

PLAT OF
FOX RUN
A RURAL SUBDIVISION
IN SEC 27 TWP 40S RGE 42E
PALM BEACH COUNTY, FLORIDA

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, John H. Grieb, EXECUTIVE VICE PRESIDENT and Timothy R. Poe, VICE PRESIDENT respectively, of First National Bank and Trust Company of Riviera Beach, a National Banking Association, to me well known and known to me to be the individuals described in and who executed the foregoing Mortgage Approval, 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, for the purposes therein expressed and that their act and deed was the act and deed of said Association.

MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, that FIRST NATIONAL BANK AND TRUST COMPANY of Riviera Beach, an Association organized and existing under the laws of the United States of America, the owner and holder of that certain mortgage dated October 28, 1976 filed and recorded in Official Record Book 2599 Page 1223 of the Public Records of Palm Beach County, Florida, on October 28, 1976 encumbering above described property does hereby consent to the filing of this plat and does hereby join in the dedication hereon.

Witness Mary Burmeister
Witness John H. Grieb
John H. Grieb
EXECUTIVE VICE PRESIDENT
Witness Mary Burmeister
Witness Tim R. Poe
Timothy R. Poe
VICE PRESIDENT

WITNESS my hand and official seal this 28th day of October, A.D. 19 76

W. James Tarallo
Notary Public
My Commission Expires: _____

MORTGAGEE'S CONSENT

The undersigned hereby certifies that it is the holder of a mortgage lien or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the Dedication hereto, by the owner thereof and agree that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 2599 Page(s) 1223 of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

Witness Genevieve Geller
Genevieve Geller
Witness Arthur Thomas Rodger, Jr.
Arthur Thomas Rodger, Jr.
Witness Roselyn L. Rodger
Roselyn L. Rodger
Witness Mabel R. White
Mabel R. White

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DANIEL H. JAMES, am a duly licensed attorney at law in the State of Florida, and have examined the title to the real property described herein as shown by the public records of Palm Beach County, Florida. I find that the fee simple title to the said property is presently vested in Jimmy A. Casto and Mary B. Casto, his wife; and I. David Bono and Lorraine R. Bono, his wife. I further find that the current taxes have been paid and that there are no other outstanding mortgages, not satisfied or released of record, except the mortgage in favor of Genevieve Geller, an unmarried widow; Arthur Thomas Rodger, Jr., and Roselyn L. Rodger, his wife; and Mabel R. White, which is recorded in Official Record Book 2216, page 1142, of the public records of Palm Beach County, Florida.

SWORN TO and subscribed before me this _____ day of _____, 1976.
Notary Public, State of Florida at Large
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon 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 and that (P.R.M.) Permanent Reference Monuments have been placed as required by law, and (P.C.P.) Permanent Control Points will be placed as required by law, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Kenneth L. Scrape
Kenneth L. Scrape
Professional Land Surveyor No. 2832
State of Florida

Subscribed and sworn to before me this 13 day of August, A.D. 19 76, at the City of North Palm Beach, County of Palm Beach, State of Florida.

My Commission Expires: 9-2-79
Notary Public, State of Florida at Large

ADDENDUM TO TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

The certificate of DANIEL H. JAMES, Attorney, is hereby amended to include the mortgage lien of First National Bank and Trust Company of Riviera Beach, as identified hereon.

SWORE TO and subscribed before me this 4 day of November, 1976.
William G. Wallace
Notary Public, State of Florida at Large
My commission Expires: 5/13/77

This instrument was prepared by Kenneth L. Scrape, P.L.S., at the office of William G. Wallace, Inc., 321 Northlake Boulevard, Suite 113, North Palm Beach, Florida 33408.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that JIMMY A. CASTO and his wife MARY B. CASTO and I. DAVID BONO and his wife LORRAINE R. BONO, owners of the land hereon, being in Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as FOX RUN, being more particularly described as follows:

