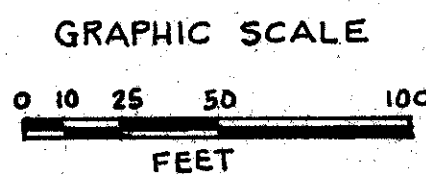


PLAT OF BACHSTET SUBDIVISION

IN SECTION 34-TOWNSHIP 40 S - RANGE 42 E
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF TRACT 1, LOXAHATCHEE GARDEN FARMS, ACCORDING TO PLAT BOOK 2, PAGE 68 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
DECEMBER 1974



216

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:17 P.M. on the 25th day of FEBRUARY 1974 and duly recorded in Plat Book No. 31 on page 216
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle

NOTES:

- 1.) ALL BEARINGS SHOWN HEREON ARE TO BE AN ASSUMED DATUM
- 2.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET
- 3.) THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON UTILITY AND DRAINAGE EASEMENTS.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARION M. CROMWELL (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 TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT THE MORTGAGE IS SHOWN AND IS TRUE AND CORRECT.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM F. BACHSTET AND OUIDA S. BACHSTET, HIS WIFE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT WILMOTA BEACH COUNTY OF PALM BEACH AND STATE OF FLORIDA, THIS 24 DAY OF February, A.D. 1974.

MY COMMISSION EXPIRES July 22, 1978

James D. Carlton, Inc.
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
WILLIAM A. CURTIS
2750 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF February, A.D. 1974.

BY: William F. Bachstet
CHAIRMAN (SEAL)

COUNTY ENGINEER

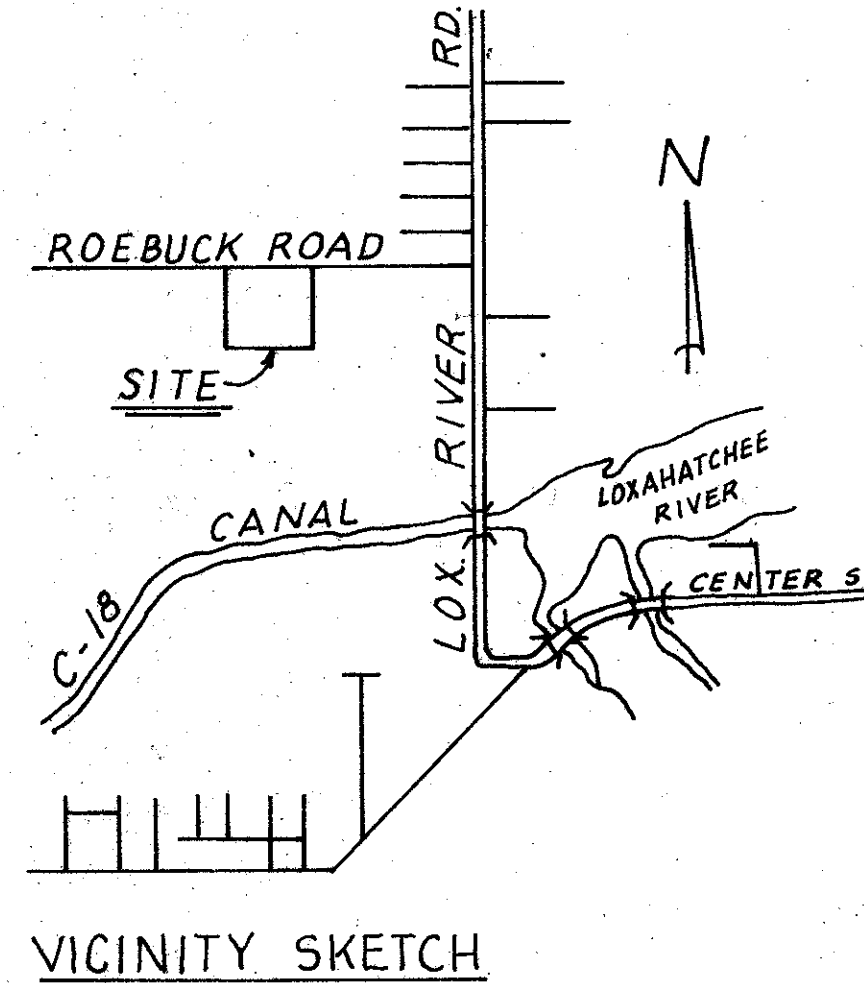
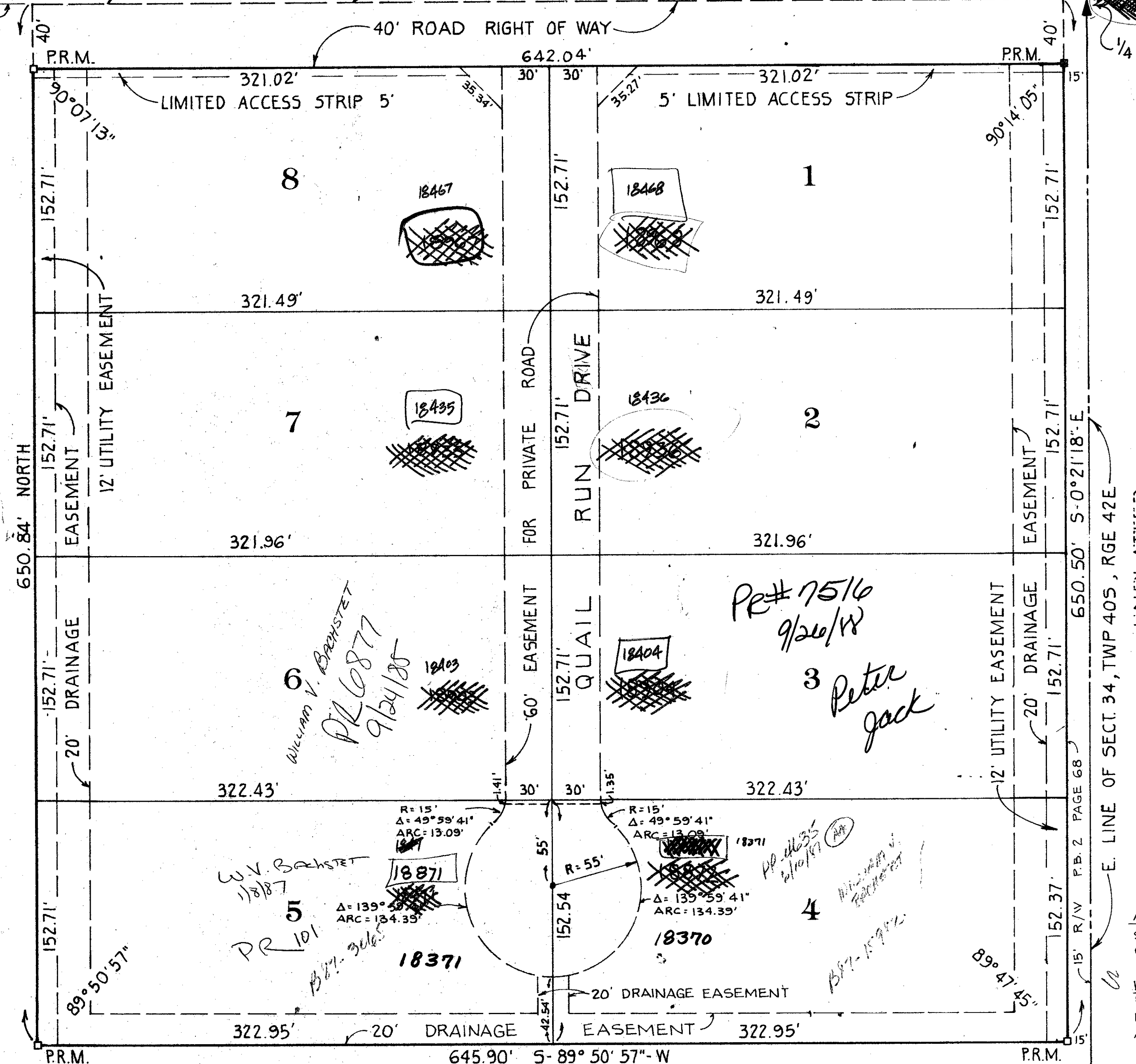
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: John B. Dunkle
COUNTY ENGINEER (SEAL)

