

DESCRIPTION

THE EAST ONE-HALF TRACT 1, BLOCK 3, PALM BEACH FARMS COMPANY, PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 46 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE EAST FIFTEEN FEET THEREOF:

TOGETHER WITH THAT CERTAIN ABANDONED 30 FOOT WIDE ROAD RIGHT OF WAY LYING SOUTH OF TRACT 22 OF PALM BEACH FARMS COMPANY, PLAT NO. 9 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 58 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH FIFTEEN FEET OF THAT CERTAIN ABANDONED 30 FOOT WIDE ROAD RIGHT OF WAY LYING SOUTH OF TRACT 21 OF SAID PLAT NO. 9.

CONTAINING 20.37 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DE VOS ENTERPRISES, INC. A FLORIDA CORPORATION, AND KENNETH T. MOCK, INDIVIDUALLY AND AS TRUSTEE, JOINED BY HIS WIFE, CHRISTINE S. MOCK, OWNERS OF LAND SHOWN HEREON BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HIGH SIERRA SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) STREETS

TRACT "B" FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO HIGH SIERRA HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2) EASEMENTS

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH SIERRA HOMEOWNERS ASSOCIATION. THE 15 FOOT UTILITY EASEMENT IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA. LIMITED ACCESS EASEMENT - 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) TRACT "A" FOR RECREATION PURPOSES IS HEREBY DEDICATED TO THE HIGH SIERRA HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 12th DAY OF OCT., 1978.

DE VOS ENTERPRISES, INC. A CORPORATION OF THE STATE OF FLORIDA

ATTEST:

Sylvia N. DeVos, Secretary; Marvin J. DeVos, President

IN WITNESS WHEREOF, WE, KENNETH T. MOCK, INDIVIDUALLY AND AS TRUSTEE, JOINED BY HIS WIFE, CHRISTINE S. MOCK, DO HEREBY SET OUR HANDS AND SEALS THIS 12th DAY OF OCT., 1978.

Signatures of witnesses: John P. Ford, Sylvia S. Kellogg, Christine S. Mock

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARVIN J. DE VOS AND SYLVIA N. DE VOS, 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 DE VOS ENTERPRISES, 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 OFFICIAL SEAL THIS 12th DAY OF Oct., 1978.

MY COMMISSION EXPIRES: April 26, 1980

John P. Ford, Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH T. MOCK AND CHRISTINE S. MOCK, TO ME WELL KNOWN AND PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF Oct., 1978.

MY COMMISSION EXPIRES: April 26, 1980

John P. Ford, Notary Public

HIGH SIERRA SUBDIVISION

IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF THE EAST ONE-HALF OF TRACT 1, BLOCK 3, PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGE 46 AND OTHER LANDS.

IN 2 SHEETS SHEET NO. 1

MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS WEST PALM BEACH, FLORIDA

AUGUST 1978

MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT AS TRUSTEE, HE IS THE HOLDER OF THE 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 OWNERS THEREOF AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2731 AT PAGE 823 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, EDWARD J. ROOS, AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 12th DAY OF Oct., 1978.

Signatures of witnesses: John P. Ford, Dabra C. Milieu, Edward J. Roos

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD J. ROOS, 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 12th DAY OF Oct., 1978.

MY COMMISSION EXPIRES: April 26, 1980

John P. Ford, Notary Public

- NOTES: ■ = PERMANENT REFERENCE MONUMENTS (P.R.M.) ○ = PERMANENT CONTROL POINTS (P.C.P.)

BEARING REFERENCE = THE NORTH LINE OF TRACT 1, LOT 3, PALM BEACH FARMS COMPANY PLAT NO. 3 IS ASSUMED TO BEAR EAST-WEST.

