IN PART OF SEC'S 5 & 6, TWP. 45 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA IN 3 SHEETS SHEET NO. I

> GEE & JENSON ENGINEERS- ARCHITECTS-PLANNERS, INC. WEST PALM BEACH, FLORIDA MAY 1977

Being a Replat of part of PALM BEACH FARMS COMPANY PLAT NO.3 recorded in Plat Book 2, Page 48, Public Records of Palm Beach County, Florida.

DESCRIPTION

Being a REPLAT of Part of Block 37 of Sections 5 and 6, Township 45 South, Range 42 East, THE PALM BEACH FARMS COMPANY PLAT NO.3 as recorded in Plat Book 2. Page 48, Public Records of Palm Beach County, Florida, and described as follows.

Commencing at the Northeast Corner of Section 6, Township 45 South, Range 42 East, Palm Beach County, Florida, as shown on Sheet No. 2 of LEXINGTON I OF SHERBROOKE as recorded in Plat Book

. inclusive, Public Records of Palm Beach County, Florida; thence 5.89°37'41"W. along the North Line of said Section 6, a distance of 11.73 feet to the East Right of Way Line of Lyons Road; thence southerly along said East Right of Way Line by the following courses: S.09°55'20"E., a distance of 1405.34 feet to the beginning of a curve concave to the west having a radius of 1939.06 feet and a central angle of 32°39'51"; thence southerly along the arc of said curve, a distance of 1105.45 feet to a point of compound curvature; thence southwesterly along the arc of a curve concave to the northwest having a radius of 1963.86 feet and a central angle of 11°33'29", a distance of 396.16 feet to a point of reverse curvature; thence southwesterly along the arc of a curve concave to the southeast having a radius of 1855.86 feet and a central angle of 05°47'06", a distance of 187.38 feet to a Permanent Reference Monument marking a point of compound curvature just north of North Calumet Circle as shown on Sheet No. 2 of LEXINGTON I OF SHERBROOKE; said P.R.M. being the POINT OF BEGINNING of the SOUTH PORTION of GREENBRIAR I OF SHERBROOKE; thence S.27°15'35"E., leaving said East Right of Way Line, making an angle with the tangent to the last described curve, measured from northeast to southeast, of 124°13'31", a distance of 1226.02 feet; thence N.85°56'20"E., a distance of 170.29 feet; thence S.71°11'32"E., a distance of 148.01 feet to a point, said point to be hereinafter referred to as POINT "A"; thence continue S.71°11'32" E., a distance of 106.60 feet; thence N.87°44'48"E., a distance of 735.27 feet; thence S.75°45'48"E., a distance of 100.00 feet; thence 5.06°29'13"E., a distance of 897.61 feet; thence 5.00°33'53"E., a distance of 158.00 feet to a point on the North Line of Tract 8, Block 42 of said Sections 5 and 6, THE PALM BEACH FARMS COMPANY PLAT NO. 3; thence S.89°26'07"W. along the North Line of Tracts 8 through 13, inclusive, Block 42, a distance of 2069.11 feet to the Southeast Corner of said LEXINGTON I OF SHERBROOKE as shown on Sheet No.4; thence northerly along the East Line of said Plat, being the East Right of Way Line of said Lyons Road by the following courses: N.00°33′53″W., a distance of 108.00 feet: thence N.45°33'53"W., a distance of 35.36 feet: thence N.00°33'53"W., a distance of 1285.57 feet to the beginning of a curve concave to the southeast having a radius of 1657.43 feet and a central angle of 29°04'47"; thence northerly and northeastly along the to the said Permanent Reference Monument and the POINT OF &

Containing 62.638 Acres, more or less. MIDDLE PORTION

Commencing at POINT "A" as referenced above; thence N.OO° POINT OF BEGINNING of the Middle Portion of GREENBRIAR I a distance of 75.53 feet; thence N.18°38'14"W., a distance of a distance of 608.14 feet; thence N.44°03'23"E., a distance of a distance of 425.13 feet; thence N.89° 18' 19" E., a distance of a distance of 645.95 feet; thence N.77° 59'43"E., a distance of a distance of 149.33 feet to a point, said point to be hereing continue S.64°07'47"E., a distance of 186.08 feet; thence S.2 thence S. 23°38'36"E., a distance of 602.70 feet; thence S.2 thence S.71°40'24" W., a distance of 676.79 feet; thence S.1 thence N.67°45'45" W., a distance of 65.63 feet to the POII of this description.

Containing 27.598 Acres, more or less.

NORTH PORTION

to ca

Commencing at POINT "B" as referenced above, said point bei southeast having a radius of 474.00 feet and a central angle point bears N. 36°14'28"E.; thence northerly along the arc of the POINT OF BEGINNING of the North Portion of GREENBRIAR making an angle with the tangent to the last described curve, me 70° 20' 51", a distance of 167.97 feet; thence N.05° 05' 32" W.. said point being 75 feet south of, the North Line of a 30 foot also lying S.05°05'32"E., a distance of 75.23 feet from the S of Section 5, Twp. 45 S., Rge. 42 E. of said THE PALM BEACH FA 26' 07" E. along a line parallel said North Line of a 30 foot dedic feet; thence S.20°27'01"E., a distance of 358.12 feet; thence S thence N.82°16'04"W., a distance of 136.47 feet; thence S.52 thence N.63°22'15"W., a distance of 169.71 feet to the POINT of this description.