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: James D. Carlton, Inc.
DEPUTY CLERK

1/4 SECT. LINE
SECT. 34

TRACT 2
LOXAHATCHEE GARDEN FARMS
P.B. 2 P. 68



DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM F. BACHSTET JOINED BY OUIDA S. BACHSTET, HIS WIFE, THE OWNERS OF THE TRACT OF LAND SHOWN ON THIS PLAT ENTITLED BACHSTET SUBDIVISION, SITUATE LYING AND BEING IN SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1, LOXAHATCHEE GARDEN FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: A.) THE STREET AS SHOWN HEREON AS ROEBUCK ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
B.) THE 60 FOOT EASEMENT FOR PRIVATE ROAD PURPOSES AND THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE BACHSTET SUBDIVISION PROPERTY OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS: THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- LIMITED ACCESS STRIPS: THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE SAID OWNERS HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 3rd DAY OF December, A.D. 1974.

James D. Carlton, Inc.
James D. Carlton, Inc. WITNESS William F. Bachstet SEAL
James D. Carlton, Inc. WITNESS Ouida S. Bachstet SEAL

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN D. KEHOE, JR. WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 31 DAY OF January, A.D. 1975

John D. Kehoe, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2211, PAGE 827 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

JOHN KEHOE, JR.
WITNESS: John D. Kehoe, Jr.
WITNESS: James D. Carlton, Inc.

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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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.

William F. Bachstet
REGISTERED SURVEYOR
STATE OF FLORIDA

BACHSTET SUB.

25

1000-187

31/216
BACHSTET SUBDIVISION

JAMES D. CARLTON, INC.

DRAWN BY: W.A.C.	CHK BY: K.P.K.	SCALE: 1" = 50'	DATE: OCT. 1974	SHEET: 1 OF 1
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