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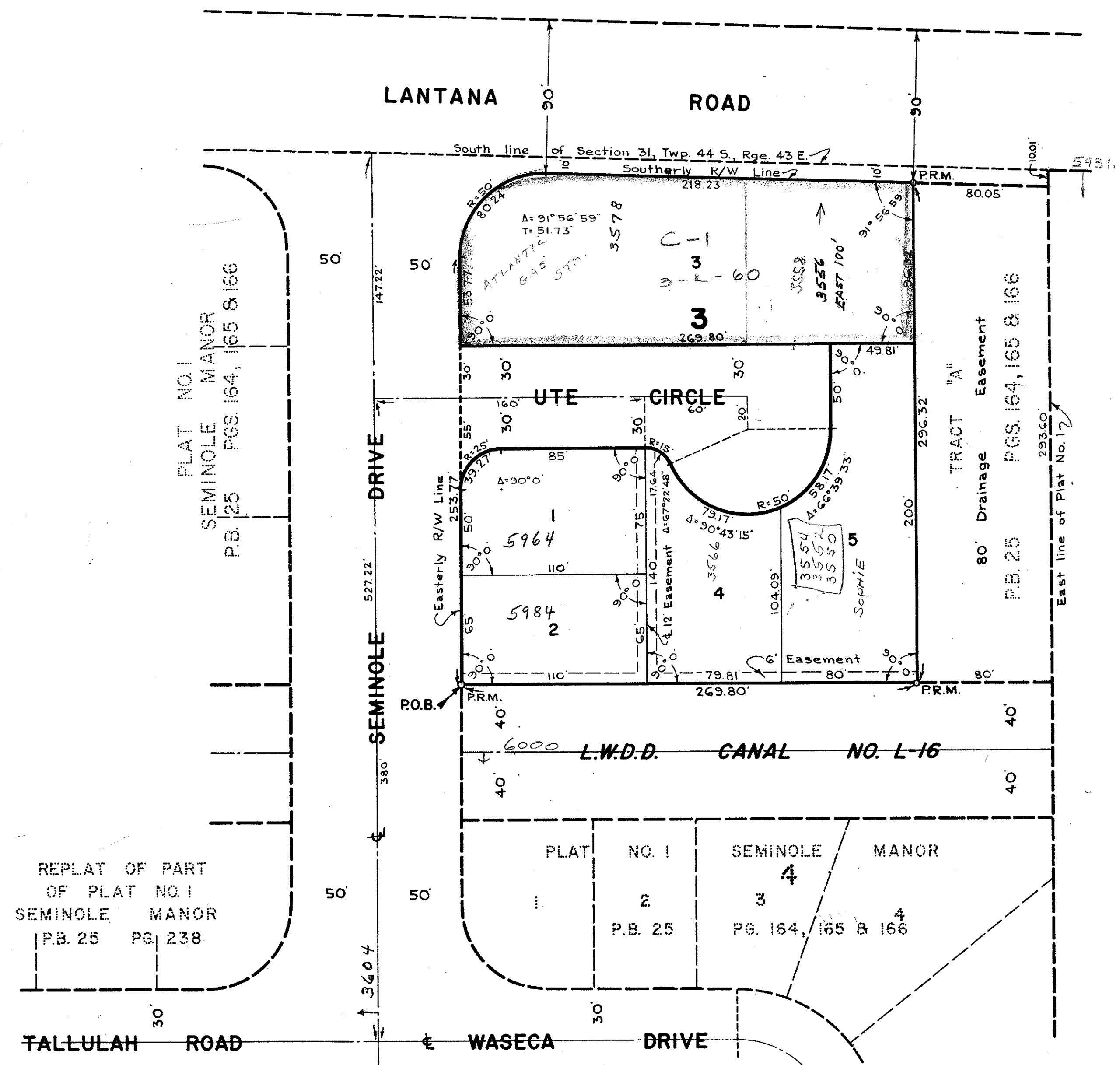
DRAWING NUMBER

PLAT NO. 3 SEMINOLE MANOR IN SECTION 6, TWP. 45 S., RGE. 43 E. PALM BEACH COUNTY, FLORIDA

Being a Replat of Part of PLAT NO. 1, SEMINOLE MANOR, recorded in P.B. 25, Pgs. 164, 165 and 166, Public Records of Palm Beach County, Fla.

