

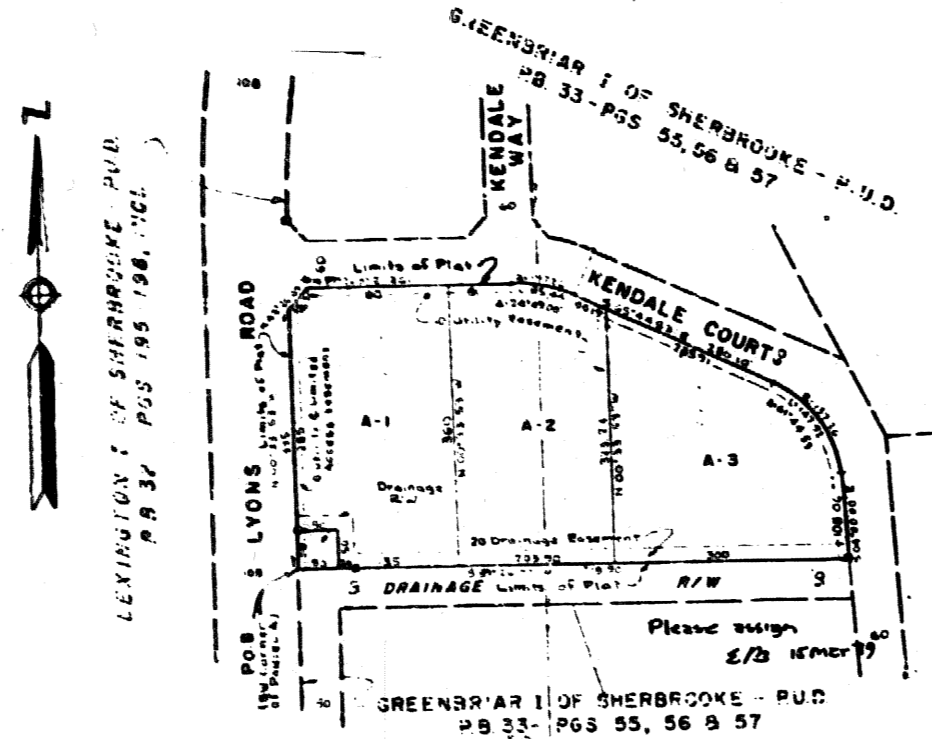
# REPLAT OF PARCEL "A" GREENBRIAR I OF SHERBROOKE

P.U.D.  
IN PART OF SEC'S 5 & 6, TWP. 45 S., RGE. 42 E.  
PALM BEACH COUNTY, FLORIDA  
Being a Replat of Parcel A, GREENBRIAR I OF SHERBROOKE, P.U.D. as recorded in Plat Book 33, Pages 55, 56 and 57, Public Records of Palm Beach County, Fla.

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
OCTOBER 1978  
SCALE IN FEET  
SCALE 1" = 100'



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**DESCRIPTION**  
A parcel of land lying in part of Sections 5 and 6, Township 45 South, Range 42 East, Palm Beach County, Florida, being a Replat of Parcel A, GREENBRIAR I OF SHERBROOKE, P.U.D. as recorded in Plat Book 33, Pages 55, 56 and 57, shown on Sheet No. 2, Public Records of Palm Beach County, Florida, and more particularly described as follows:  
Beginning at the Southeast Corner of said Parcel "A", GREENBRIAR I OF SHERBROOKE, P.U.D., thence measuring the boundary of said Parcel "A" by the following courses: N 00° 33' 53" W along the East Right of Way Line of Lyons Road, a distance of 335 feet; thence N 44° 26' 07" E along the South Right of Way Line of Kendale Court, a distance of 33.36 feet; thence N 89° 26' 07" E, a distance of 281 feet to the beginning of a curve concave to the southwest having a radius of 197.25 feet and a central angle of 24° 49' 00"; thence easterly and southeasterly along the arc of said curve, a distance of 85.44 feet; thence S 85° 44' 53" E along the tangent to said curve, a distance of 280.0 feet to the beginning of a curve concave to the southwest having a radius of 137.26 feet and a central angle of 81° 44' 33"; thence southeasterly and southerly along the arc of said curve, a distance of 147.32 feet; thence S 04° 00' 00" E along the tangent to said curve, a distance of 108.06 feet to the North Line of a Drainage Right of Way; thence S 89° 26' 07" W along said North Line, a distance of 708.90 feet to the Southeast Corner of said Parcel "A" and the POINT OF BEGINNING  
Containing 4.98 Acres, more or less

