

MILLER'S PINES PUD

IN SECTION 3, T44S, R42E, PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF TRACT 37 BLOCK 13,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED
IN PLAT BOOK 2 PAGES 45 THROUGH 54 INCLUSIVE. PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA

(MONMOUTH ESTATES U.R.)

25

PLAT BOOK 2, PAGES 45 THRU 54
DATE RECORDED: 9:38 P.M.
8th February
78
34 25
Dyle Shireffa

TABULAR INFORMATION
The following information must be completed on this form and printed on all copies of the Master Land Use Plan.

TOTAL ACREAGE OF PROJECT 3.18 ac. TOTAL NUMBER OF DWELLING UNITS 3
GROSS DENSITY OF PROJECT 92/ac.

PERCENTAGE OF PROJECT IN RESIDENTIAL USE 100% BUILDING COVERAGE 8%
PERCENTAGE OF PROJECT IN COMMERCIAL USE 0% BUILDING COVERAGE 0%
PERCENTAGE OF PROJECT IN STREETS AND UNCOVERED PARKING 5%
PERCENTAGE OF PROJECT IN OPEN SPACE (excluding golf course, uncovered parking, driveways and other impervious surfaces, and water bodies) 87%
PERCENTAGE OF PROJECT IN SCHOOLS 0% CHURCHES 0%
GOVERNMENT SERVICES 0%
PERCENTAGE OF PROJECT IN HOSPITAL AND CONVALESCENT USE 0%

INDICATE THE TOTAL AREA OF THE FOLLOWING:

GOLF COURSE _____ AC.
UNCOVERED PARKING AREAS _____ AC.
WATER BODIES _____ AC.
RECREATION AREAS _____ AC.
NATURAL AREAS _____ AC.

SEE BACK

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2470 at page 1757 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

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 hereon by and with authority of its Board of Directors this 6th day of January, 1978.

THE MEMORIAL CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF THE WEST PALM BEACH DISTRICT, INC., a corporation of the State of

B.M. Jordan

ATTEST:
Thomas C. Kelsey

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared S.B. McLean, Jr. and Thomas C. Kelsey to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the MEMORIAL CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF THE WEST PALM BEACH DISTRICT, INC., a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 me and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 6th day of January, 1978

Evelyn B. Cochran
NOTARY PUBLIC

My commission expires: _____

COUNTY APPROVAL

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 7th day of February, 1978.