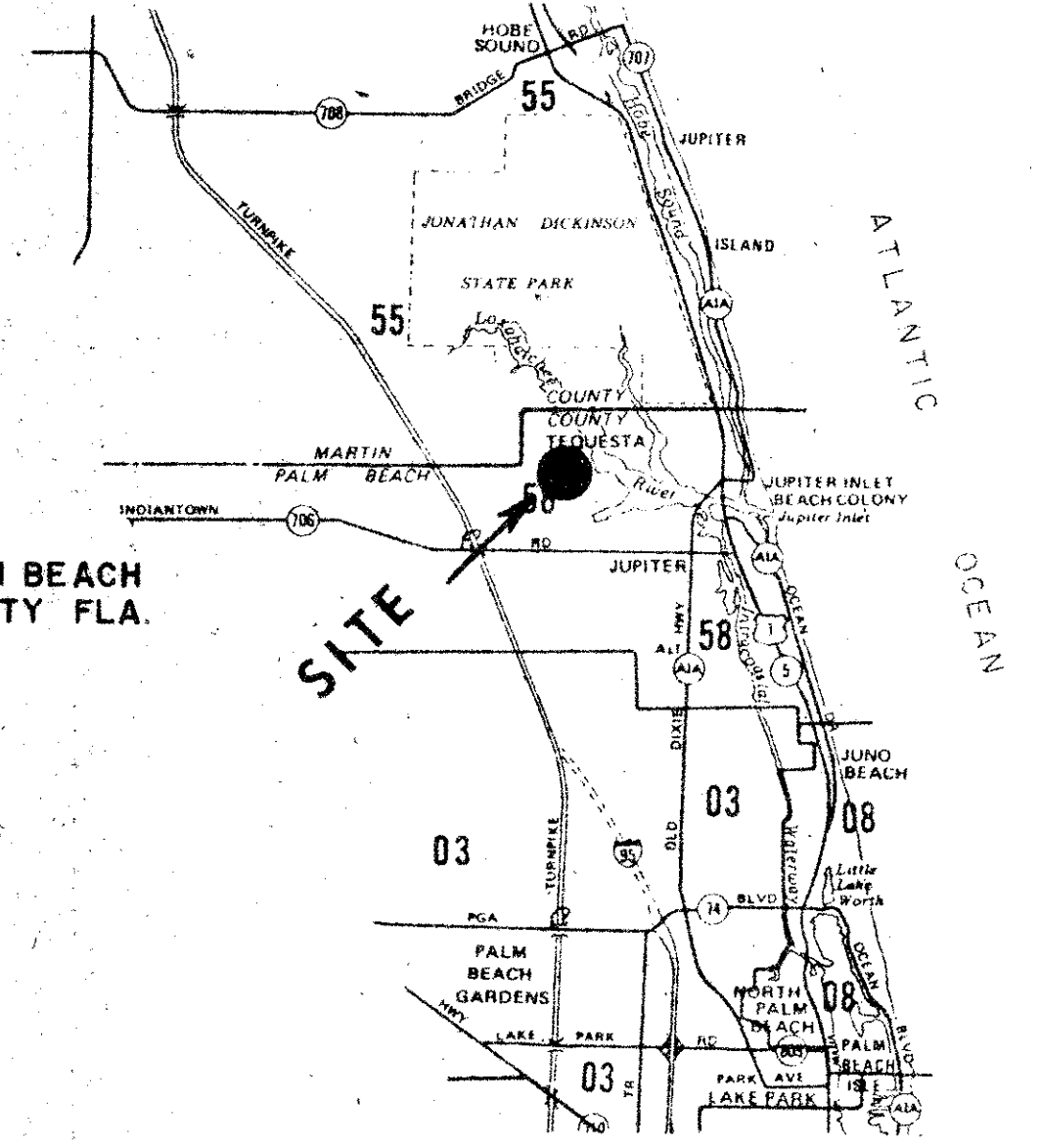
ALL that part of Government Lot 2, lying South and West of County Road (Loxahatchee River Road) (less the North 30 feet), in Section 27, Township 40 South, Range 42 East, Palm Beach County, Florida.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Streets:
The streets as shown are hereby dedicated to the Board of County Commissioners PALM BEACH COUNTY FLA. for the perpetual use of the public for proper purposes.
2. Easements:
The drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage.
3. Recreation Areas:
That recreation areas and access easements as shown are hereby dedicated to the Fox Run Property Owners' Association and are the perpetual maintenance obligation of said Association.
4. Limited Access Strips:
The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

In witness whereof we JIMMY A. CASTO and his wife MARY B. CASTO and I DAVID BONO and his wife LORRAINE R. BONO do hereunto set our hands and seals this 4th day of August, A.D. 19 76

Witness Jimmy A. Casto
Witness Mary B. Casto
Witness T. David Bono
Witness Lorraine R. Bono



LOCATION MAP

APPROVAL PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this _____ day of _____, A.D. 19 _____

BY: William H. Meulen
Chairman WILLIAM H. MEULEN

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.

BY: H.F. Kahlert
County Engineer H.F. KAHLERT

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

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Crapatche

Before me personally appeared Genevieve Geller to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 28th day of August, A.D. 19 76.
Thomas G. Sankel
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Brevard

Before me personally appeared Arthur Thomas Rodger, Jr., and Roselyn L. Rodger, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of July, A.D. 19 76.
Guid D. Frank
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Brevard

Before me personally appeared Mabel R. White to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 16th day of July, A.D. 19 76.
Thomas G. Sankel
Notary Public
My Commission Expires: _____

Fox RUN

0245-0007
27/40/42
TURNOUT REQUIRED

PLAT OF
FOX RUN
WILLIAM G. WALLACE, INC.
Consulting Engineers & Land Surveyors
U.S. Highway One, North Palm Beach, Florida

FIELD: R.F.G.	JOB NO.: J-75-346	FILE NO: 27-40-42
OFFICE: J.B.F.	DATE: AUGUST, 1975	DWG. NO: 75-227
CK'D: K.S.	REF:	SHEET 1 of 2