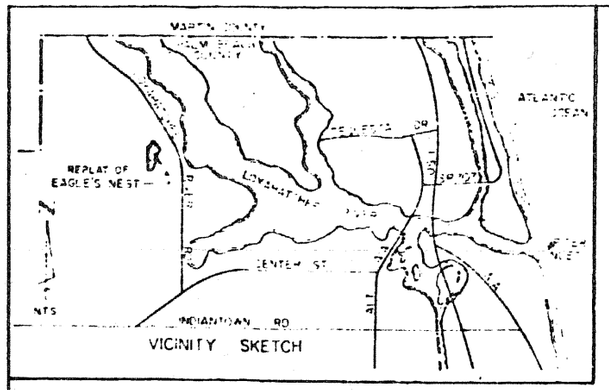
36 147

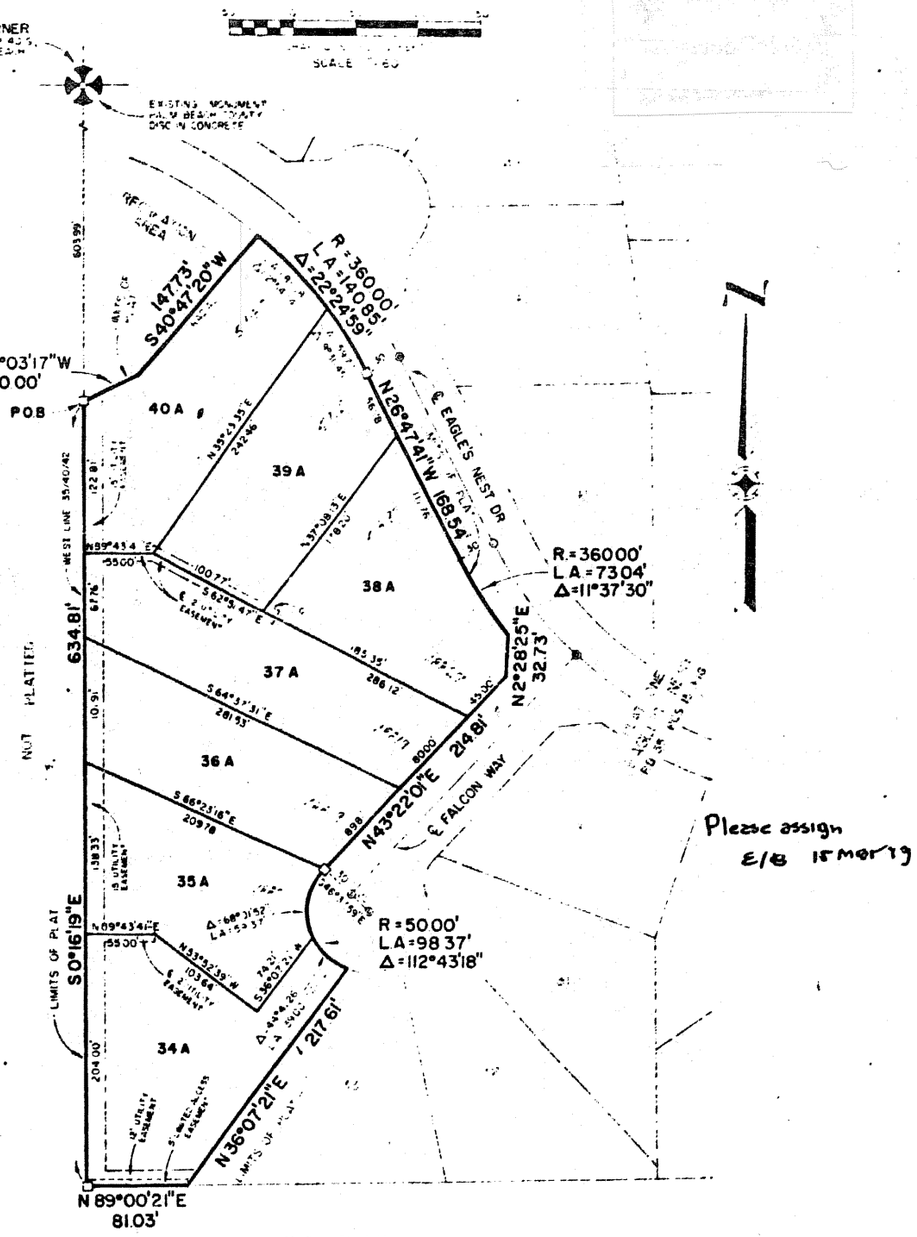


REPLAT OF PLAT ONE EAGLE'S NEST

BEING A REPLAT OF A PORTION OF PLAT ONE EAGLE'S NEST, AS RECORDED IN PLAT BOOK 35, PG.15 & 16, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, ALL LYING AND BEING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

