

140-109

PURDY LANE ESTATES

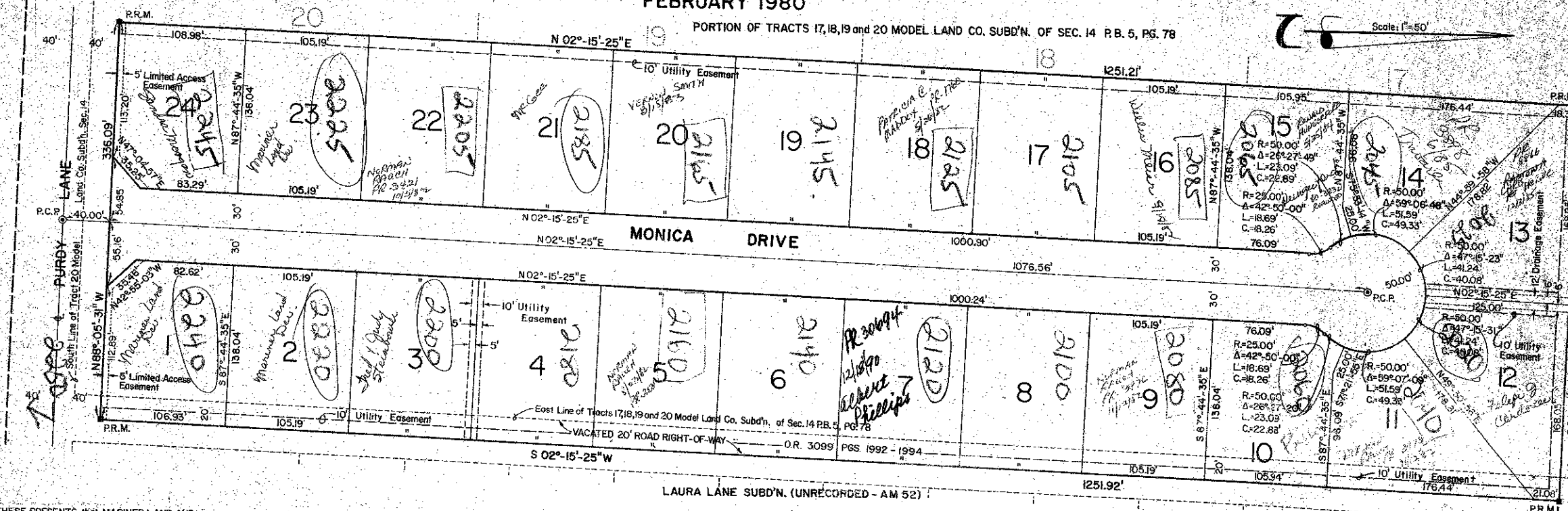
BEING A REPLAT OF THE EAST 1/4 OF TRACTS 17, 18, 19 AND 20, MODEL LAND COMPANY SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BISCAYNE ENGINEERING CO.

CONSULTING ENGINEERS - PLANNERS - SURVEYORS

LAKE WORTH, FLORIDA

FEBRUARY 1980



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was recorded on the 12th day of August 1980
 at 10:58 AM
 in Public Record Book 109
 Page 109
 by
 RICHARD DODGE ADAMS JR.
 Registered Surveyor No. 3366
 State of Florida

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT MARINER LAND AND DEVELOPMENT CO., INC., a Florida Corporation, owner of land shown herein, being in Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as PURDY LANE ESTATES, being more particularly described as follows:

A replat of the East one quarter (E1/4) of Tracts 17 thru 20 inclusive, Model Land Company Subdivision of Section 14, Township 44 South, Range 42 East, Palm Beach County, Florida, as recorded in Plat Book 5, Page 78, Palm Beach County Public Records, together with the West one half (W1/2) of vacated road Right-of-Way adjoining the East Boundary. Subject to Right-of-Way for Purdy Lane and Lake Worth Drainage District Canal L-8.

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

- The Streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the Public for proper purposes.
- The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The 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.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Assistant Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12 day of February, 1980.

MARINER LAND AND DEVELOPMENT CO., INC., A Corporation of the state of Florida,
 By Melvin R. Weeks
 MELVIN R. WEEKS, PRESIDENT

ATTEST:
Richard J. Menin
 RICHARD J. MENIN, TRUSTEE

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Melvin R. Weeks and Richard J. Menin, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Trustee of MARINER LAND AND DEVELOPMENT CO., INC., 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 this 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 12 day of February, 1980.
James F. Sattler
 JAMES F. SATTLER, NOTARY PUBLIC

MORTGAGEE'S CONSENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage 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 which is recorded in Official Record Book 2854 at page 1395 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 Assistant Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 11 day of August, 1980.

SUBURBAN BANK OF PALM BEACH COUNTY, a corporation of the State of Florida
 By Joe Henderson
 JOE HENDERSON
 EXECUTIVE VICE PRESIDENT

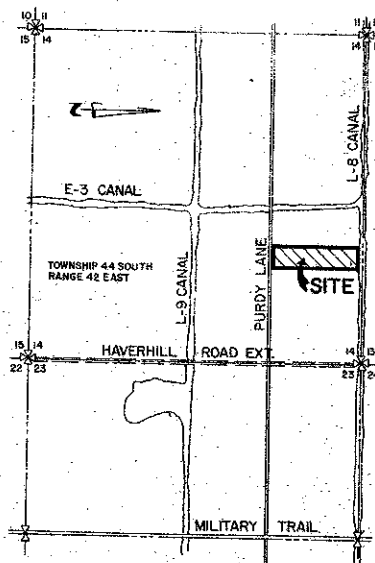
ATTEST:
Opal B. Shackley
 OPAL B. SHACKLEY
 SENIOR VICE PRESIDENT AND CASHIER

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Joe Henderson and Opal B. Shackley, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Senior Vice President and Cashier of the Suburban Bank of Palm Beach County, 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 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 22 day of August, 1980.

My commission expires: _____
William D. Hansen
 WILLIAM D. HANSEN, Notary Public



NOTES

- Permanent Reference Monuments are 4 by 4 by 24 inch concrete monuments and are designated hereon thus: ■
- Bearings cited hereon are relative to the Center Line of Purdy Lane: i.e. N88°-05'-31" W.
- Building Setback Lines shall be as required by Palm Beach County.
- There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements.
- There shall be no buildings or other structures placed on utility easements.
- Where utility and drainage easements intersect, the areas within the intersection are utility and drainage easements. Construction and maintenance of utilities shall not interfere with drainage facilities or their operations within these areas of intersection.
- Permanent Control Points to be set are designated thus: ⊙

TITLE CERTIFICATION
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, Dean Vegosa, 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 to MARINER LAND AND DEVELOPMENT CO., INC., 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.

Dean Vegosa
 DEAN VEGOSA
 Attorney-at-law licensed in Florida
 Dated 8-6-80

APPROVALS
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 19 day of August, 1980.

COUNTY ENGINEER
 This plat is hereby approved for record this 14 day of August, 1980.
 By: Mark Shivers

ATTEST: JOHN B. DUNKLE, Clerk
 BOARD OF COUNTY COMMISSIONERS

1000-004
 By: Dean Tubing
 DEPUTY CLERK

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 (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law or, when applicable, that (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

BISCAYNE ENGINEERING CO.
Richard D. Adams Jr.
 Richard Dodge Adams Jr., R.L.S.
 Registered Surveyor No. 3366
 State of Florida

E.Z. No
 F.S. 2. 18 Feb 1980
 RS
 Ins. #3
 Purdy Lane Estates
 40/109
 TURNOUT REQUIRED