


MONET OAKS

A SUBDIVISION OF THE SE. 1/4 - SW. 1/4 - SW. 1/4 SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST LESS THE RIGHT OF WAY OF MONET ROAD PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS MARCH 1977

161



PLAT FILED FOR RECORD IN PLAT BOOK NO. 3206 PAGE 77 on page 161 and 162 on March 27, 1977. B. J. Dunkle, Clerk Circuit Court

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT M.P.S. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MONET OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP FORTY-TWO SOUTH, RANGE FORTY-THREE EAST, CONTAINING TEN (10) ACRES MORE OR LESS. LESS THE RIGHT-OF-WAY FOR MONET ROAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

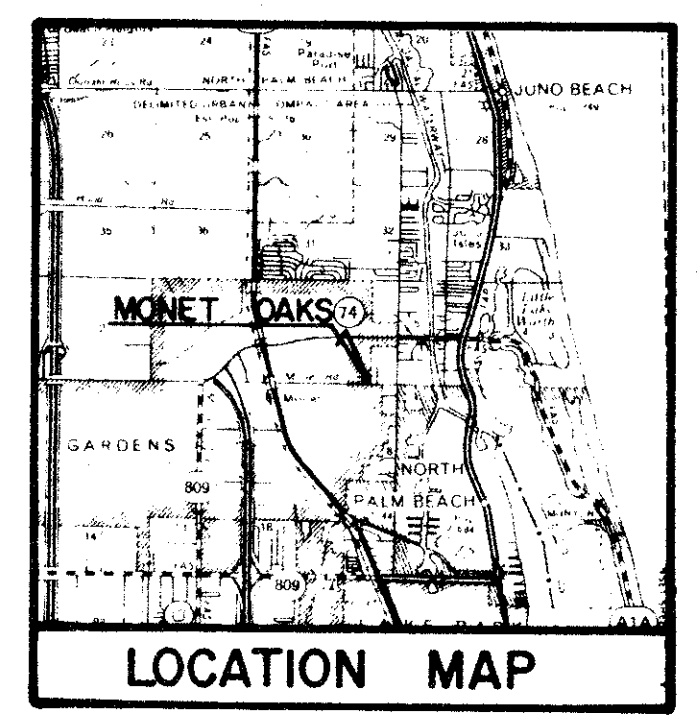
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 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 AREAS INDICATED AS LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 1977.

M.P.S. DEVELOPMENT CORPORATION

ATTEST: Patricia A. Foose SECRETARY
BY: David S. Sticht DAVID STICHT, PRESIDENT



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

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.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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.

Jan E. Browning
JAN E. BROWNING
REGISTERED SURVEYOR NO. 2049
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE 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 AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2538 PAGE 223 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I SCOTT WESTERN DO HEREBY SET MY HAND AND SEAL THIS 14th DAY OF March, A.D. 1977.

Maureen Sapp David S. Sticht
WITNESS SCOTT WESTERN

TITLE CERTIFICATION

STATE OF FLORIDA

I, L. M. TAYLOR, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO M.P.S. DEVELOPMENT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

L. M. Taylor
L. M. TAYLOR, ESQ. ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

ANNEXED INTO
PALM BEACH GARDENS
ORD. 19-1988
19880421

APPROVAL

PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORDS, THIS 14th DAY OF March, A.D. 1977.

BY: Jack Royal
JACK ROYAL, CHAIRMAN

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

BY: Herbert F. Kahbert
HERBERT F. KAHBERT,
COUNTY ENGINEER

ATTEST: John B. Dunkle, CLERK
BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID STICHT AND PATRICIA A. FOOSE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE ABOVE NAMED M.P.S. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF March, A.D. 1977.

Maureen Sapp
NOTARY PUBLIC

MY COMMISSION EXPIRES:
October 8, 1980



ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David S. Sticht OF SCOTT WESTERN, 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 HE (SCOTT WESTERN) EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF March, A.D. 1977.

Maureen Sapp
NOTARY PUBLIC

MY COMMISSION EXPIRES:
October 8, 1980

MONET OAKS

THIS INSTRUMENT WAS PREPARED BY: DONALD L. JOHNSON FOR: LINNELL E. BROWNING, INC. 48 W. INDIANTOWN ROAD P.O. BOX 727 JUPITER, FLORIDA 33458

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TURNOUT REQUIRED

5/14/77 32/16

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Handahl & Browning, Inc.
Engineers - Planners - Surveyors
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