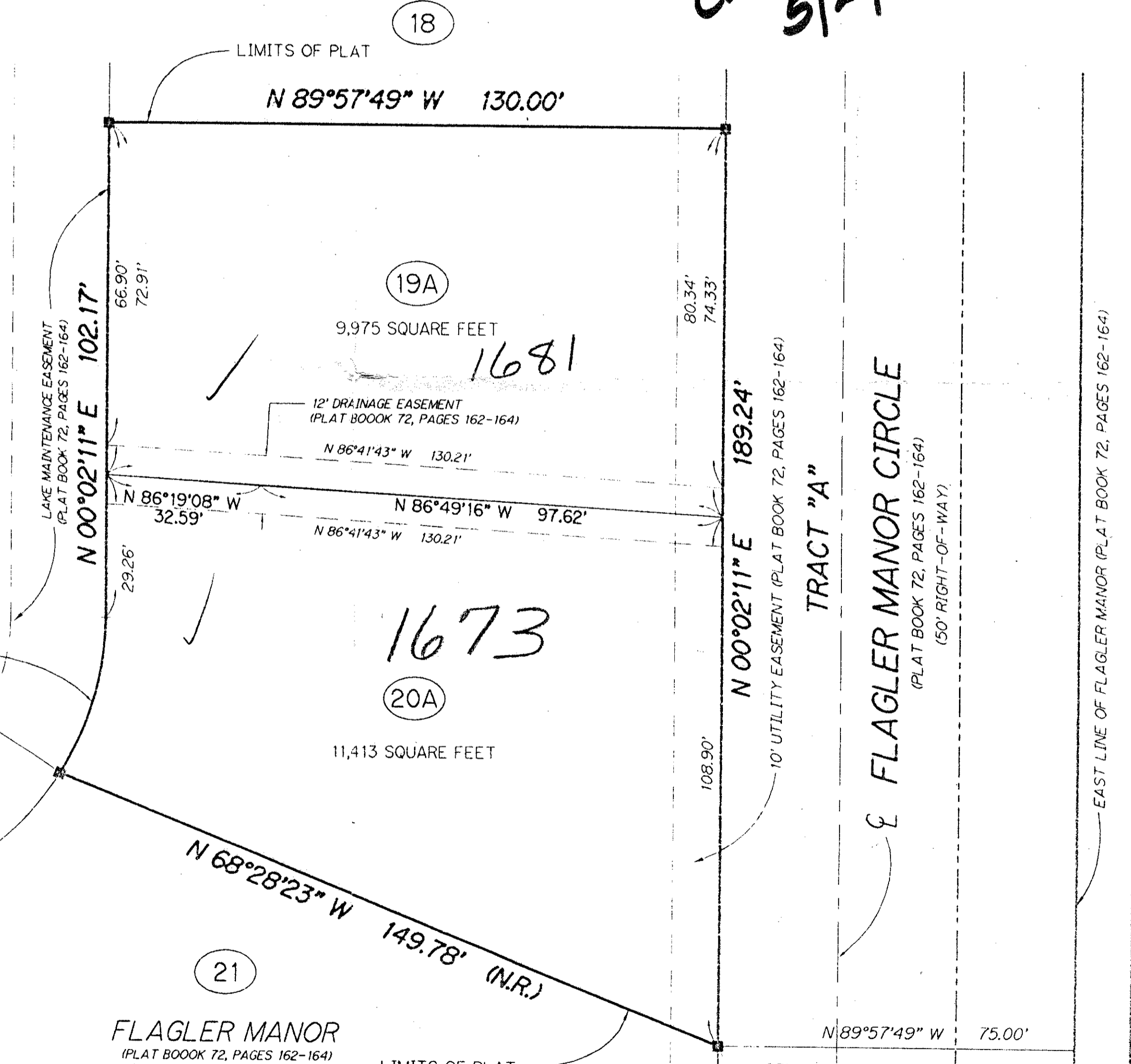
DATE: 8-22-94
BY: *Perry C. White*
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 00°02'11" WEST ALONG THE EAST LINE OF LOTS 19 AND 20 ACCORDING TO THE PLAT OF FLAGLER MANOR AS RECORDED IN PLAT BOOK 72, PAGES 162 THROUGH 164, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.



FLAGLER MANOR
(PLAT 8000K 72, PAGES 162-164)



TRACT "L"
(PLAT BOOK 72, PAGES 162-164)

R=60.00'
Δ=32°26'52"
A=33.98'

RADIAL BEARING
N 57°30'57" W

LEGEND:

- N.R. = NON-RADIAL
- R = RADIUS
- Δ = CENTRAL ANGLE (DELTA)
- A = ARC LENGTH
- P.M. = PERMANENT REFERENCE MONUMENT

SITE PLAN DATA:

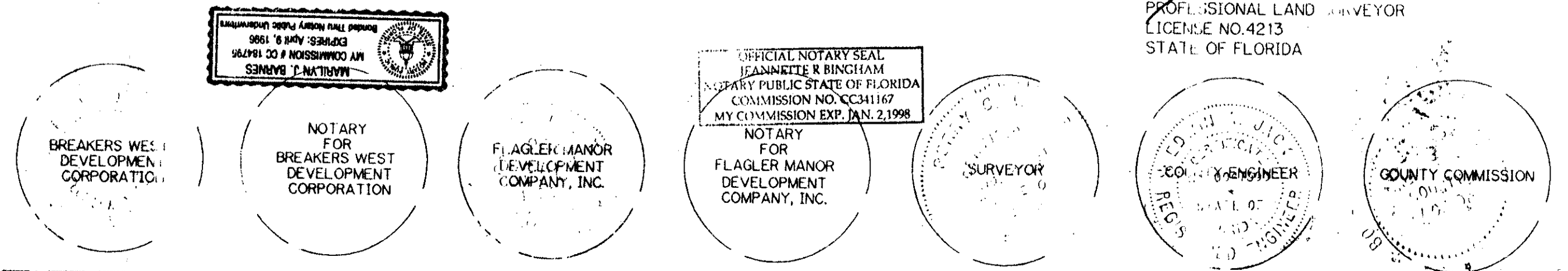
ZONING PETITION NO (BREAKERS WEST PARCEL S).....73-219-D
TOTAL AREA.....0.49 ACRES
NUMBER OF LOTS.....2

PET. 73-219D
CURRENT FEES
5/2/2/G



TAZ-817

SUBDIVISION * FLAGLER MANOR
BOOK 73
PAGE 116
FLOOD ZONE B
QUAD * 46
SE 73-219D
ZIP CODE 33411
PUD NAME SAME.



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS, PLANNERS AND SURVEYORS
WEST PALM BEACH, FLORIDA

FLAGLER MANOR REPLAT 73/116