BY: Peggy B. Evatt

ATTEST: JOHN B. DUNKLE, Clerk

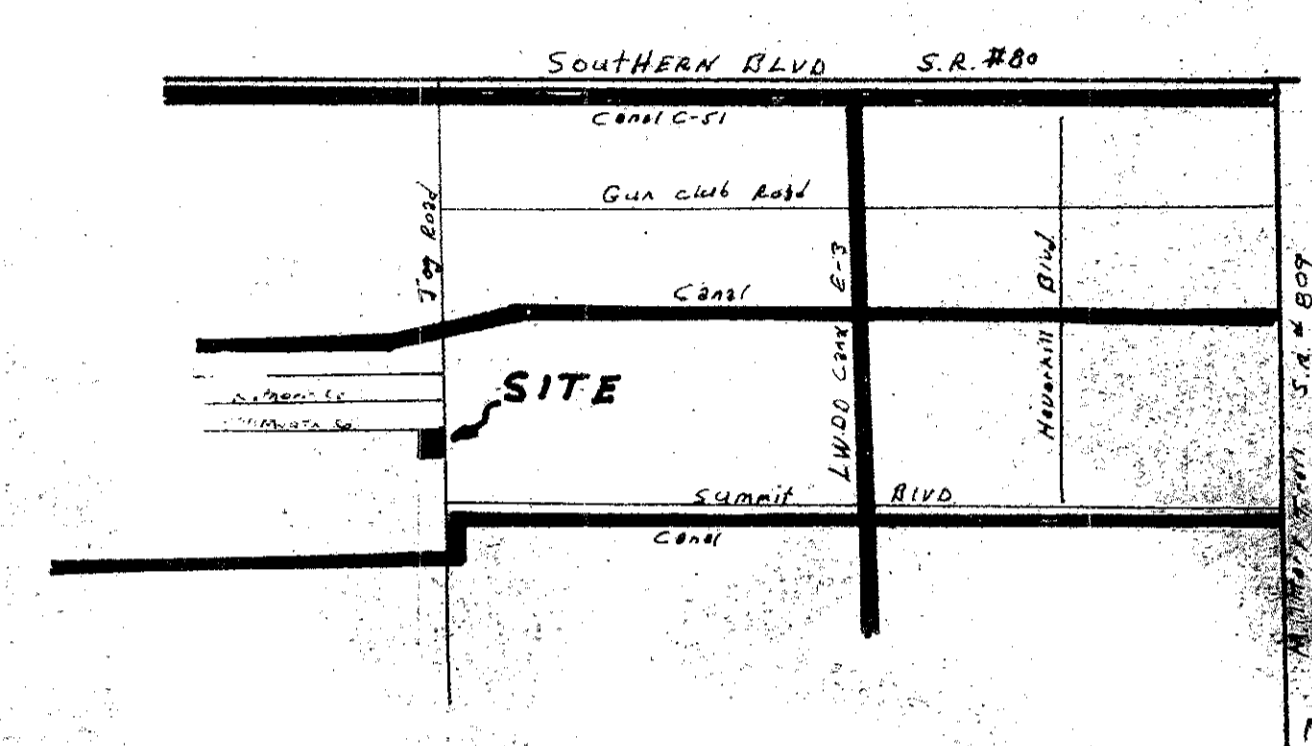
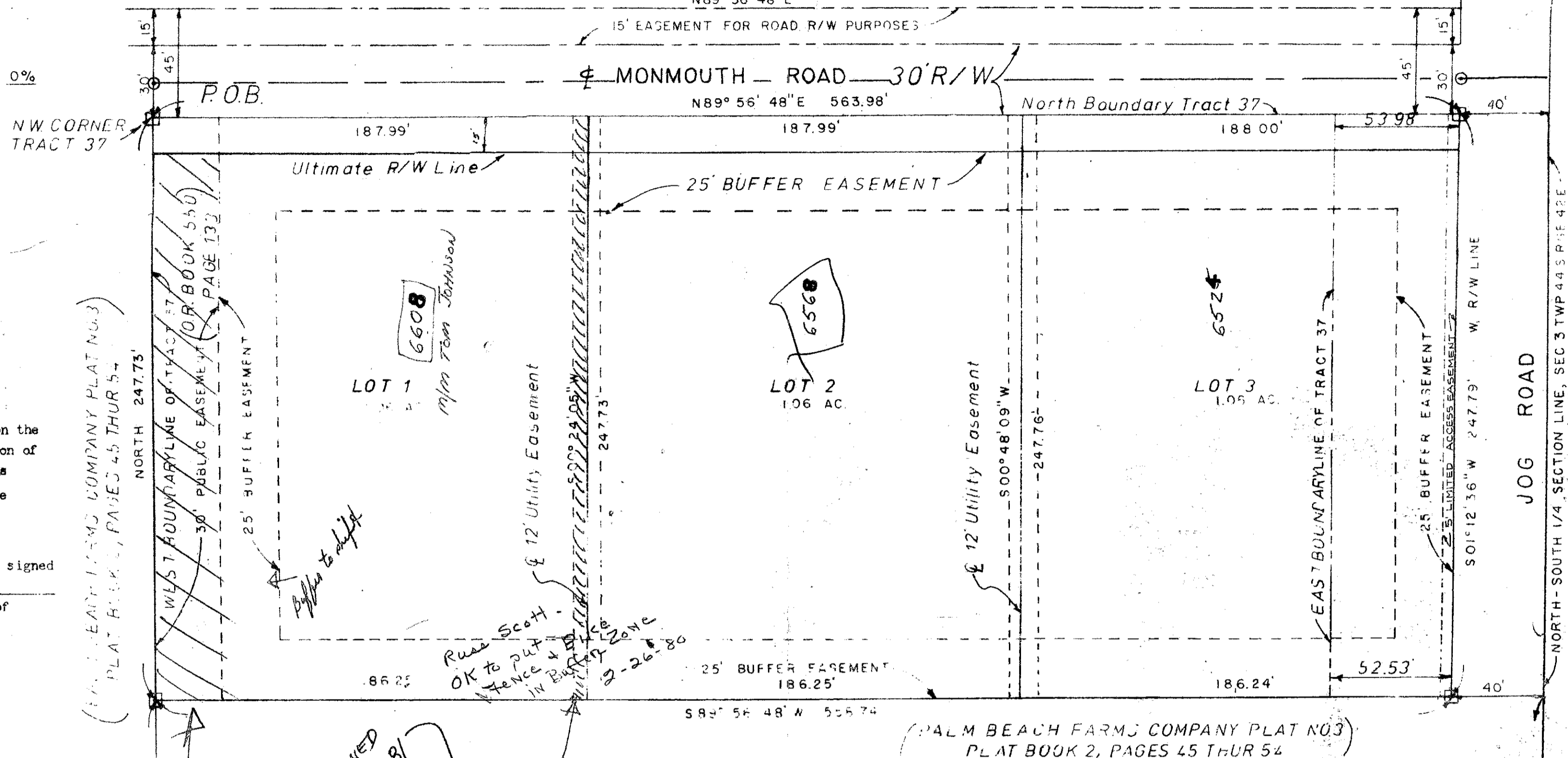
PEGGY B. EVATT, CHAIRMAN

