

BLUE BAYOU

PART OF GOVERNMENT LOT 6, SECTION 3, T.45 S.- R.43 E.
PALM BEACH COUNTY
TOWN OF LANTANA, FLORIDA
NOVEMBER 1995 SHEET 1 OF 2

108

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:10
A.M. this 16 day of January, 1996
and duly recorded in Plat Book No. 76
on Page 108-109
Dorothy H. Wilken, Clerk of the Circuit Court
By Raymond A. Stedley D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PAUL L. MADDOCK, JR. AND BESSEMER TRUST COMPANY OF FLORIDA, AS CO-TRUSTEES OF MARITAL TRUST U/W PAUL L. MADDOCK DATED JUNE 7, 1985, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF LANTANA, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BLUE BAYOU, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 655 FEET OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF "SOUTH ATLANTIC DRIVE EAST" (AS DESCRIBED IN OFFICIAL RECORD BOOK 2409, PAGE 1436 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) AND WEST OF "LAKE WORTH". LESS THEREFROM THE SOUTH 327.4 FEET.

CONTAINING 1.62 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO THE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS.

UTILITY & ROADWAY EASEMENT:

THE UTILITY & ROADWAY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR ROADWAY PURPOSES AND THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, WE PAUL L. MADDOCK, JR. AND BESSEMER TRUST COMPANY OF FLORIDA, AS CO-TRUSTEES OF THE MARITAL TRUST U/W PAUL L. MADDOCK DATED JUNE 7, 1985 DO HEREBY SET OR HANDS AND SEALS THIS 8th DAY OF January, A.D. 1996

WITNESS: J. Manning BY: Paul Maddock, Jr., Trustee
WITNESS: Robin Dorminey
WITNESS: J. Manning BY: Bessemer Trust Co. of Fla., Trustee
WITNESS: Robin Dorminey BY: James T. Myer, Jr., Sr. Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

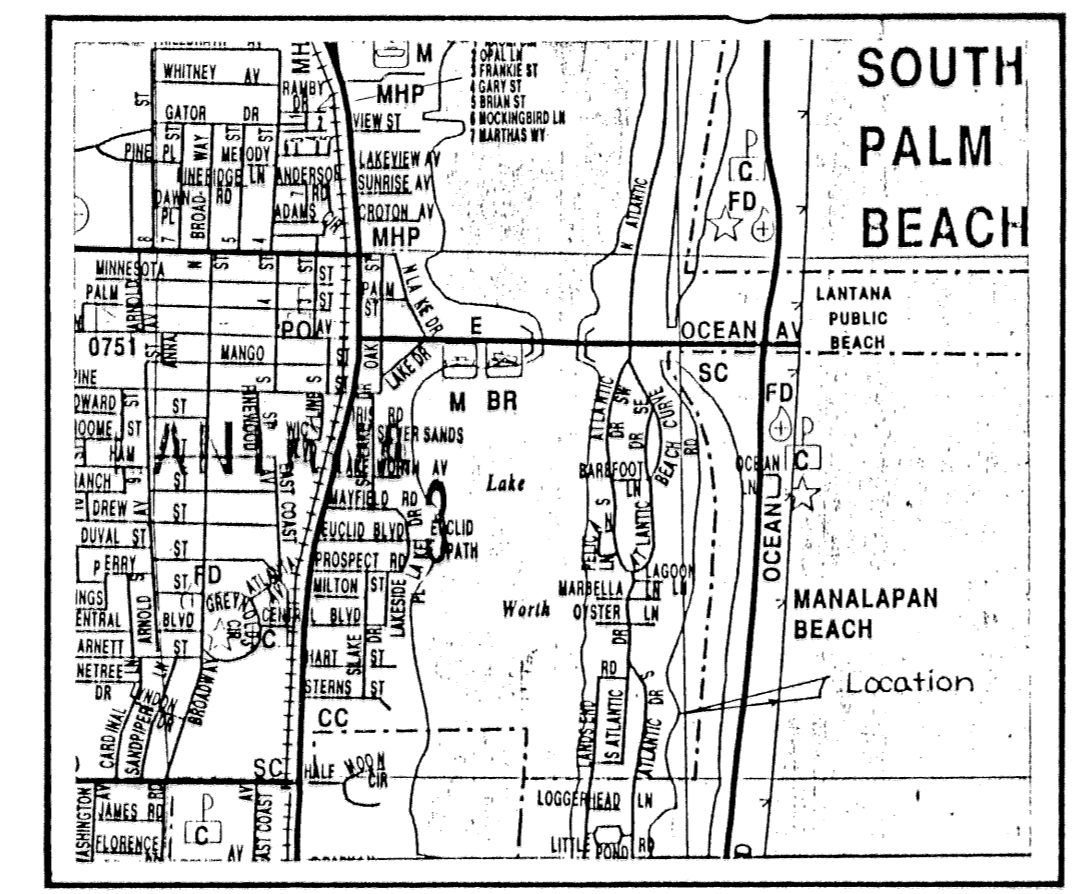
BEFORE ME, PERSONALLY APPEARED PAUL L. MADDOCK, JR. AND BESSEMER TRUST COMPANY OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEES OF THE MARITAL TRUST U/W PAUL L. MADDOCK DATED JUNE 7, 1995, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED FOREGOING INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January, 1996.

