

DRAWING NUMBER  
26-145

ADDITION NO. 1

# MAHEU ESTATES

145

IN SECTION 32, TWP. 41 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA

Being a Replat of Lots 25, 26 and Tract "A", MAHEU ESTATES, recorded in Plat Book 26, Page 14, Public Records of Palm Beach County, Florida and other lands.

### NOTE

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on Utility Easements.

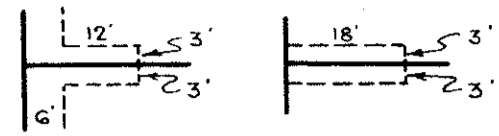
There shall be no buildings or any kind of construction, or trees or shrubs placed on Drainage Easements.

### NOTE

All Block Corners are rounded with a 25 ft. radius curve, unless otherwise noted.

Easements are for Public Utilities, unless otherwise shown.

6'x18' Anchor Easements (A.E.)



STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that ROSA MAHEU, a single woman, the owner in fee simple of the tract of land lying in Section 32, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as ADDITION NO. 1, MAHEU ESTATES, and more particularly described as follows, to wit:

All of Lots 25, 26 and Tract "A", Maheu Estates, according to the plat thereof recorded in Plat Book 26, Page 14, Public Records of Palm Beach County, Florida, and the following described parcel of land: From the Southwest Corner of the Southeast Quarter (SE 1/4) of said Section 32, run thence S. 88°50'12"E. along the south line of said Section 32, a distance of 95 feet to its intersection with the center line of the right of way of Prosperity Farms Road as shown on Drawing No. 3-56-071 prepared in the Office of the County Engineer of Palm Beach County, Florida; thence N. 0°37'58"E. along said center line, a distance of 242.51 feet to the POINT OF BEGINNING of the parcel of land hereinafter described, said point being in the westerly extension of the north line of said Tract "A" of Maheu Estates; thence S. 88°50'12"E. along the north line of said Tract "A" and its westerly and easterly extension, a distance of 822.25 feet; thence N. 45°37'48"E., a distance of 77.21 feet; thence N. 6°07'48"E., a distance of 381.20 feet; thence N. 46°09'48"E., a distance of 90.51 feet; thence N. 1°09'48"E., a distance of 298.10 feet, more or less, to a point in a line parallel to and 40 feet southerly from, measured at right angles to the westerly extension of the north line of said Maheu Estates, thence N. 88°50'12"W. along said parallel line, and along the south line of a canal right of way as shown on Sheet No. 3, Plat No. 1, Ranch Estates, recorded in Plat Book 26, Pages 79, 80 and 81, a distance of 125.17 feet; thence N. 43°50'12"W., a distance of 7.83 feet; thence N. 88°50'12"W., a distance of 147.46 feet; thence N. 2°56'43"E., a distance of 20.01 feet; thence N. 88°50'12"W., a distance of 703.40 feet, more or less, to a point in the center line of said Prosperity Farms Road right of way; thence S. 0°37'58"W. along said center line, a distance of 822.54 feet, more or less, to the POINT OF BEGINNING. SUBJECT to existing Right of Ways of Record.

ALL Bearings shown hereon are based upon Intracoastal Waterway Bearings.

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities.

AND FURTHERMORE, the owner does hereby grant an Easement over the Lagoons shown hereon for the purpose of providing ingress and egress for boats.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of February, A.D. 1960.

Witness: John L. Coombs

Rosa Maheu (Seal)

Witness: Millard G. Balfrey

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROSA MAHEU, to me well known and known to me to be the individual described in and who executed the foregoing dedication, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this 2nd day of February, A.D. 1960.

John J. Flouren  
Notary Public

My Commission expires: August 7, 1961

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the above described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

George R. Brockway  
Registered Land Surveyor  
Florida Certificate No. 831

Subscribed and sworn to before me this 29th day of February, A.D. 1960

John J. Flouren  
Notary Public

My Commission expires: August 7, 1961

Approved: MARCH 14, A.D. 1960  
Board of County Commissioners

By: Paul J. Ford  
Chairman

By: Stephen M. Meacham  
County Engineer

BROCKWAY, WEBER & BROCKWAY  
ENGINEERS, INCORPORATED  
WEST PALM BEACH, FLORIDA

(26-145) ADDITION NO. 1  
MAHEU ESTATES

32/41/63

FIELD: W.L.G. SCAL: J.J.E.  
OFFICE: J.J.E. M.C.  
DR-BY: M.C.

