

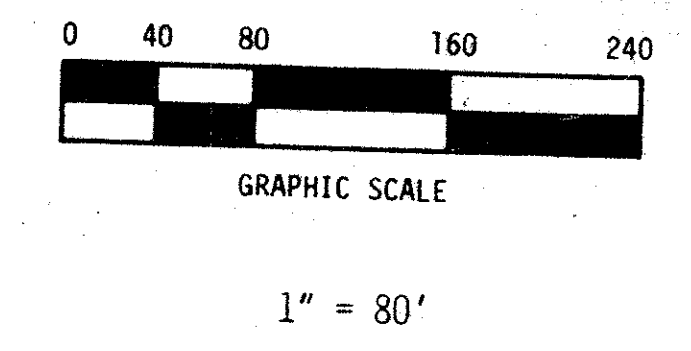
CURVE NO.	CHORD BEARING	CHORD DISTANCE	RADIUS	CENTRAL ANGLE	ARC	TAN.
C1	N. 76° 37' 21" E.	49.55'	50.00'	59° 24' 07"	51.84'	28.52'
C2	S. 47° 52' 37" E.	43.50'	50.00'	51° 33' 58"	45.00'	24.15'
C3	S. 03° 40' 22" W.	43.50'	50.00'	51° 33' 58"	45.00'	24.15'
C4	S. 55° 14' 20" W.	43.50'	50.00'	51° 33' 58"	45.00'	24.15'
C5	N. 73° 11' 42" W.	43.50'	50.00'	51° 33' 58"	45.00'	24.15'
C6	S. 68° 49' 43" E.	18.26'	25.00'	42° 50' 00"	18.69'	9.81'
C7	N. 68° 20' 17" E.	18.26'	25.00'	42° 50' 00"	18.69'	9.81'

TANGENT NO.	BEARING	DISTANCE
T1	N. 89° 45' 17" E.	26.11'
T2	N. 89° 44' 47" E.	25.00'
T4	N. 89° 45' 17" E.	24.89'

KING ARTHUR ESTATES

A PLAT OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, ALL IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JUNE 1977

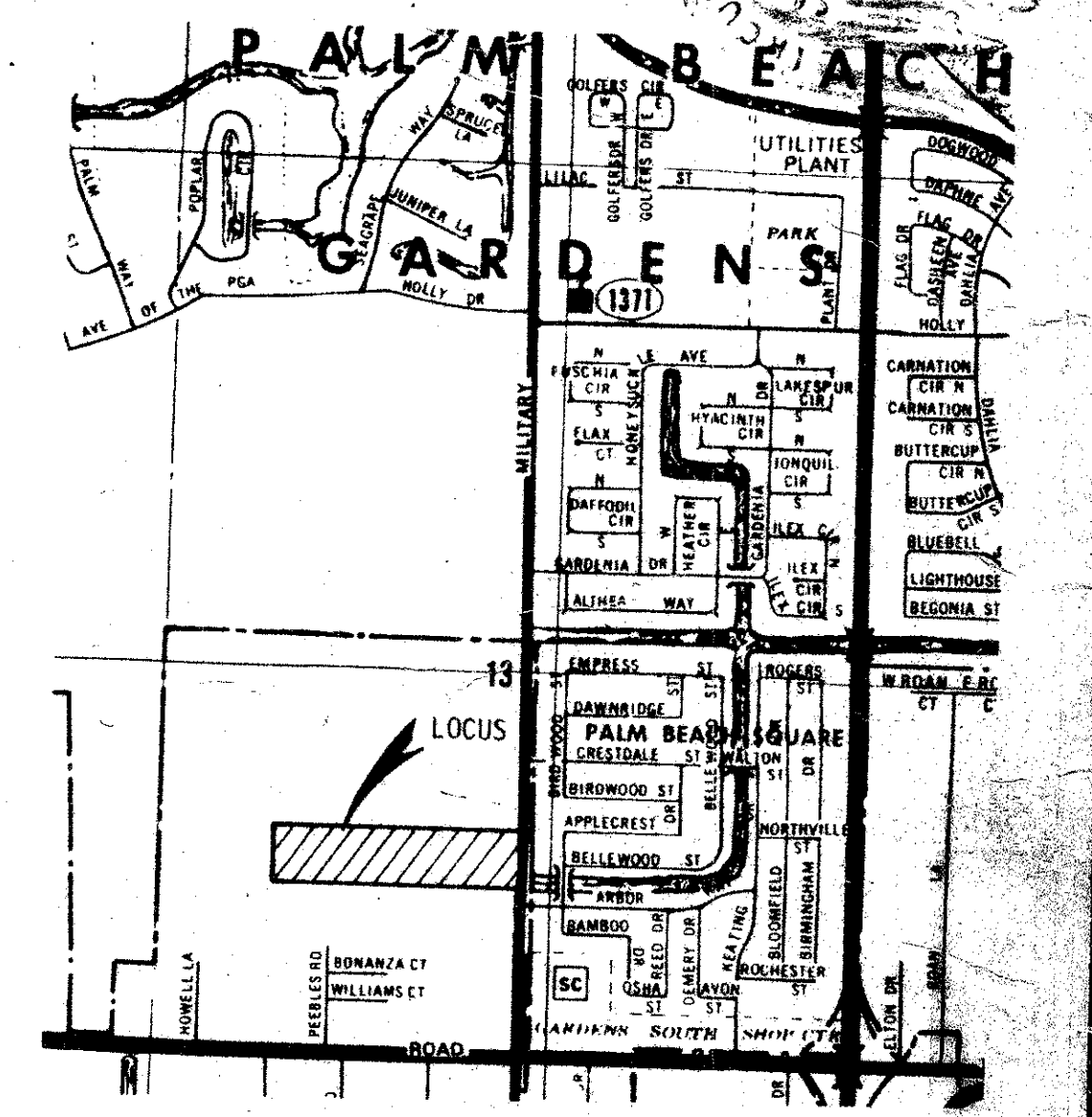
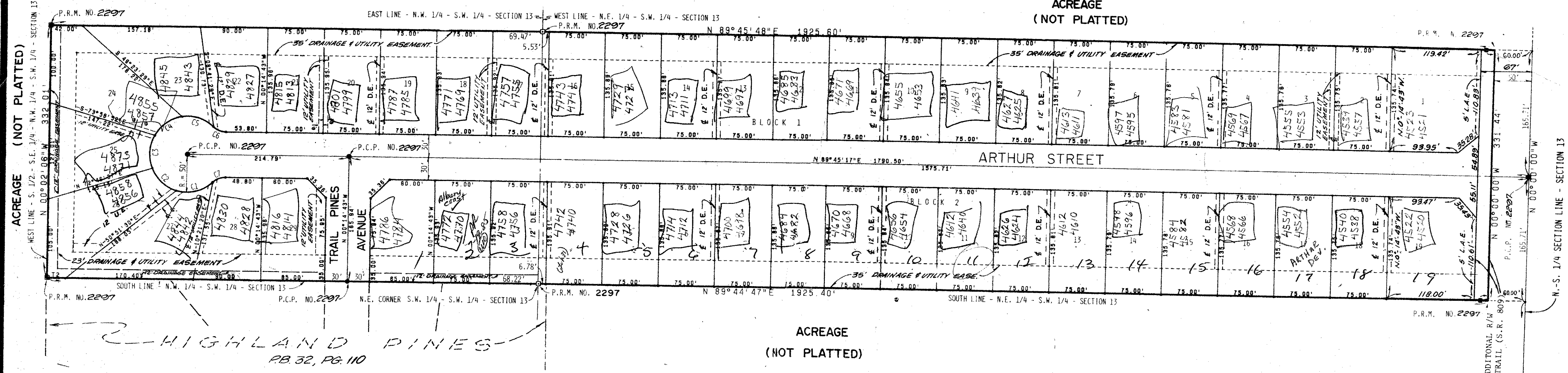