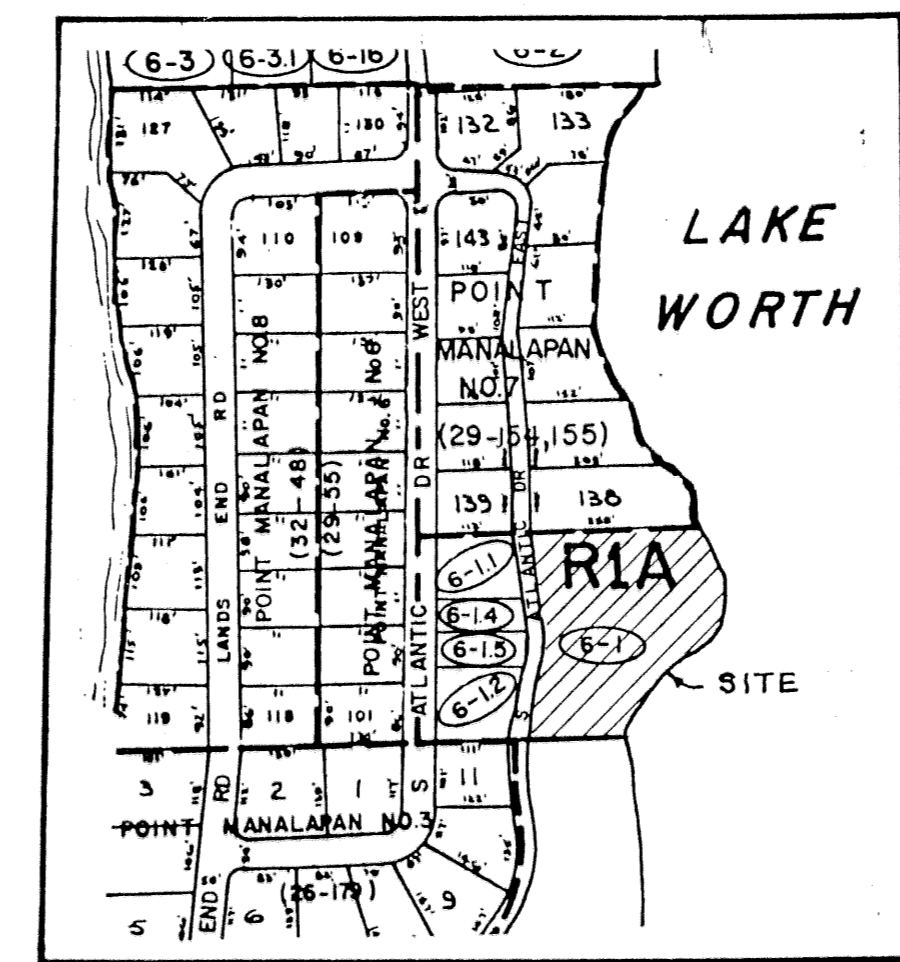
MY COMMISSION EXPIRES: _____
Robin Dorminey
NOTARY PUBLIC,
STATE OF FLORIDA



Robin Dorminey
my Commission #100233559
Expires: January 11, 1998
Bonded thru Notary Public Underwriters



LOCATION SKETCH



SITE SKETCH

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

PETER S. BROBERG, A DULY AUTHORIZED ATTORNEY IN THE STATE OF FLORIDA, ON BEHALF OF THE LAW FIRM OF COE & BROBERG, P.A., DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PAUL L. MADDOCK, JR. AND BESSEMER TRUST COMPANY OF FLORIDA, AS CO-TRUSTEES OF THE MARITAL TRUST U/W PAUL L. MADDOCK DATED JUNE 7, 1985; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: JAN 8 1996 BY: Peter S. Broberg
COE & BROBERG, P.A.

Peter S. Broberg
PETER S. BROBERG, ESQUIRE

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'s) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LANTANA, FLORIDA.

DATE: 1-08-1996 BY: Richard P. Breitenbach
RICHARD P. BREITENBACH, PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3978

APPROVAL OF TOWN OF LANTANA

BOARD OF TOWN COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF January, 1996.

BY: Robert G. McDonald MAYOR

TOWN MANAGER

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

BY: Robin Dorminey (TOWN MANAGER) Robin Dorminey

ATTEST: TOWN CLERK

BY: Tracy Lawrence

SURVEYORS NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOT 138, PLAT NO. 7 POINT MANALAPAN (P.B. 29, PG.154) HAVING A BEARING OF N 88°36'23" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES, SET BACKS AND REQUIREMENTS OF THE TOWN OF LANTANA.
3. PERMANENT REFERENCE MONUMENT SHOWN THUSLY ■
4. METRIC CONVERSION: 1 METER = 3.2808 FEET
5. PROPERTY LIES IN FLOOD ZONE A7 - ELEVATION 8 - PANEL NO. 120214 0001 C DATED: OCTOBER 15, 1982
6. "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
7. THERE SHALL BE NO TREES, SHRUBS, BUILDINGS OR CONSTRUCTION OF ANY KIND PLACED UPON THE EASEMENTS.

THIS INSTRUMENT WAS PREPARED BY
RICHARD P. BREITENBACH, P.S.M.
IN THE OFFICE OF RICHARD P. BREITENBACH, P.S.M.
2540 PALMARITA ROAD, WEST PALM BEACH, FLORIDA

RICHARD P. BREITENBACH, P.S.M.
LAND SURVEYING SERVICES
PHONE (407) 967-0065
2540 PALMARITA ROAD WEST PALM BEACH, FL. 33406

BLUE BAYOU

SUBDIVISION # BLUE BAYOU
BOOK 76 PAGE 108
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
FUD NAME

