

MARLBORO COURT

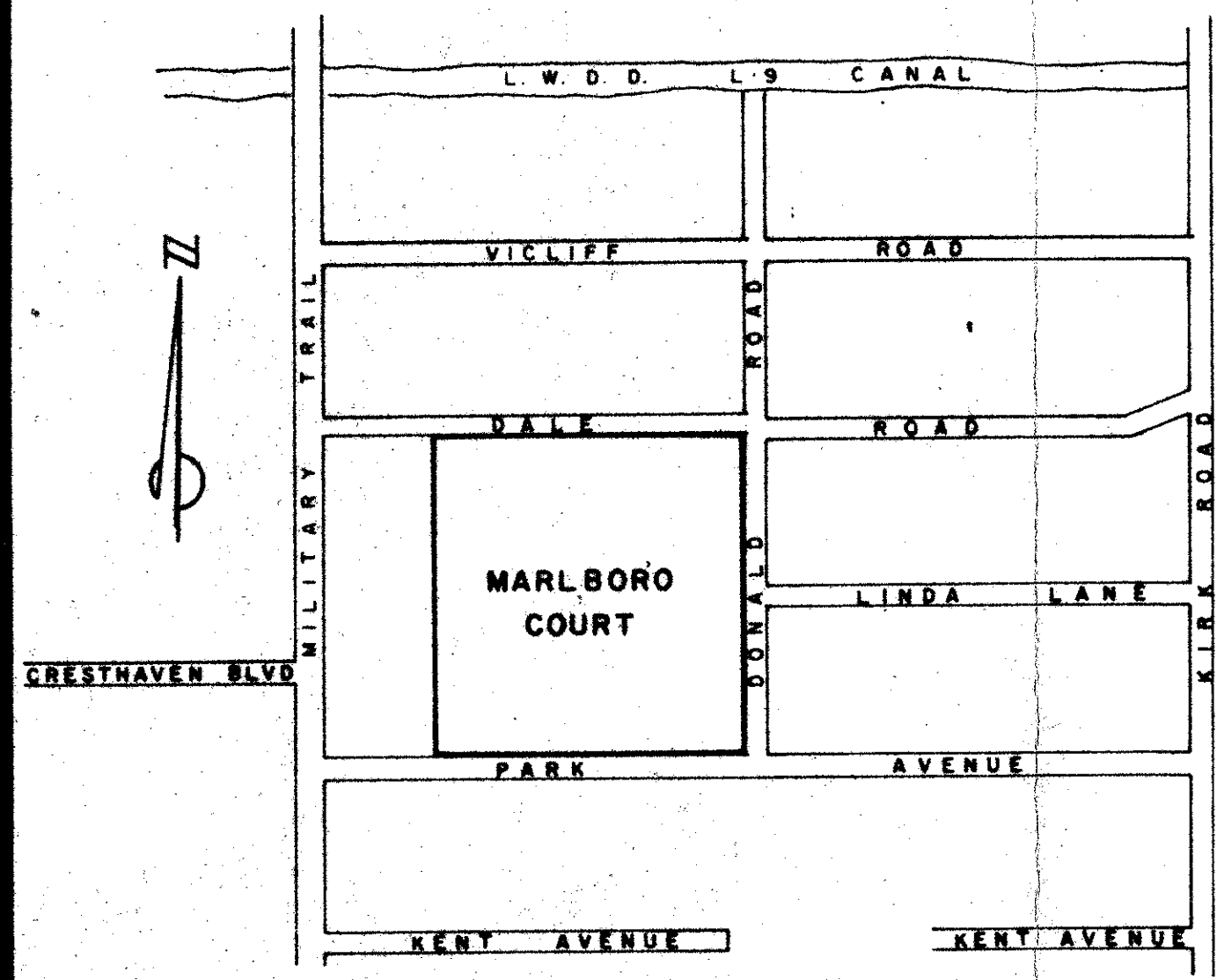
A MOBILE HOME RENTAL PARK
IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1987

SHEET 1 OF 2

13/44/42
SUBDIVISION *Marlboro Ct*
BOOK *56* PAGE *80*
FLOOR ZONE *B* PLAT MAP # *165B*
QUAD # *32* LOT # *33415*
SE
PUD NAME *Mobile Home Rent Pk*

STATE OF FLORIDA
COUNTY OF PALM BEACH SS:
This Plat was filed for record at 2:37
P.M. this 1st day of *March* 1987
and duly recorded in Plat Book *56*
on Page *80+81*.
John B. Dunkle, Clerk Circuit Court
By *Barbara A. Platt* D.C.



LOCATION MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MARLBORO COURT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 415 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 40 FEET THEREOF FOR ROAD RIGHT OF WAY.

