



PLAT ONE EAGLE'S NEST

IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

15

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:36 AM
this 29 day of June
1978, and duly recorded in Plat Book
35 on page 15816
JOHN B. DUNKLE, Clerk, Circuit Court
By *John B. Dunkle*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Sigma Properties, Inc., a Florida corporation, owner of land shown hereon being in Section 35, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT ONE Eagle's Nest Being more particularly described as follows:

Commencing at the Northwest corner of said Section 35; thence South 0° 16' 19" East along the West line of said Section 35 (the West line of said Section 35 is assumed to bear South 0° 16' 19" East and all other bearings are relative thereto) a distance of 60.0 feet to the Point of Beginning of the hereinafter described parcel; thence continue South 0° 16' 19" East a distance of 1178.80 feet to a point on a line 80.0 feet North of, as measured at right angles to, the South line of the Northwest quarter of the Northwest quarter of said Section 35; thence North 89° 00' 21" East, parallel with said South line of the Northwest quarter of the Northwest quarter, a distance of 1260.72 feet to a point on the West Right of Way line of Loxahatchee River Road (80 foot total Right of Way); thence North 0° 34' 46" West along said West Right of Way line, a distance of 681.76 feet to the beginning of a curve concave to the West, having a radius of 1869.86 feet and a central angle of 5° 55' 06"; thence Northerly along the arc of said curve a distance of 193.15 feet to a point; thence North 46° 53' 50" West, departing from said Right of Way line, a distance of 55.16 feet to a point; thence North 74° 25' 42" West a distance of 29.91 feet to a point; thence South 61° 22' 46" West a distance of 29.68 feet to a point; thence South 53° 45' 15" West a distance of 78.0 feet to a point; thence North 59° 45' 00" West a distance of 125.48 feet to a point; thence South 73° 28' 10" West a distance of 62.14 feet to a point; thence North 76° 33' 50" West a distance of 23.98 feet to a point; thence North 42° 53' 05" West a distance of 32.47 feet to a point; thence North 89° 25' 45" West a distance of 81.83 feet to a point; thence North 72° 58' 45" West a distance of 204.41 feet to a point; thence North 78° 47' 55" West a distance of 131.58 feet to a point; thence North 65° 51' 25" West a distance of 83.0 feet to a point; thence North 87° 24' 50" West a distance of 104.93 feet to a point; thence North 13° 49' 50" West a distance of 63.32 feet to a point; thence South 82° 22' 17" West a distance of 100.48 feet to a point; thence North 74° 14' 23" West a distance of 181.04 feet to the Point of Beginning.

Containing in all 29.074 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. ROADS

That tracts for private road purposes as shown are hereby dedicated to the Eagle's Nest Property Owners' Association and are the perpetual maintenance obligation of said association.

(a) A perpetual non-exclusive easement for ingress and egress upon the area designated and shown as roads is hereby dedicated to all persons residing upon the lands within Plat One Eagle's Nest. The areas designated and shown as roads are hereby dedicated to Plat One Eagle's Nest Property Owners Association, Inc., and are the perpetual maintenance obligation of Plat One Eagle's Nest Property Owners Association, Inc.

(b) Sigma Properties, Inc., a Florida corporation reserves unto itself a non-exclusive easement for ingress and egress upon the areas designated and shown as roads and reserves the right to grant a non-exclusive easement for ingress and egress to others upon the areas designated and shown as roads, and FURTHER reserves the right unto itself, its successors, assigns, mortgagees, licensees and franchisees to use any portion of the areas designated and shown as roads for the installation and maintenance of drainage easements, public and/or private utilities, including but not limited to water, sewer, gas, electric, telephone and cable tv, and any other purposes which will not permanently affect the use of the areas designated and shown as roads for their intended purposes.

2. EASEMENTS

(a) Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

(b) Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

3. RECREATION AREAS

The recreation areas as shown are hereby dedicated to Plat One Eagle's Nest Property Owners Association, Inc., and are the perpetual maintenance obligation of Plat One Eagle's Nest Property Owners Association, Inc.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 26 day of June, 1978.

SIGMA PROPERTIES, INC., a corporation of the State of Florida

By *Jimmy A. Casto*
Jimmy A. Casto, President

ATTEST: *Chance A. Wallace*
Chance A. Wallace, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Jimmy A. Casto and Chance A. Wallace, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Sigma Properties, Inc., a corporation, 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 26 day of June, 1978.

Elizabeth A. Collett
Notary Public

My Commission Expires:
9-24-79

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance 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, lien, or other encumbrance which is recorded in Official Record Book 2855, at Page (s) 227 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 Executive Vice President and attested to by its Vice President & Cashier and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 26th day of JUNE, 1978.

FIRST MARINE NATIONAL BANK AND TRUST COMPANY OF JUPITER/TEQUESTA
By *Douglas K. Manske*
Douglas K. Manske
Executive Vice President

ATTEST: *L. O. Harstad*
L. O. Harstad
Vice President & Cashier

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Douglas K. Manske and L. O. Harstad, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Vice President & Cashier of the First Marine National Bank and Trust Company of Jupiter/Tequesta, a corporation, 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 26th day of JUNE, 1978.

Barbara Ellingson
Notary Public

My Commission Expires:
April 7, 1981

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 27 day of June, 1978.

Peggy Blatt
Peggy Blatt, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 27 day of June, 1978.

Herbert F. Kahlert
Herbert F. Kahlert, P. E.
County Engineer

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners

By *Maury B. Jennings*
Maury B. Jennings
Deputy Clerk

TITLE CERTIFICATION

I, Richard D. Holt, Attorney at Law, duly licensed 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 vested in Sigma Properties, Inc., that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon, that we find that all mortgages are shown and are true and correct, all as of May 19, 1978, at 10:00 AM.

Richard D. Holt
Richard D. Holt, Attorney

May 19, 1978

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 furthermore that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements 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.

Craig L. Wallace
Craig L. Wallace
Professional Land Surveyor
Fla. Certificate No. 3357

This instrument was prepared by Craig L. Wallace, at the office of William G. Wallace, Inc., 321 Northlake Blvd., Suite 109, North Palm Beach, Florida 33408

0237-301

35/15
35/40/42



PLAT ONE			
EAGLE'S NEST			
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd., North Palm Beach, Florida			
FIELD: K.N.	JOB NO.: J78-75	FILE NO.: 35-40-42	
DRAWN: W.D.J.	DATE: JAN. 1978	DWG. NO.: 78-39	
CHECKED: C.L.W.	REF: 75-15	SHEET: 1 OF 2	