

# PLAT OF BEECHWOOD ESTATES

91

AN ADDITION TO PLAT NO. 2 OF DELRAY GARDEN ESTATES  
IN SECTION 11, TWP. 46 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA

**DESCRIPTION**  
A certain parcel of land lying in Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:  
The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Township 46 South, Range 42 East, Palm Beach County, Florida,  
Containing 5.1528 Acres.

**DEDICATIONS & RESERVATIONS**  
KNOW ALL MEN BY THESE PRESENTS, that MAURICE F. VALIBUS and his wife RUTH (VALIBUS), owners of the lands described herein, being in Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- STREETS**  
The streets as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
  - EASEMENTS**  
The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.
- IN WITNESS WHEREOF, we MAURICE F. VALIBUS and his wife, RUTH I. VALIBUS, do hereby set our hands and seals this 26th day of June, A.D. 1978.
- Witness: Maurice F. Valibus  
Witness: Ruth I. Valibus

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF ~~PALM BEACH~~ BROWARD

Before me personally appeared MAURICE F. VALIBUS and his wife, RUTH I. VALIBUS, to me well known and known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 26th day of June, A.D. 1978.

James A. Brown  
Notary Public

My Commission Expires: \_\_\_\_\_

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF ~~PALM BEACH~~ BROWARD

I, Paul B. Austin, 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 in MAURICE F. VALIBUS and his wife RUTH I. VALIBUS; 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.

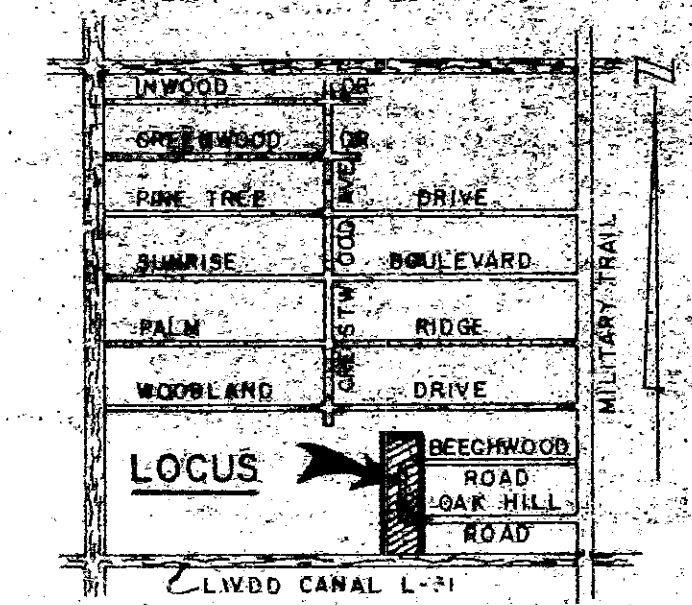
DATE: June 18 BY: \_\_\_\_\_  
Attorney-at-Law

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA  
COUNTY OF ~~PALM BEACH~~ BROWARD

The undersigned First Union Bank a Trust Company, a Florida Corporation, 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 hereon, by the owner thereof, and agrees that its mortgage, which is recorded in Official Record Book 2357 at page 116 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, First Union Bank a Trust Company, have caused these presents to be signed by its Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 23rd day of JUNE, A.D. 1978.

ATTN: Ruth A. Smyth, V.P. By: John P. Dunkle, S.B.V.P.



**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared JACK SHOFFNER and RUTH A. SMYTH, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President respectively, of the above named First Union Bank a Trust Company, a corporation, and they 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 28th day of JUNE, A.D. 1978.

Krista J. Howard  
Notary Public

My Commission expires: April 2, 1982

**NOTES**

- Bearings cited hereon are in the meridian of PLAT II, VILLAGE PLAT Book 30, Pages 77, 78 and 79.
- Easements are for public utilities unless otherwise noted.
- There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
- There shall be no buildings on other structures placed or utility easements.
- Permanent Reference Monuments are denoted thus: PRM  
Permanent Control Points are denoted thus: PCP
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

**COUNTY APPROVALS** 1000-108

COUNTY ENGINEER

This plat is hereby approved for record this 29th day of August, A.D. 1978.

