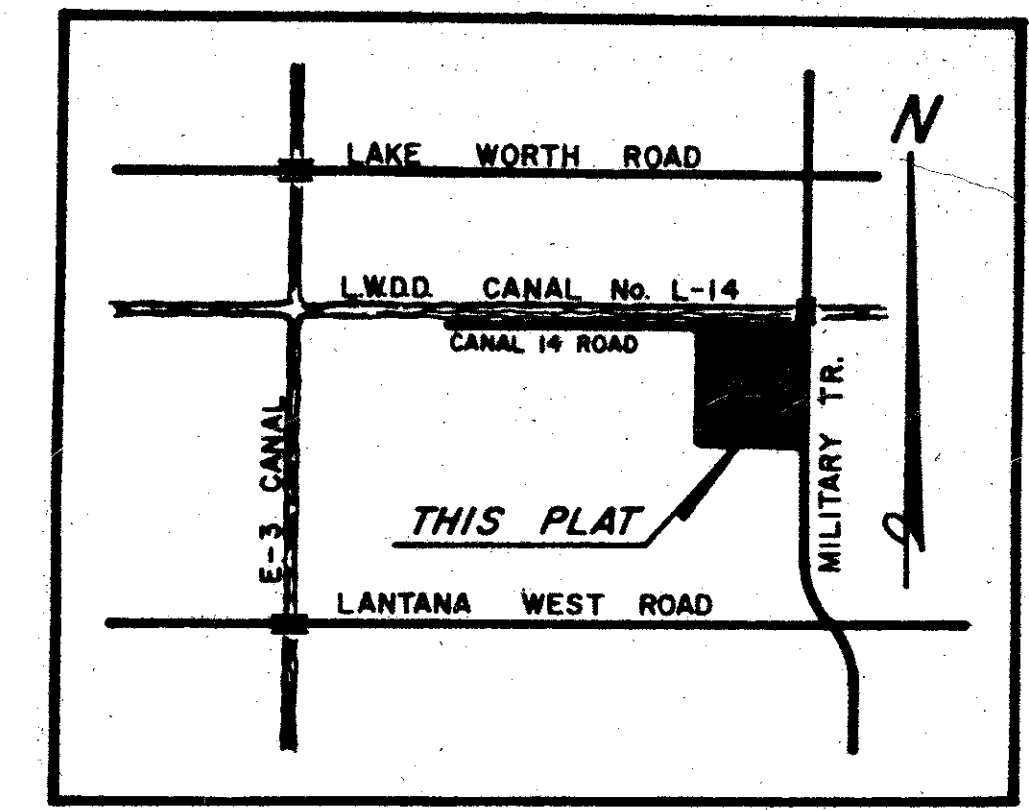


46/49

BARCLAY SQUARE

BEING A REPLAT OF A PORTION OF TRACT 1 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST AS RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MICHAEL B. SCHORAH & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
SHEET ONE OF TWO SHEETS



49

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:19 A.M. this 11 day of August 1983 and duly recorded in Plat Book No. 46 on Page 49+50
John B. Dunkle, Clerk Circuit Court
By *[Signature]* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LANCASTRIA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BARCLAY SQUARE, SAID LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) BEING TRACT ONE (1) OF SUBDIVISION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 10, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, LESS THE NORTH ONE HUNDRED FIFTY FEET (N150') THEREOF, LESS THE EAST FIFTY FEET (E50') THEREOF, LESS THE WEST ONE HUNDRED SIXTY FIVE FEET (W165') THEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOTES:

- THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND/OR DRAINAGE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE INDICATED.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- BEARING REFERENCE: THE CENTERLINE OF MILITARY TRAIL (S.R. 809) IS ASSUMED TO BE BEARING SOUTH 1°53'21" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL OCCUPYING SAME.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN O.R.B. 3805, PAGE 1682 AND O.R.B. 3941, PAGE 978 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SUNRISE SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS OPERATIONS MANAGER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF July, 1983.

SUNRISE SAVINGS AND LOAN ASSOCIATION

ATTEST: *[Signature]* ROBERT CALSIN, OPERATIONS MANAGER
BY: *[Signature]* DAVID L. DEVANEY, VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF August, 1983.

BY: *[Signature]* PEGGY B. EVATT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF August, 1983.

BY: *[Signature]* HERBERT F. KAHLERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* DEPUTY CLERK

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

- STREETS - TRACT S-1 FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BARCLAY SQUARE HOMEOWNERS' ASSOCIATION, INC., IT'S SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS
 - UTILITY AND DRAINAGE 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 LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- RECREATION AREA - THE RECREATION AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE BARCLAY SQUARE HOMEOWNERS' ASSOCIATION, INC., IT'S SUCCESSORS OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY-TREASURER AND ITS BOARD OF DIRECTORS, THIS 7TH DAY OF APRIL, 1983.

LANCASTRIA, INC., A CORPORATION OF THE STATE OF FLORIDA.

ATTEST: *[Signature]* MICHAEL B. SCHORAH, SECRETARY/TREASURER
BY: *[Signature]* JOHN BAILEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN BAILEY AND MICHAEL B. SCHORAH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY/TREASURER OF LANCASTRIA, INC., A FLORIDA 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 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 7TH DAY OF APRIL 1983.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 27TH JULY 1984

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID L. DEVANEY AND ROBERT CALSIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND OPERATIONS MANAGER OF THE SUNRISE SAVINGS AND LOAN ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SUNRISE SAVINGS AND LOAN ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SUNRISE SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 1983.

[Signature]
NOTARY PUBLIC

My Commission Expires Feb. 22, 1986

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GARRY M. GLICKMAN, 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 LANCASTRIA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE July 5, 1983
[Signature]
GARRY M. GLICKMAN
ATTORNEY AT LAW

SURVEYORS 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.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN 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.

[Signature]
KENT W. EWING, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3884

SEAL
COUNTY CLERK

46/49
BARCLAY SQUARE

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS
PLANNERS
DEVELOPMENT CONSULTANTS
1850 FOREST HILL BLVD.
SUITE 205
WEST PALM BEACH,
FLORIDA 33406
PHONE: (305) 968-0080