Containing 4.747 Acres, more or less.

APPROVALS

PALM BEACH COUNTY STATI COUN BOARD OF COUNTY COMMISSIONERS This plat is hereby approved for record, this 26 day 1 find SHER

BOARD OF COUNTY COMMISSIONERS

By Marionia B. Januarias Deputy Cherk

COUNTY ENGINEER This plat is hereby approved for record, this

day of ______, 1977.

Attest: JOHN B. DUNKLE, CLERK

#.F. Kohlert - County Engineer

J. Richard Harris - Attorney at Law

THIS INSTRUMENT WAS PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida

NOTES

All bearings shown hereon are relative to an assumed meridian with the South line of Sec. 31-44-42 begring S 87°57'15"E.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction or trees or shrubs placed on Utility Easements and/or Drainage Easements.

• denotes Permanent Reference Monument.

o denotes Permanent Control Point.

ZONING - P.U.D. INFORMATION Containing 94.983 Acres, more or less 28 Single Family Residences 4 Parcels 0.295 Units/Acres Density 41.89 Acres Open Space

MORTGAGE CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH SS

INTER-OFFICE COMMUNICATION

PALM BEACH COUNTY

PLANNING, ZONING AND BUILDING DEPARTMENT

An inconsistency has been identified between the last BCC Approval and the existing site plans for the Sherbrook Planned Unit Development (Petition 76-176 A). No development order will

be issued for the project until The Zoning Director and Land

Development Director determine how to proceed to bring the

development into compliance with the last Board Approval and the

Roxanne Manning, Zoning Director

Sherbrook PUD, Petition 76-139

September 25, 1992

certified Master Plan.

cc: Land Development Division

Zoning Division

Building Division

FM/fm

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consents to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Records Book_____, Page____ of the Public Records of Palm Beach County, Florida, shall be subordinated to

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be signed by its Assigned Frank and attested by its Uce President and attested by its Uce President xed hereto by and with the authority of its

WLEDGEMENT

TS acknowledged before me, this 14 day , a ohio Corporation on

APRIL 29, 1979

LANTANA HYPOLUXO ROAD

LOCATION MAP & INDEX

N. T. S.

STATE OF FLORIDA COUNTY OF PALM BEACH SS This Plat was filed for record at 18 M. this 28 day of 3427 .1977. and duly recorded in Plat Book No. on pages 55 56, +57 JOHN B. DUNKLE, Clerk Circuit Court
By Cote Canada , D.C.

1315 33 PGS SJ SGLST

DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that SHERBROOKE MANAGEMENT, INC an Ohio Corporation, the owner of the land shown hereon as GREENBRIAR I OF SHERBROOKE PUD. being part of Sections 5 & 6, Township 45 South, Range 42 East, Palm Beach County, Florida and being more particularly described to the left under Description:

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The Street Right of Ways are for the perpetual use of the public for proper purposes and the Limited Access Easements are for the purpose of control and jurisdiction over access rights, both are hereby dedicated to the Board of County Commissioners of Palm Beach County, Fla. All Lakes and Drainage Right of Ways as shown are hereby dedicated to SHERBROOKE HOME OWNERS ASSOCIATION, INC.

The Utility and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13th day of JUNE, 1977.

> SHERBROOKE MANAGEMENT INC. An Ohio Corporation

Vice President

ACKNOWLE DGMENT

STATE OF FLORIDA SS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, EUGENE C. SCHEAR and JAMES M. ZELLER. President and Vice President, respectfully, of SHERBROOKE MANAGEMENT, INC. an Ohio Corporation, and they acknowledged before me that they executed the hereon dedication as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed and that their act and deed was the act and deel of said Corporation

WITNESS my hand and official seal, this 13th day of JUNE

My Commission Expires APR. 28 1981

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on July 5TH, 1977, he completed the survey of lands as shown on the foregoing plat; that aid plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statues; termanent control points will be set within one year from the recording of this plat; and that said landis Located in Palm Beach County, Florida.

> J. D. Dickham Professional Land Surveyor Florida Registration No. 1560

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does the hereon plat was prepared and delineated under my supervisi July 5,1977 a correct representation of the lands hereon described as surveyed by T.D. Ricke

GEE & JENSON - Engineers, Architects, Plangers, Inc

William G. Wallace, Jr. Professional Land Surveyo Florida Registration No. 2283

IBRIAR I OF SHERBROOKE

Notary Public SURVEYOR'S CERTIFIC

STATE OF FLORIDA COUNTY OF PALM BEACH