0278-004

SHEET 2 of 6

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

PALM BEACH SAVINGS & LOAN, F.S.A., A FLORIDA CORPORATION, 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2102 AT PAGE 4493 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, PALM BEACH SAVINGS & LOAN, F.S.A., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD GRELECKI. ITS PRESIDENT, AND ATTESTED TO BY FRANK BRUEGGEMAN, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS AND OF CARREST., 1994.

PALM BEACH SAVINGS & LOAN, F.S.A.

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD GRELECKI AND FRANK BRUEGGEMAN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF PALM BEACH SAVINGS & LOAN, F.S.A., 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 3 DAY OF QUESTION

CC 062446

MY COMMISSION EXPIRES: Notary Public-State of Florida

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

WE, CARLTON, FIELDS, WARD, EMMANUEL, SMITH & CUTLER, P.A., DULY LICENSED ATTORNEYS, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LAWRENCE OAKS ORIOLE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS

CARLTON, FIELDS, WARD, EMMANUEL, SMITH & CUTLER, P.A.

29. 1, 4

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF NORTH 02 02'59" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY.

2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).

DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).

LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. 5. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.

6. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE. 2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL'EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA TABULATION:

TRACT "A 1"

INACI A-I															1.21 AURES	
TRACT "A-2"			•	•	•	٠	٠							٠	2.64 ACRES	
TRACT "D-1"										٠		¥			0.05 ACRE	
TRACT "D-2"															0.07 ACRE	
TRACT "D-3"															0.05 ACRE	
TRACT "L-1" .															0.62 ACRE	
															1.89 ACRES	
TRACT "L-3" .															0.06 ACRES	
TRACT "0-1"								• .							2.96 ACRES	
TRACT *0-2*															0.09 ACRE	
TRACT *0-3*															0.77 ACRE	
TRACT *0-4*															0.11 ACRE	
TRACT "O-5"	·							4							0.08 ACRE	
TRACT "0-6"															0.16 ACRE	
TRACT "0-7"	ě					i									0.10 ACRE	
TRACT "O-8"									٠.						0.47 ACRE	
TRACT "0-9"										•					0.06 ACRE	
TRACT "0-10"															0.04 ACRE	
TRACT "0-11"															0.03 ACRE	
TRACT "0-12"			٠		٠	•		•							0.02 ACRE	
TRACT "0-13"															0.06 ACRE	
TRACT "P-1"						٠									0.25 ACRE	
TRACT *P-2*															1.72 ACRES	
TRACT "P-3"		٠.			٠										0.26 ACRE	
TRACT "P-4"						•							•		0.67 ACRE	
TRACT "R-1"							ė								0.27 ACRE	
TRACT "R-2"						٠									0.33 ACRE	
TRACT "R-3"															0.51 ACRE	
TRACT "S"			٠				٠					•			2.58 ACRES	
TRACT "W-1"	•	•	•	•	•						٠				0.12 ACRE	
TRACT "W-2"															0.09 ACRE	
LOTS (178)																
TOTAL																
DENSITY	•	•	٠	•	•					٠					4.2 D.U./ACRE	

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

MANOR FOREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS ____ DAY OF ____

AND ATTOR TO A SERVICE OF MANOR FOREST

My Comia. Exp. Dec. 20, 1994 No. CC 072401

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

SCM FB FILE PLATSH.dwg SCALE

AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ZL

BEFORE ME PERSONALLY APPEARED BARBARA J. ROSS. AND WENDELIN M. KOTYKNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PROSE AND AND ATTESTOR

MY COMMISSION EXPIRES

HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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

RECORD PLAT MANOR FOREST PLAT DATE 08-01-94 WO.# P157

SHEET 2 OF 6