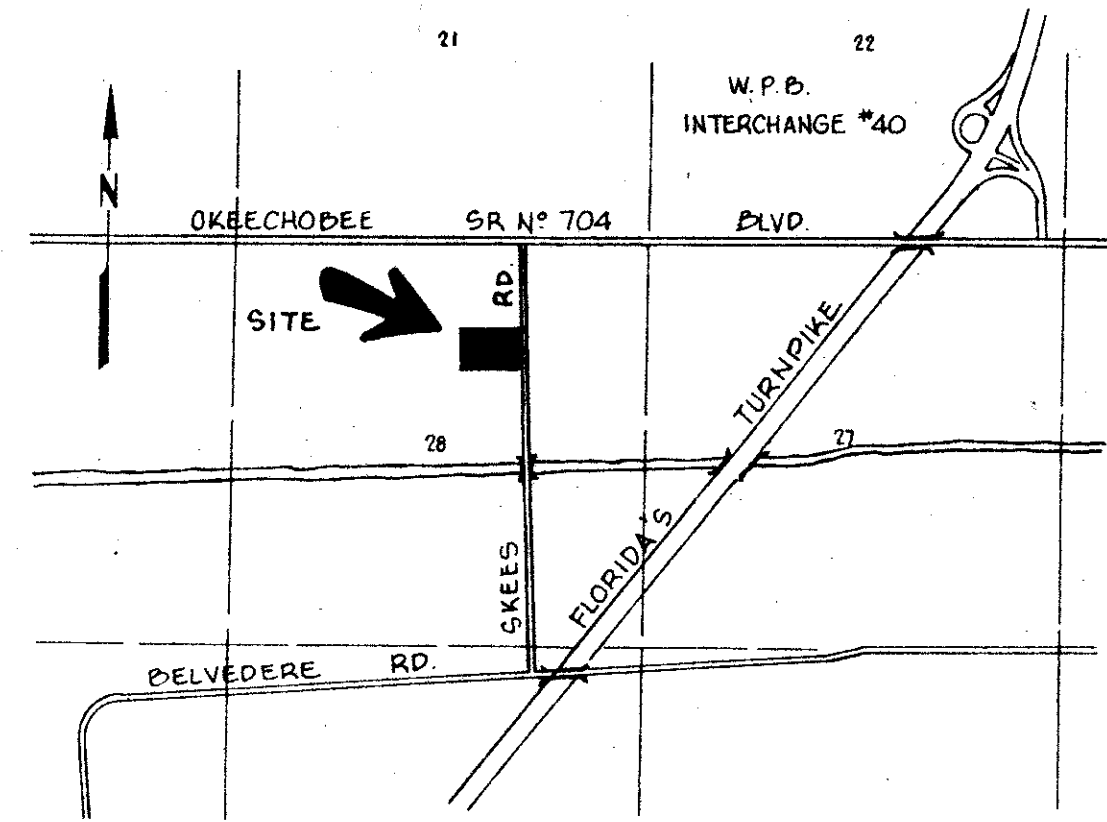
THERE WILL BE NO BUILDING OR STRUCTURES PLACED ON THE UTILITY EASEMENTS.

THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR PLANTING OF TREES ON DRAINAGE EASEMENT.

- D.E. = DRAINAGE EASEMENT U.E. = UTILITY EASEMENT L.A.E. = LIMITED ACCESS EASEMENT

SPECIAL NOTE:

SEWER CONNECTION - WHENEVER AN APPROVED SANITARY SEWER SYSTEM IS MADE AVAILABLE, ANY INDIVIDUAL SEWAGE DISPOSAL SYSTEM, DEVICE OR EQUIPMENT SHALL BE ABANDONED AND THE SEWAGE WASTES FROM THE RESIDENCES OR BUILDING DISCHARGED TO THE SANITARY SEWER THROUGH A PROPERLY CONSTRUCTED HOUSE SEWER WITHIN NINETY (90) DAYS THEREAFTER.



LOCATION MAP

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH) SS

I, B. ROBERTSON COHEN, 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 TITLE TO THE PROPERTY IS VESTED TO DE VOS ENTERPRISES, INC. AND KENNETH T. MOCK, INDIVIDUALLY AND AS TRUSTEE JOINED BY HIS WIFE, CHRISTINE S. MOCK; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE October 18, 1978; Signature of B. Robertson Cohen, Attorney-at-Law

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF DECEMBER, 1978

ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF Oct., 1978

Signature of Peggy B. Evatt, Chairman

Signature of Marjorie Bluminger, Deputy Clerk

Signature of H. F. Kahlert, 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 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

1000-0968; Registered Surveyor No. 1147, State of Florida

28/147/12

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THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD, MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS 2930 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33409



45 STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on 12/20/78 this 7 day of December, 1978, and duly recorded in Plat Book No. 36 on page 45 & 46 JOHN B DUNKLE Clerk Circuit Court By: Sgt. Shreffler D.C.