125

STATE OF FLORIDA
COUNTY OF PALM BEACH }
This Plat was filed for record at 11:33 AM.
this 18th day of Jan.
1960, and duly recorded in Plat Book No.
26 on page 125.
J. ALEX ARNETTE, Clerk Circuit Court
By *Betha M. Wilson*, D. C.



STATE OF FLORIDA
COUNTY OF PALM BEACH }
KNOW ALL MEN BY THESE PRESENTS, that LEWIS E. KELLER and his wife, ROSALIE J. KELLER, the owners of the tract of land lying and being in Section 6, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as PLAT NO. 3, SEMINOLE MANOR and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 2, Block 3, Plat No. 1, Seminole Manor, according to the plat thereof recorded in Plat Book 25, Pages 164, 165 & 166, Public Records of Palm Beach County, Florida; thence easterly along the south line of said Lot 2 and its easterly extension, a distance of 269.80 feet to a point in a line parallel to and 80 feet westerly from (measured at right angles to) the easterly line of said Plat No. 1; thence northerly at right angles to the preceding course, a distance of 296.32 feet to a point in the southerly right of way line of Lantana Road as shown on said Plat No. 1; thence westerly along said right of way line, a distance of 218.23 feet to the beginning of a curve concave to the southeast having a radius of 50 feet and a central angle of 91°56'59"; thence westerly, southwesterly and southerly along the arc of said curve, a distance of 80.24 feet to the end of said curve, and a point in the easterly right of way line of Seminole Drive as shown on said Plat No. 1; thence southerly along said easterly right of way line, a distance of 253.77 feet to the Point of Beginning.

Being a replat of Lots 1 and 2, Block 3, part of Tract "A" and the parcel marked "NOT INCLUDED", of said Plat No. 1, Seminole Manor.
have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate to the perpetual use of public, as a public highway, Ute Circle shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities.
IN WITNESS WHEREOF, they have hereunto set their hands and seals this 31st day of December, A.D. 1959.
Witness: *John L. Coombs* *Lewis E. Keller* (Seal)
Witness: *H. R. Fitzgerald* *Rosalie J. Keller* (Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH }
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LEWIS E. KELLER and his wife, ROSALIE J. KELLER, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.
WITNESS my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this 31st day of December, A.D. 1959.

John J. Flower
Notary Public
My Commission expires: August 7, 1961

STATE OF FLORIDA
COUNTY OF PALM BEACH }
I HEREBY CERTIFY that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the hereon described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.
Subscribed and sworn to before me this 31st day of December, A.D. 1959.
My Commission expires: August 7, 1961

George R. Brockway
Registered Land Surveyor
Florida Certificate No. 831

John J. Flower
Notary Public
My Commission expires: August 7, 1961

6-45-43

NOTE
Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
Easements are for Public Utilities, unless otherwise noted.
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

Approved: JANUARY 11, A.D. 1960
Board of County Commissioners
By: *Paul Gardiner*
Chairman
By: *Stephen M. ...*
County Engineer

26/125

BROCKWAY, WEBER & BROCKWAY
ENGINEERS, INCORPORATED
WEST PALM BEACH, FLORIDA

**PLAT NO. 3
SEMINOLE MANOR**

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|-----------------|--------|---------------------|----------|
| FIELD: | J.J.F. | SCALE: 1" = 50' | Dwg. No. |
| OFFICE: | J.J.F. | DATE: DECEMBER 1959 | 59-1016 |
| DR. BY: | M.G.B. | | |
| BK. K-54, P. 34 | | | |