36-
147

20 February 79 10:07am
36 147
Lyle Shirrefs



0237.300

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that Sigma Properties, Inc., a Florida corporation, owner of land shown hereon, being in Section 35, Township 40 South, Range 42 East, Palm Beach County, Florida, shown hereon as Replat of Plat One Eagle's Nest, being more particularly described as follows:

Commencing at the Northwest corner of said Section 35; thence South 0°16'19" East along the west line of said Section 35, a distance of 60.99 feet to the point of beginning of the herein described parcel; thence continue South 0°16'19" East along said west line, a distance of 634.81 feet to the Southwest corner of Lot 35, according to Plat One Eagle's Nest, as recorded in Plat Book 35, Pages 15 & 16, Public Records of Palm Beach County, Florida; thence North 89°00'21" East along the South line of said Plat One Eagle's Nest, a distance of 81.03 feet to the Southeast corner of said Lot 35; thence North 36°07'21" East along the East line of said Lot 35, a distance of 217.61 feet to a point on a curve to the left, having a radius of 50.00 feet, a central angle of 112°43'18" and a radial bearing at said point of South 57°16'39" West; thence Northwesterly along the arc of said curve, a distance of 98.37 feet to the point of tangency; thence North 43°22'01" West, a distance of 214.81 feet to the beginning of a curve concave to the Northeast, having a radius of 2[illegible] feet, a central angle of [illegible] and a radial bearing at said point of South 57°[illegible]; thence Northwesterly along the arc of said curve, a distance of [illegible] feet to the point of tangency; thence North 26°47'41" West, a distance of 168.54 feet to the beginning of a curve concave to the Southwest, having a radius of 360.00 feet and a central angle of 11°37'30"; thence Northwesterly along the arc of said curve, a distance of 73.04 feet to a point; thence radially South 38°[illegible] West, a distance of [illegible] feet to a point on a curve concave to the Southwest, having a radius of 140.85 feet, a central angle of 22°24'59"; thence Northwesterly along the arc of said curve, a distance of 147.73 feet to a point; thence South 63°03'17" West, a distance of 50.00 feet to the Point of Beginning.

Containing in all 3.741 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Easements

a. Utility Easements - The utility easements shown hereon are hereby reserved in perpetuity for the construction, maintenance and operation of utilities.

b. Ingress and Egress Easements - The ingress and egress easements shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of ingress and egress over said easements.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4 day of JAN, 1979.

ATTEST:
Chaunce A. Wallace, Secretary

SIGMA PROPERTIES, INC., a corporation of the State of Florida
BY Jimmy R. Casto, President

ACKNOWLEDGEMENT

BEFORE ME personally appeared Jimmy R. Casto and Chaunce A. Wallace, 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 Sigma Properties, Inc., a corporation, and severally acknowledged to and before me that they executed such instruments 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 12th day of January, 1979.

My commission expires
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance 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 mortgage, lien, or other encumbrance which is recorded in Official Record Book 2855, at Page(s) 291-297, 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 Executive Vice President and attested to by its Vice President and Cashier and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 7th day of January, 1979.

ATTEST:
Vice President & Cashier

FIRST MARINE NATIONAL BANK AND TRUST COMPANY OF JUPITER/TEQUESTA
Executive Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared [illegible] and severally acknowledged to and before me that they executed such instruments 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 12th day of January, 1979.

My commission expires July 1, 1979
Notary Public

APPROVALS

This plat is hereby approved this 13 day of February, 1979.
Bill Bailey

This plat is hereby approved this 13 day of February, 1979.

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Richard D. Holt, Attorney at Law, duly licensed 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 Sigma Properties, Inc., that the current taxes have been paid and that the property is encumbered by the mortgages shown hereon, that I find that all mortgages are proper and are true and correct as of January 12, 1979, at 7:00 a.m.

January 12, 1979
Richard D. Holt, Attorney

SURVEYOR'S CERTIFICATE

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 and that permanent reference monuments have been placed as shown hereon and that permanent control points will be set in accordance with the requirements of Chapter 177, Part I, Florida Statutes, and Palm Beach County for the Required Improvements and that the survey data complies with all the requirements of Chapter 177, Part I, Florida Statutes, and ordinances of Palm Beach County, Florida.

Craig E. Wallace
Registered Land Surveyor
Florida Certificate No. [illegible]

THIS INSTRUMENT WAS PREPARED BY CRAIG E. WALLACE, AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 139, NORTH PALM BEACH, FLORIDA 33408

REPLAT OF PLAT ONE		
EAGLE'S NEST		
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd. North Palm Beach, Florida		
DCL	JAN 78-75	35-40-42
WDJ	AUG 978	78-410
	78-39	