**ZONING - P.U.D. INFORMATION**

|              |                |
|--------------|----------------|
| A-1          | 1.83 Acres     |
| A-2          | 1.85 Acres     |
| A-3          | 1.70 Acres     |
| Drainage R/W | 0.08 Acres     |
| Density      | .80 Units/Acre |

**NOTES**  
All bearings shown hereon are relative to an assumed meridian with the South Line of Sec 31-48-42 bearing S 87° 57' 15" E.  
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.  
There shall be no buildings or any kind of construction or trees or shrubs placed on Utility Easements and/or Drainage Easements.  
☉ denotes Permanent Reference Monument

**MORTGAGE CONSENT**  
STATE OF OHIO  
COUNTY OF MONTGOMERY  
The undersigned hereby certifies that it is the holder of a Mortgage upon the herein described property and does hereby join in and consents to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 2192, Page 1152, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
IN WITNESS WHEREOF, the undersigned Corporation has caused this consent to be signed by its Assistant Vice President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of December, 1978.  
THIRD NATIONAL BANK & TRUST COMPANY OF DAYTON, OHIO  
A Corporation of the State of Ohio

**APPROVALS**  
PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
This plat is hereby approved for record, this 18th day of December, 1978.  
By Bill Bailey  
Bill Bailey - Chairman  
Attest: John B. Dunkle - Clerk  
John B. Dunkle - Clerk  
COUNTY ENGINEER  
This plat is hereby approved for record, this 20th day of December, 1978.  
By William G. Wallace, Jr.  
William G. Wallace, Jr. - Professional Land Surveyor  
Notary Public  
My Commission expires February 20, 1980.

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, J. RICHARD HARRIS, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property. I find the title to the property is vested in SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, that the current taxes have been paid, and that the property is encumbered by the Mortgage shown hereon, and that I find all mortgages are shown and are true and correct and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.  
J. Richard Harris  
J. Richard Harris - Attorney at Law  
License No. 10,100  
Date 12/18/78

**DEDICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, the Owner of the land shown hereon as recorded in the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, and being more particularly described to the left under Description  
has caused the same to be surveyed and plotted as shown herein and do hereby dedicate to the public the following:  
The Limb Access Easement as shown is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
The Drainage Right of Way as shown is hereby dedicated to SHERBROOKE HOME OWNERS ASSOCIATION, INC.  
The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.  
IN WITNESS WHEREOF, the said Corporation has caused this Dedication to be signed by its Vice President and attested by its President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 28th day of December, 1978.  
SHERBROOKE MANAGEMENT, INC., an Ohio Corporation  
Attest: Eugene C. Scheer By Charles F. Nordmark  
Eugene C. Scheer, President Charles F. Nordmark, President

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, EUGENE C. SCHEER and CHARLES F. NORDMARK and EUGENE C. SCHEER, Vice President and President, respectively, of SHERBROOKE MANAGEMENT, INC., an Ohio Corporation, on they acknowledged before me that they executed the herein Dedication as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed and that they act and read as the act and deed of said Corporation.  
WITNESS my hand and official seal, this 28th day of December, 1978.  
Eugene C. Scheer  
Notary Public, State of Florida at large  
My Commission expires April 15, 1981

**SURVEYOR'S CERTIFICATE**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Jan 4, 1978, he completed the survey of lands as shown on the foregoing plat, that said plat is a correct representation of the lands therein described and plotted, that permanent reference monuments have been placed as shown hereon as required by Chapter 177, Part 1, Florida Statutes and that said land is located in Palm Beach County, Florida.  
Paul J. Foltz  
Paul J. Foltz, Professional Land Surveyor  
Florida Registration No. 2237 - Date 1/4/78

**SURVEYOR'S CERTIFICATE**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on January 16, 1978, the herein Plat was prepared and delineated under my supervision and is a correct representation of the lands herein described as required by Florida Statute and is a correct representation of the lands herein described as required by Florida Statute.  
GEE & JENSON - Engineers, Architects, Planners, Inc.  
William G. Wallace, Jr.  
William G. Wallace, Jr. - Professional Land Surveyor  
Florida Registration No. 2283 - Date Jan 16, 1978

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 OCEANVIEW DRIVE WEST PALM BEACH, FLORIDA  
PROJ # 00309.004