

40-85

Handwritten notes and scribbles in the top left corner.

PLAT OF "B" FOREST GLEN

A PORTION BEING A REPLAT OF THE REPLAT OF WESTOVER AS RECORDED IN PB. 18, PG. 23, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 36, TWP. 43 SOUTH, RGE. 42 EAST

PALM BEACH COUNTY, FLORIDA

JUNE 1980

SHEET 1 of 3 SHEETS

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on August 21, 1980, at 10:00 AM, and duly recorded in Public Records of Palm Beach County, Florida, Book 36, Page 43-42.
By: *[Signature]*
Clerk Circuit Court

THIS INSTRUMENT PREPARED BY:

ANTHONY MICHUDA
JAMES D. CARLTON, INC.
2829 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, ROBERT C. MALT AND COMPANY, A FLORIDA CORPORATION, THE OWNERS OF THAT TRACT OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOREST GLEN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS AS WIT:

A PORTION OF LAND IN THE REPLAT OF WESTOVER AS RECORDED IN PLAT BOOK 18, PAGE 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 50 FEET THEREOF FOR THE RIGHT-OF-WAY OF GREEN STREET AND THE EAST 50 FEET THEREOF FOR THE RIGHT-OF-WAY OF LEXINGTON AVENUE. TOGETHER WITH;

THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH;

THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 7.00 FEET THEREOF FOR THE RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT LATERAL 4.

CONTAINING 29.54 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

1. STREETS

THE STREET AS SHOWN (COURT) IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

3. LIMITED ACCESS EASEMENTS

THE AREAS INDICATED AS LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. COMMON AREAS

THE COMMON AREAS (TRACT "C"), AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF FOREST GLEN, AS RECORDED IN OFFICIAL RECORD BOOK 3338 PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE DEDICATED AS UTILITY, DRAINAGE, RECREATION, PARKING, ACCESS EASEMENTS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOREST GLEN PROPERTY OWNERS ASSOCIATION.

5. WATER MANAGEMENT AREAS

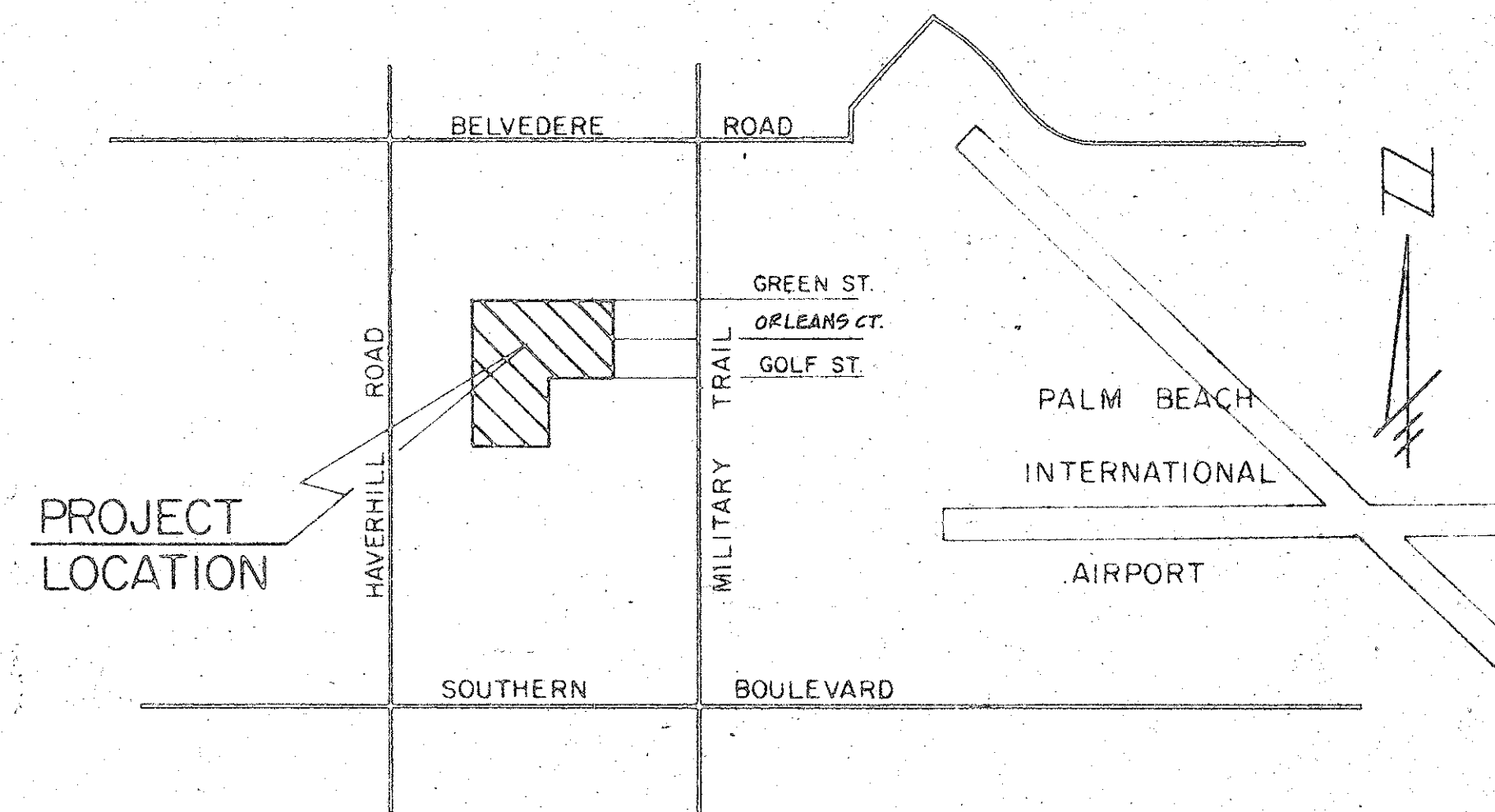
TRACTS A AND B, AS SHOWN HEREON, ARE DEDICATED TO THE FOREST GLEN PROPERTY OWNERS ASSOCIATION FOR THE PROPER PURPOSES, DRAINAGE AND ACCESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE SAID 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 THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF JULY A.D. 1980.