By: Herbert F. Kahler, Engineer

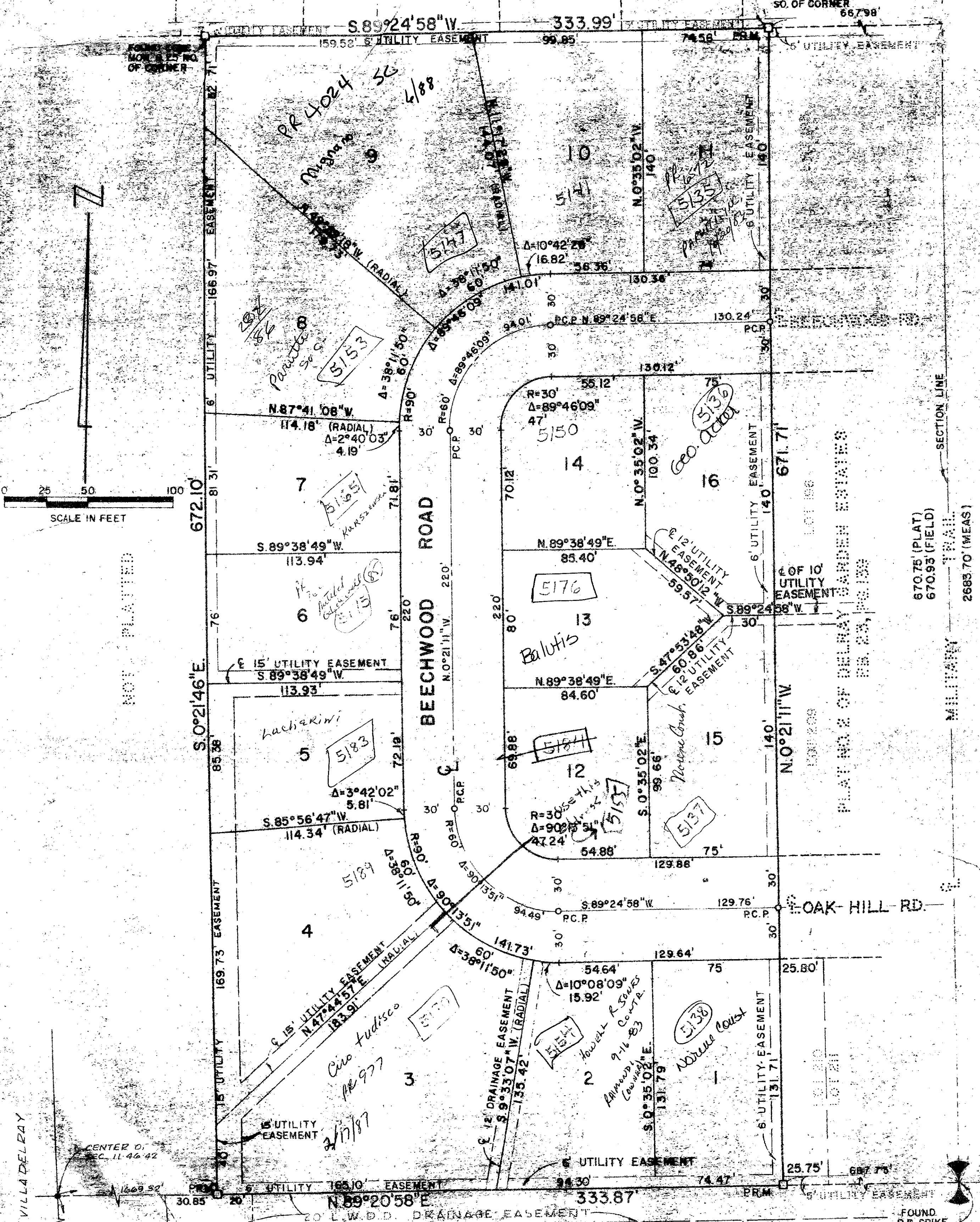
Board of County Commissioners  
Palm Beach County, Florida

This plat is hereby approved for record this 29th day of August, A.D. 1978.

By: Peggy M. Ewalt, Chairman  
Board of County Commissioners

ATTN: John P. Dunkle, Clerk  
By: John P. Dunkle, Deputy Clerk

This instrument was prepared by David M. White in the Office of Robert E. Owen & Associates, Inc., Engineers and Planners, Forum III Building, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.



**NOT PLATTED**

**SURVEYOR'S CERTIFICATE**

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 (PRM's) Permanent Reference Monuments and (PCP's) Permanent Control Points have been placed as required by law and further that the survey complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

July 14, 1978  
David M. White  
David M. White  
Professional Engineer No. 2201

PLAT II VILLA DELRAY  
E VIA  
N 75° 50' 40" W  
279.81'  
PB 30  
Pg. 77-79  
(COR. 206, P1210)

Field Book No. V-19 Pg. 40 Design A. S. T. Drawn E. OSGARD Checked D. M. WHITE ETD E. KRICK	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYORS WEST PALM BEACH FLORIDA	PLAT OF BEECHWOOD ESTATES SHEET ONE OF ONE SHEET	Job No. 74-1254 Scale 1" = 40' Date Sheet 1 of 1 File No. BF 2233
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WOOD ESTATES