

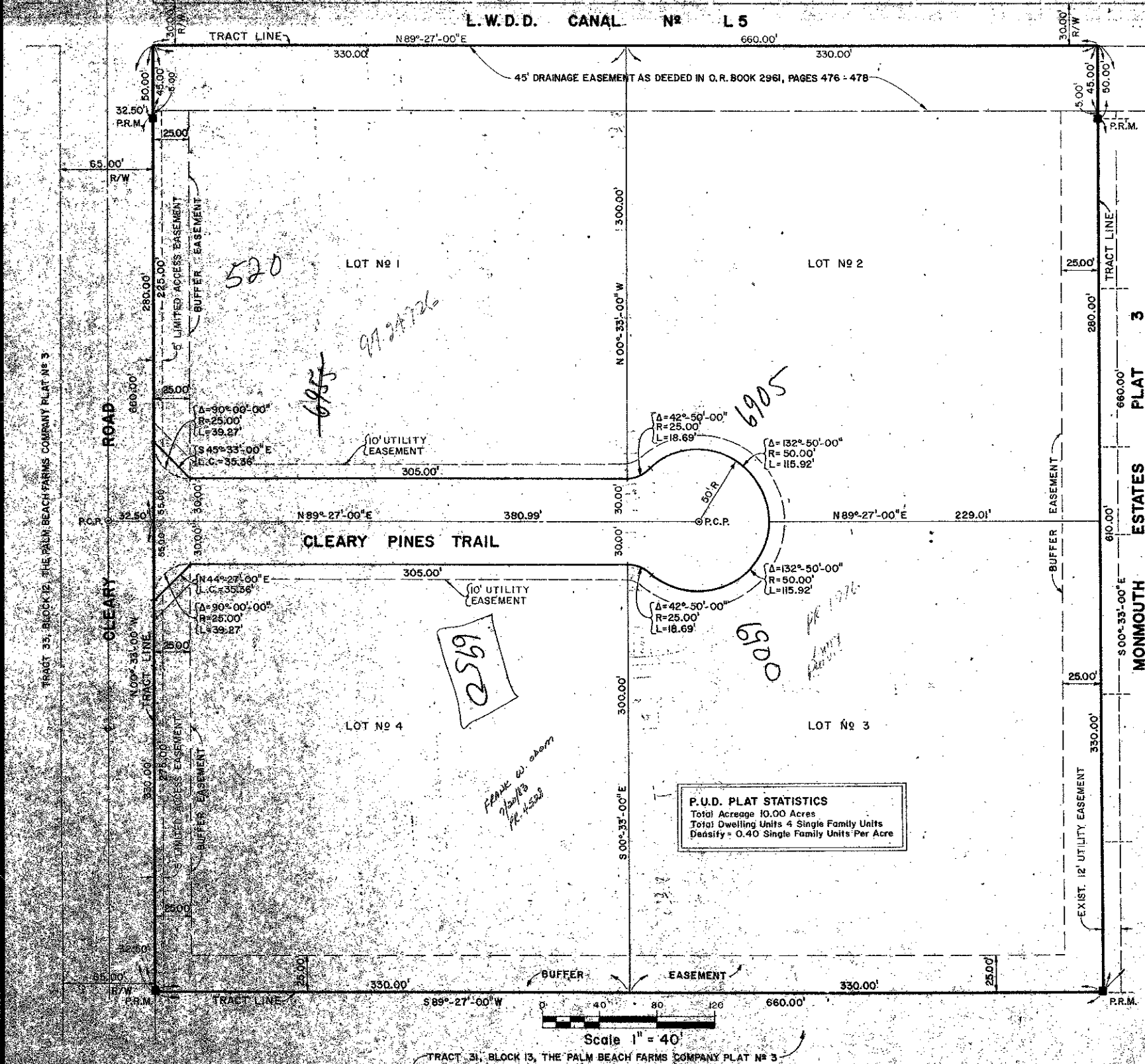
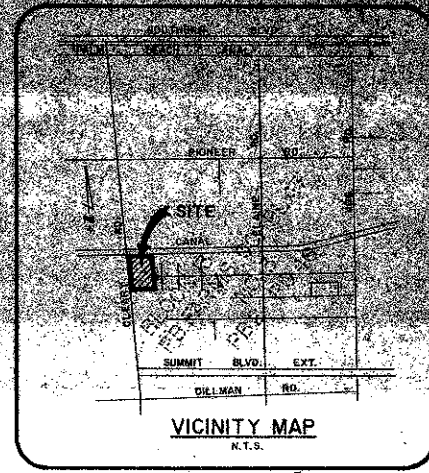
41-43

PLAT OF CLEARY PINES, P. U. D.