ROBERT C. MALT AND COMPANY

ATTEST: *[Signature]*
CLARA B. LEFTERSON, SECRETARY

ATTEST: *[Signature]*
ROBERT C. MALT, PRESIDENT



LOCATION MAP

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, FLAGLER TITLE 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 PROPERTY IS VESTED TO ROBERT C. MALT AND COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

FLAGLER TITLE COMPANY

DATE: 7/21/80

[Signature]
ROGER G. BUBLIN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED ROBERT C. MALT AND CLARA B. LEFTERSON 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 ROBERT C. MALT AND COMPANY, 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 INSTRUMENTS BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENTS IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 21 DAY OF JULY A.D. 1980.

[Notary Seal]

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD

THIS 21 DAY OF JULY A.D. 1980.

BY: *[Signature]*
CHAIRMAN

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCE

THIS 21 DAY OF JULY A.D. 1980.

BY: *[Signature]*
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE - CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
DEPUTY CLERK

NOTE:

- ALL BEARINGS ARE ASSUMED BASED ON THE CENTERLINE OF MILITARY TRAIL BEING NORTH 01° 54' 39" EAST.
- THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE OR UTILITY EASEMENTS.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENTS.
- P.C.P. DENOTES PERMANENT CONTROL POINT.
- THOSE ROADS ABANDONED WITHIN THE REPLAT OF THE REPLAT OF WESTOVER, PB. 18, PG. 23; GOLF ST., LONGFORD AVE. AND HAZARD ST. ARE RECORDED IN ORB 3089, PGS. 1091-1099; ORB 3083, PGS. 1091-1093; AND ORB 3140, PGS. 0174-0176, RESPECTIVELY.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE, THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

[Signature]
RICHARD L. PORTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1655

Handwritten notes:
RM
Imp. 3
36-43-42
0477-000
Forest Glen
4/2/85

JAMES D. CARLTON, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

2829 OKEECHOBEE BOULEVARD WEST PALM BEACH FLORIDA

683-0000

683-8801