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

- RIGHT OF WAY
THE ADDITIONAL RIGHT OF WAY FOR DONALD ROAD AND PARK AVENUE, AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- WATER MANAGEMENT TRACT
THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AS A DRAINAGE EASEMENT FOR THE PURPOSE OF WATER RETENTION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MARLBORO COURT ASSOCIATES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
THE 12 FOOT DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
A BLANKET EASEMENT IS HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSE OF UTILITIES AND DRAINAGE OVER, UNDER AND UPON TRACT "A" AND TRACT "R" AS SHOWN HEREON, EXCEPTING HOWEVER, ANY AREA TO BE OCCUPIED BY A BUILDING OR STRUCTURE.
THE BUFFER EASEMENTS AS SHOWN ARE HEREBY RESERVED FOR LANDSCAPING AND OR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA
TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AS A RECREATION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MARLBORO COURT ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF I, ALLAN J. GLUCKSTERN, DO HEREBY SET MY HAND AND SEAL THIS 6TH DAY OF OCTOBER 19 86
Allan J. Gluckstern
ALLAN J. GLUCKSTERN
MANAGING GENERAL PARTNER
MARLBORO COURT ASSOCIATES
WITNESS
Dean S. Mason

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALLAN J. GLUCKSTERN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6TH DAY OF OCTOBER 19 86.

MY COMMISSION EXPIRES: MAY 14, 1989
Kristina A. Boam
NOTARY PUBLIC

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 4935 AT PAGES 1390 - 1418, INCLUSIVE, 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 REGIONAL VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF October 19 86.

ATTEST
C. Edward Mow
C. EDWARD MORRIS
ENSIGN BANK, FSB
By: *H. Bruce Gosman*
H. BRUCE GOSMAN
REGIONAL VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN AND C. EDWARD MORRIS TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF ENSIGN BANK, FSB, 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 6th DAY OF October 19 86.

MY COMMISSION EXPIRES: FEB 3, 1990
Mary E. Weber
NOTARY PUBLIC

NOTES

- PERMANENT REFERENCE MONUMENTS SHOWN THUS: -0-
- BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING AN ASSUMED BEARING OF NORTH 01°-41'-42" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS NOR ANY KIND OF CONSTRUCTION NOR TREES NOR SHRUBS SHALL BE PLACED ON THE 12 FOOT DRAINAGE EASEMENTS AS SHOWN HEREON.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
3767 LAKE WORTH ROAD, SUITE 118
LAKE WORTH, FLORIDA 33461

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF March 19 87.

BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Kathleen S. Miller*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF March 19 87.

BY: *H. J. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

WE, AREA TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MARLBORO COURT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 01-09-87 AREA TITLE COMPANY

R. J. Snapp
R. J. SNAPP, PRESIDENT

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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

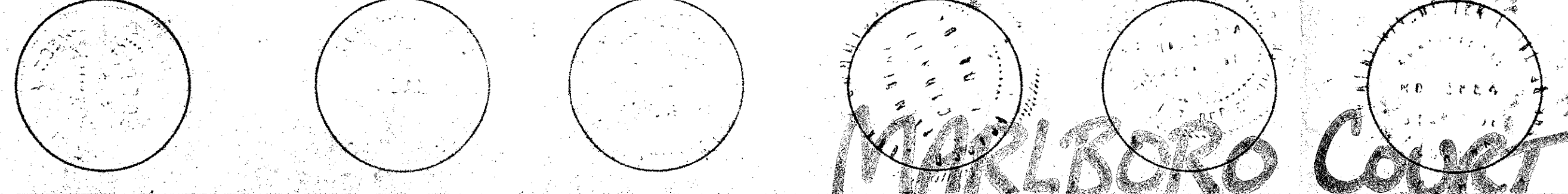
DATE: OCTOBER 6, 1986

Kent W. Ewing, Jr.
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

mh0025.igr
MARLBORO COURT MHP PB 56/80

NOTE: PRIOR TO ANY CONVEYANCE OF ANY PORTION OF THE ABOVE DESCRIBED PROPERTY, THIS PLAT SHALL BE ABANDONED OR THE PROPERTY SHALL BE REPLATTED OR SHALL OTHERWISE COMPLY WITH THE SUBDIVISION AND PLATTING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND SUCH OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS AND CONDITIONS OF APPROVAL OR PERMITTING.

DEDICATION NOTARY MORTGAGEE MORTGAGEE NOTARY BOARD OF COUNTY COMMISSION COUNTY ENGINEER SURVEYOR



EWING AND SHIRLEY, INC.
LAND SURVEYORS AND PLANNERS

3767 Lake Worth Road - Suite 118
Lake Worth Florida 33461
(305)968-0421

56/80