46

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

This Plat was filed for record at 2:40 P.M. this 21 day of July 1978, and duly recorded in Plat Book No. 35, page 46.

JOHN B. DUNKLE, Clerk Circuit Court
By: *Syle Shireff*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ARTHUR DEVELOPMENT CO., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PART OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS KING ARTHUR ESTATES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, ALL IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF MILITARY TRAIL AS NOW LAID OUT AND IN USE.
- CONTAINING: 14.66 ACRES, MORE OR LESS.
- HAS CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
- THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS (L.A.E.) ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLA., FOR THE PURPOSE OF CONTROL AND SUPERVISION OVER ACCESS RIGHTS.
 - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - ADDITIONAL RIGHT OF WAY FOR STATE ROAD NO. 809 AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES.
 - STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
 - BACK YARD DRAINAGE EASEMENTS ARE DEDICATED TO THE INDIVIDUAL PROPERTY OWNERS FOR WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF THE SAID OWNERS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____ A.D. 1978.

ATTEST: *Helene Arthur* ARTHUR DEVELOPMENT CO.
HELEN ARTHUR BY: FRED A. ARTHUR, PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE GUARDIAN TITLE & ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 ARTHUR DEVELOPMENT CO.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THE MORTGAGE WHICH IS SHOWN IS TRUE AND CORRECT AND THE ONLY ONE OF RECORD.

Harold Ezzes
HAROLD EZZES, PRESIDENT

- NOTES:**
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON EASEMENTS.
 - PERMANENT REFERENCE MONUMENTS SHOWN THUS — P.R.M.
 - PERMANENT CONTROL POINTS SHOWN THUS — P.C.P.
 - ALL BEARINGS STATED HEREIN ARE BASED ON AN "ASSUMED" NORTH FOR THE CENTERLINE OF STATE ROAD NO. 809 (MILITARY TRAIL).
 - BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
 - DE. = INDICATES DRAINAGE EASEMENTS
 - UE. = INDICATES UTILITY EASEMENT
 - L.A.E. INDICATES LIMITED ACCESS EASEMENT.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2287 PAGE 1477, 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 VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT CASHIER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF JUNE, A.D. 1977.

PAN AMERICAN BANK OF MIAMI
ATTEST: *Dorothy Luck* ASSISTANT CASHIER BY: *Nathaniel B. Elkins* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED NATHANIEL B. ELKINS, AND DOROTHY LUCK, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT CASHIER OF THE ABOVE NAMED PAN AMERICAN BANK OF MIAMI, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 20th DAY OF JUNE, A.D. 1977.

Shirley A. Boman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/15/80

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED FRED A. ARTHUR AND HELEN ARTHUR, 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 ARTHUR DEVELOPMENT CO. 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 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 _____ DAY OF _____, 1978.

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF July A.D. 1978.
BY: *Peggy Evara* CHAIRMAN
ATTEST: JOHN B. DUNKLE, CLERK

BY: *Marjorie B. Jennings* DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF July 1978.
BY: *H.E. Kahlept* COUNTY ENGINEER

SURVEYORS 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 DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET, AND SURVEY DATA SHOWN IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE.
BY: *Paul J. Fotorny* PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1000-106

28

KING ARTHUR ESTATES

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY OF DAILEY-FOTORNY, INC., LAND SURVEYORS AND ENGINEERS, 1028 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA, PHONE 466-9787.