

DRAWING NUMBER
28-242

NORTHERN PINES MOBILE HOME PARK PLAT NO. 3

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER
OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST,

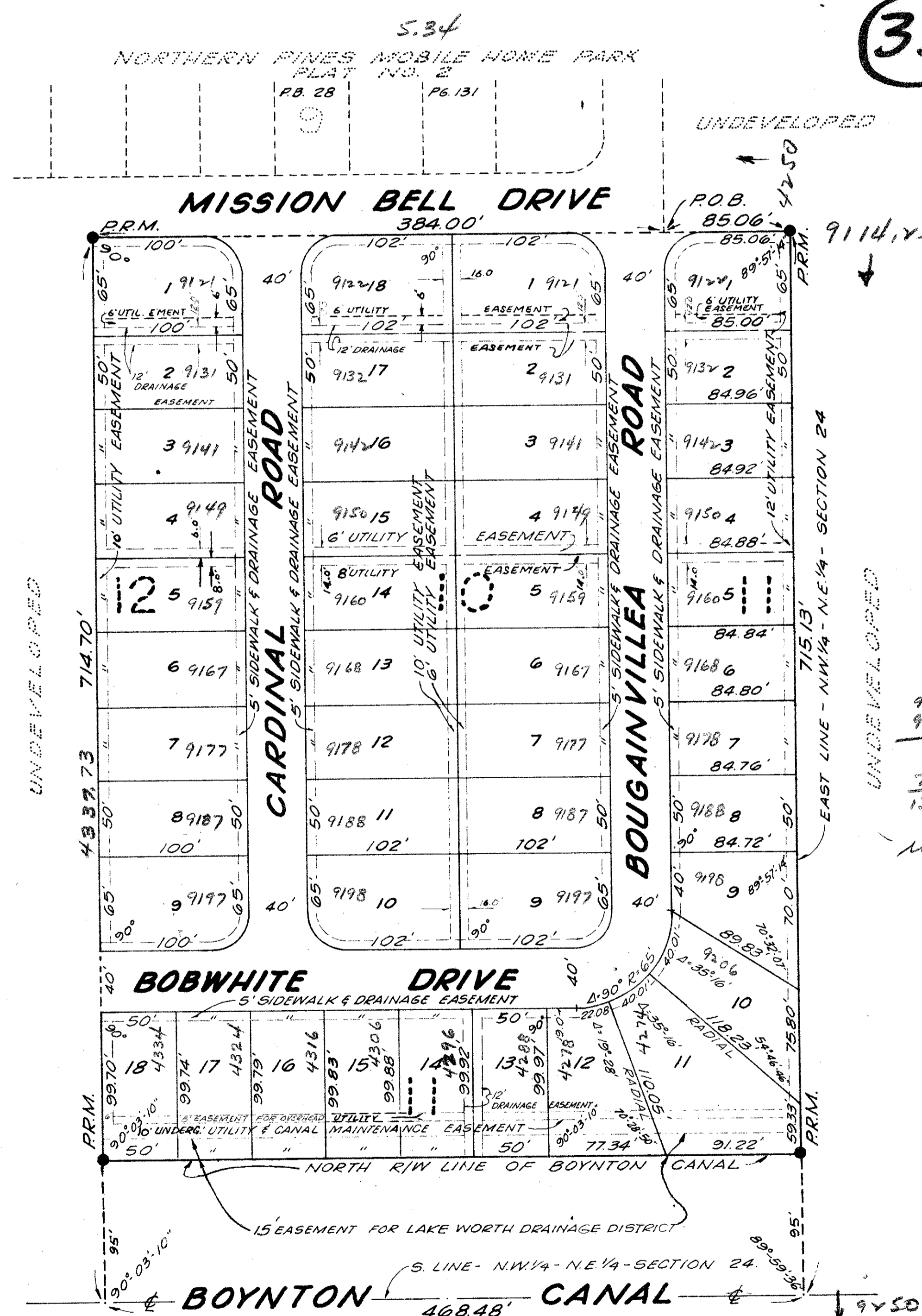
PALM BEACH COUNTY, FLORIDA

APRIL, 1969 SCALE: 1" = 60'
O'BRIEN, SUITER & O'BRIEN, INC.
REGISTERED LAND SURVEYORS
GRAPHIC SCALE

242

COUNTY OF PALM BEACH
STATE OF FLORIDA
The first was filed for record in
Book 713 of Public Records
Page 242
This instrument was recorded in Public Record No.
713 of Public Records on page 242
J. B. DUNKLE, Clerk of Court
Palm Beach, Florida

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DEDICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH ss.
KNOW ALL MEN BY THESE PRESENTS THAT NORTHERN PINES, INC., A FLORIDA CORPORATION, THE OWNERS OF THE TRACT OF LAND SHOWN HEREON AS NORTHERN PINES MOBILE HOME PARK PLAT NO. 3 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF NORTHERN PINES MOBILE HOME PARK PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 131 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 384.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 714.70 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 468.48 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 715.13 FEET; THENCE WESTERLY, MAKING AN ANGLE OF 89° 57' 14", MEASURED FROM SOUTH TO WEST, A DISTANCE OF 85.06 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AS THOROUGHFARES, THE CANALS, DRIVES AND ROADS AND THE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES OR FOR DRAINAGE PURPOSES, AND DO HEREBY DEDICATE THE LOTS AS SHOWN HEREON, EXCLUSIVELY FOR TRAILER PARKING AND USES INCIDENTAL THERETO.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND THE CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF MAY A.D. 1969.

ATTEST: Gould H. Coleman SECRETARY
J. A. Bowron PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH ss.
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, J. A. BOWRON AND GOULD H. COLEMAN, PRESIDENT AND SECRETARY, RESPECTIVELY, OF NORTHERN PINES, INC., 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 AS SUCH OFFICERS OF SAID CORPORATION BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THEIR ACT AND DEED WAS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May A.D. 1969.
MY COMMISSION EXPIRES April 16, 1972

Mildred J. Wearner NOTARY PUBLIC

CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH ss.
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS REQUIRED BY LAW.

Walter J. Owen REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1601

COUNTY APPROVAL:

APPROVED THIS 5th DAY OF AUGUST A.D. 1969.
BOARD OF COUNTY COMMISSIONERS
Chairman
Walter J. Owen COUNTY ENGINEER

4000-060

NORTHERN PINES Plat No 3 28/242

NOTES:
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
STREET INTERSECTIONS ARE ROUNDED TO 25 FOOT RADIUS UNLESS OTHERWISE SHOWN AND DIMENSIONS ARE TO POINTS OF INTERSECTION.
BUILDING SETBACKS AS REQUIRED BY PALM BEACH COUNTY PLANNING, ZONING & BUILDING DEPARTMENTS.
THERE SHALL BE NO MORE THAN ONE TRAILER ON EACH LOT AS PLATTED.

9250.00
9114.25
135.75
715.13 = 5.26
135.75
Area 5.3

272/82

272/82