A RE-PLAT OF TRACT 30, BLOCK 13, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 46 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
GEORGE C. BOLTON
BISCAYNE ENGINEERING CO., INC.
2885 10th AVE NORTH, LAKE WORTH, FLA.

TRACT 19, BLOCK 13, THE PALM BEACH FARMS COMPANY PLAT NO. 3



P. U. D. PLAT STATISTICS
Total Acreage 10.00 Acres
Total Dwelling Units 4 Single Family Units
Density = 0.40 Single Family Units Per Acre

NOTES

1. Permanent Reference Monuments are 6 inch by 24 inch concrete monuments and are designated hereon thus: ■
2. Bearings cited hereon are relative to the Center Line of Cleary Road - I.E. N 00°-33'-00" W.
3. Building Setback Lines shall be as required by Palm Beach County.
4. There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements.
5. There shall be no buildings or other structures placed on utility easements.
6. Where utility and drainage easements intersect, the areas within the intersection are utility and drainage easements. Construction and maintenance of utilities shall not interfere with drainage facilities or their operations within these areas of intersection.
7. Permanent Control Points to be set are designated thus: ⊙ P.C.P.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We Chelsea Title and Guaranty Company, duly licensed in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find title to the property is vested to Frank W. & Mary F. Odom, Robert G. & Anna M. Salmon, Mel E. & J. Pam Newman and Lawrence E. & Beverly Purvis; that the current taxes have been paid; and that the property is encumbered by the mortgages as shown and are true and correct.

CHELSEA TITLE AND GUARANTY COMPANY
LICENSED IN FLORIDA 11/11/80

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Frank W. & Mary F. Odom, Robert G. & Anna M. Salmon, Mel E. & J. Pam Newman and Lawrence E. & Beverly Purvis, owners of the land hereon, being in Section 4, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Cleary Pines, being more particularly described as follows:
A subdivision of tract 30, Block 13, the Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 46 of the official records of Palm Beach County, Florida, lying and being in the Southeast Quarter of Section 4, Township 44 South, Range 42 East, Palm Beach County, Florida.

1. That tract for private road purposes as shown, are hereby dedicated to the Cleary Pines Property Owners' Association and are the perpetual maintenance obligation of said association.
2. 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.
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.

IN WITNESS WHEREOF, We Frank W. & Mary F. Odom, Robert G. & Anna M. Salmon, Mel E. & J. Pam Newman and Lawrence E. & Beverly Purvis do hereunto set Our hands and seals this 12th day of JUNE, 1980.

Frank W. Odom, Mary F. Odom, Robert G. Salmon, Anna M. Salmon, Mel E. Newman, J. Pam Newman, Lawrence E. Purvis, Beverly Purvis

STATE OF FLORIDA
COUNTY OF PALM BEACH
IN WITNESS WHEREOF, We Frank W. & Mary F. Odom, Robert G. & Anna M. Salmon, Mel E. & J. Pam Newman and Lawrence E. & Beverly Purvis, the persons described in and who executed the foregoing instrument, do hereby certify that they executed said instrument for the purposes and in the capacity therein expressed.

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true representation of a survey made under my responsibility and supervision and that said survey is accurate to the knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points be as required by law or, when applicable, that (P.C.P.'s) under the guarantees posted with Palm Beach County Required Improvements and further that the survey is with all the requirements of Chapter 177 Florida Statutes, and ordinances of Palm Beach County, Fla.

BISCAYNE ENGINEERING CO.
GEORGE C. BOLTON
REGISTERED SURVEYOR
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this day of November, 1980.

COUNTY ENGINEER
This plat is hereby approved for record this day of November, 1980.

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage on the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the fact that its mortgage which is recorded on the South 1/2 of the East 3/4 of Section 4, Township 44 South, Range 42 East, Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused presents to be signed by its President, and its seal and attested to by its Secretary, and its seal to be affixed hereon by and with the authority of its Board of Directors this 12th day of June, 1980.

FIRST FEDERAL SAVINGS AND LOAN OF THE PALM BEACHES, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared _____ and _____ to me well known, acquainted with the individuals described in and who executed the foregoing instrument and as _____ of the First Federal Savings and Loan of the Palm Beaches, a corporation, and severally, to and before me they executed such instrument as part of the corporate seal of said corporation and that it was affixed to said corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is a true and correct copy of the original instrument.

My Commission expires _____

1000-012
CLEARY PINES
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