BY: Margaret B. Jennings
Deputy Clerk

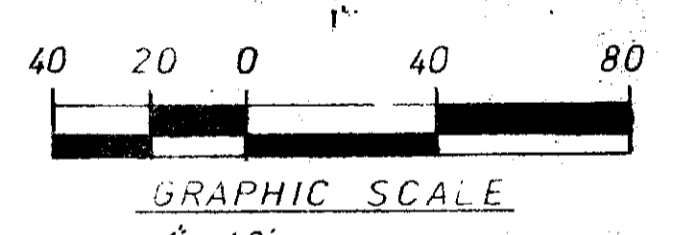
COUNTY ENGINEER:

This plat is hereby approved for record, this 7 day of February, 1978.

BY: H.F. Kahlert
COUNTY ENGINEER
P.E.



LOCATION MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that JACK MILLER and BEVERLY MILLER, owners of the land hereon, being in Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as MILLER'S PINES P.U.D., being more particularly described as follows: Begin at the Northwest Corner of Tract 37, Block 13, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof as recorded in Plat Book 2, pages 45 through 54 inclusive, (page 46) of the current Public Records of Palm Beach County, Florida, thence N89°56'48"E along the Northernly boundary of said tract 37, 563.98 feet to a point 40 feet westerly of the North-South quarter Section line of Section 3, T44S, R42E, Thence S01-12-3/4W 217.79 feet, thence S89°56'48"W 558.71 feet to the westerly boundary line of said Tract 37, Thence North 21.73 feet along the westerly boundary of said Tract 37 to the Northwest corner of said Tract 37 and the Point of Beginning, subject to a 30 Foot Public Easement along the West side of said Tract 37, (O. R. Book 50, Page 133) containing 3.18 acres more or less. has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate the utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.

IN WITNESS WHEREOF, We JACK MILLER and BEVERLY MILLER do hereunto set our hands and seals this 10 day of JANUARY, 1978.

WITNESS: Richard Dean
WITNESS: Wayne Winkler

Jack C. Miller
JACK MILLER
Beverly Miller
BEVERLY MILLER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared JACK MILLER and BEVERLY MILLER to me well known and known to me to be the persons described in and who executed the foregoing dedication, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 10 day of JANUARY, 1978.

Ralph G. Purvis
NOTARY PUBLIC

My commission expires: _____

NOTES:

- No building or trees or shrubs shall be placed on easements.
- Bearings: All bearings are relative to the North-South 1/4 Section line of Section 3, which has an assumed value of S01-12-3/4W.
- Building set back lines shall be as required by Palm Beach County Building Department.
- = P.R.M. (Concrete Monument)
- = P.C.P. (Permanent Control Point)
- Only single family residential structures shall be constructed.
- Limited access: No access to Lot 3 will be allowed from Jog Road.
- Limited access easements: The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RAYMOND J. ROSGAY, 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 JACK and BEVERLY MILLER; that the current taxes have been paid, and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

12-19-77
CERTIFIED
Raymond J. Rosgay
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATION
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.C.M.'S) Permanent Reference Monuments have been placed as required by Law and that the (P.C.F.'S) Permanent Control Points will be placed as required by Law under the completion of the required improvements, and further, that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended.

Ralph G. Purvis
RALPH G. PURVIS
Florida Registered Land Surveyor No. 1955

1000-122
34-25

3/15/142

This instrument was prepared by Ralph G. Purvis, in the office of

PURVIS SURVEYORS
1265 SO. MILITARY TRAIL, W. P.B. FLA.
MILLER'S PINES P.U.D.
RECORD PLAT

SCALE - 1" = 40'
DRAWN BY: E.T.
CHECKED BY: R.G.P.
DATE: 7-19-78

MILLER'S PINE P.U.D.