1000-322

DRAWING NUMBER

PLAN HEAD ORIENTATION - PALM BEACH COUNTY, FLORIDA

REGISTERED LAND SURVEYOR

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REGISTERED LAND SURVEYOR

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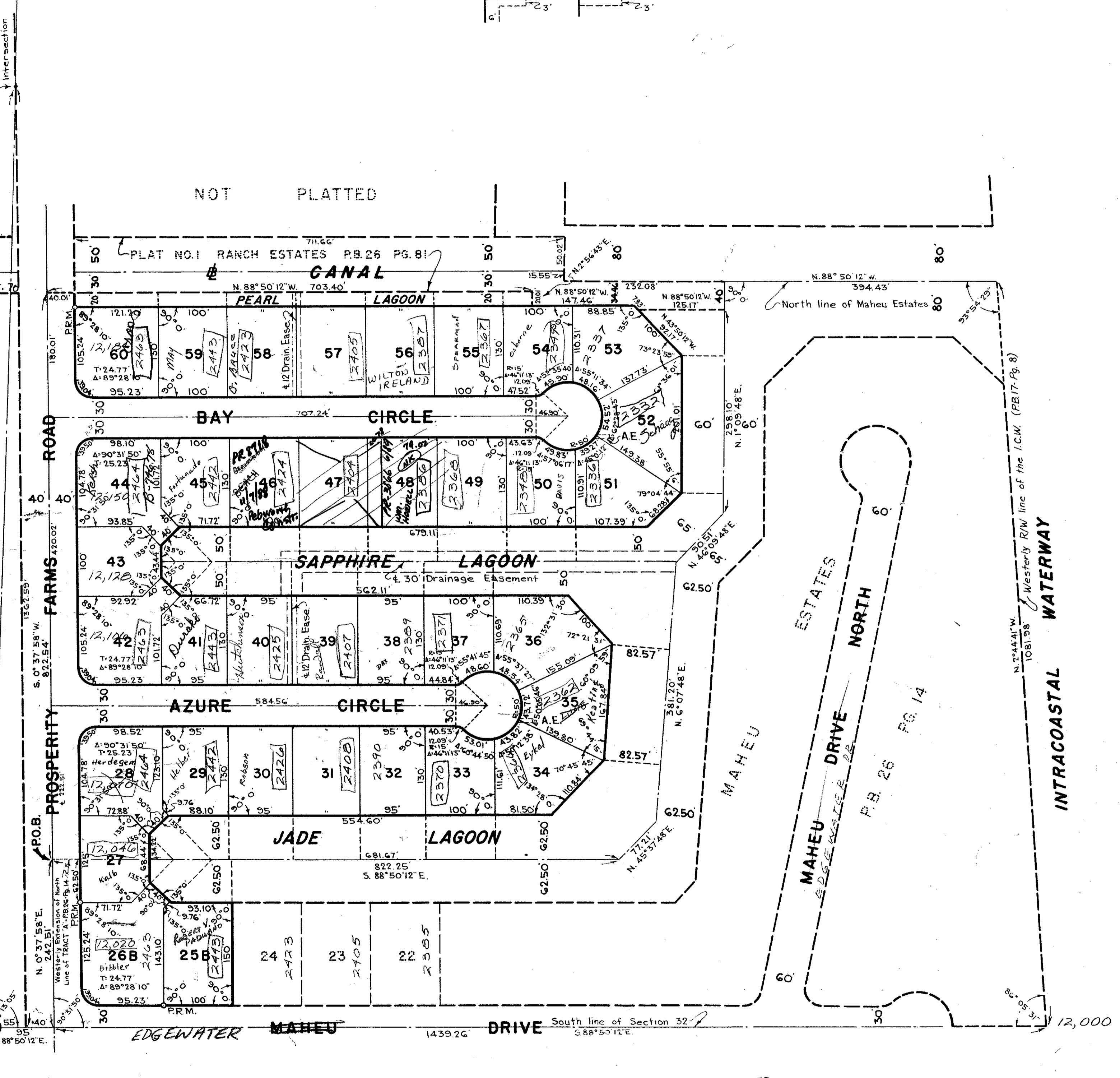
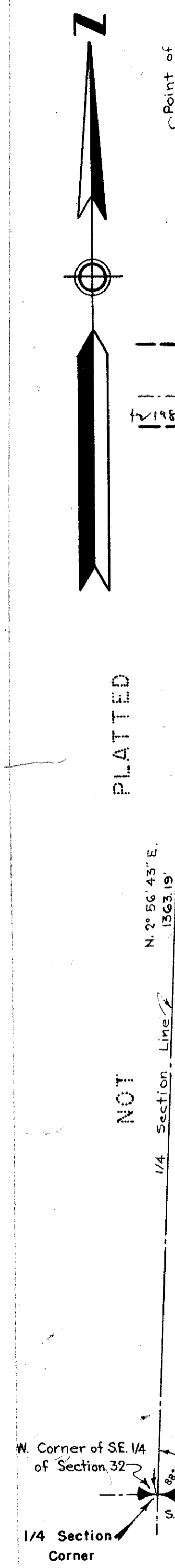
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TURNOUT REQUIRED