

97

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:06 PM THIS 6th DAY OF SEPTEMBER, A.D. 1994 AND DULY RECORDED IN PLAT BOOK 73 ON PAGES 97 THROUGH 98.
DOROTHY H. WILKIN
CLERK OF THE CLERK
BY: Barbara Q. Platt
DEPUTY CLERK

PLAT OF
ARMOUR MANOR

IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT ANDREW E. ARMOUR AND MONICA I. ARMOUR OWNERS OF THE LANDS SHOWN HEREON AS ARMOUR MANOR, SAID LANDS LYING IN GOVERNMENT LOT 6, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND IN GOVERNMENT LOT 6, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO, AND 1100 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID GOVERNMENT LOT 6, WITH A LINE PARALLEL TO AND 60 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE CENTER OF EL PORTAL, AS SHOWN ON SHEET NO. 3, PLAT OF JUPITER MANORS SECTION ONE, RECORDED IN PLAT BOOK 12, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID POINT OF BEGINNING BEING ALSO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF BERMUDA TERRACE SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BERMUDA TERRACE SECTION ONE, A DISTANCE OF 339.95 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF GOVERNMENT 5, OF SAID SECTION 25, A DISTANCE OF 71.69 FEET; THENCE SOUTHERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM WEST TO SOUTH OF 100°24'45" A DISTANCE OF 207.11 FEET; THENCE SOUTHERLY, MAKING AN ANGLE OF DEFLECTION TO THE WEST OF 10°38'15"; AND ALONG A LINE PARALLEL TO THE EAST LINE OF SAID BERMUDA TERRACE SECTION ONE, A DISTANCE OF 140.39 FEET TO A POINT IN SAID LINE PARALLEL TO AND 60 FEET NORTH OF THE CENTER LINE OF SAID EL PORTAL; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 110.06 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 150.81 FEET OF THE SOUTH 490.76 FEET OF THAT PART OF GOVERNMENT LOT 6, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE COUNTY ROAD KNOWN AS EL PORTAL (NOW TEQUESTA DR.) AND WEST OF A FORTY (40) FOOT PRIVATE ROAD, LESS AND EXCEPT THE WEST 1100 FEET OF SAID TRACT, LESS ROAD RIGHT OF WAY DEEDED TO COUNTY OF PALM BEACH IN OFFICIAL RECORD BOOK 3838, PAGE 240, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.859 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE THE FOLLOWING TO THE ARMOUR MANOR HOME OWNERS ASSOCIATION INCORPORATED AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION:

- 1. TRACT "A" FOR ACCESS, INGRESS AND EGRESS, AND DRAINAGE AND UTILITY EASEMENT PURPOSES.
2. TRACT "B" FOR RECREATION PURPOSES.
3. TRACT "C" FOR DRAINAGE AND UTILITY EASEMENT PURPOSES.
4. TRACT "D" FOR LANDSCAPE BUFFER, AND DRAINAGE AND UTILITY EASEMENT PURPOSES.

IN WITNESS WHEREOF: ANDREW E. ARMOUR AND MONICA I. ARMOUR HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF August, 1994.

BY: Andrew E. Armour AND Monica I. Armour
ANDREW E. ARMOUR MONICA I. ARMOUR

WITNESS TO BOTH Patrick M. Gordon
PATRICK M. GORDON

WITNESS TO BOTH Teresa A. Rodgers
TERESA A. RODGERS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

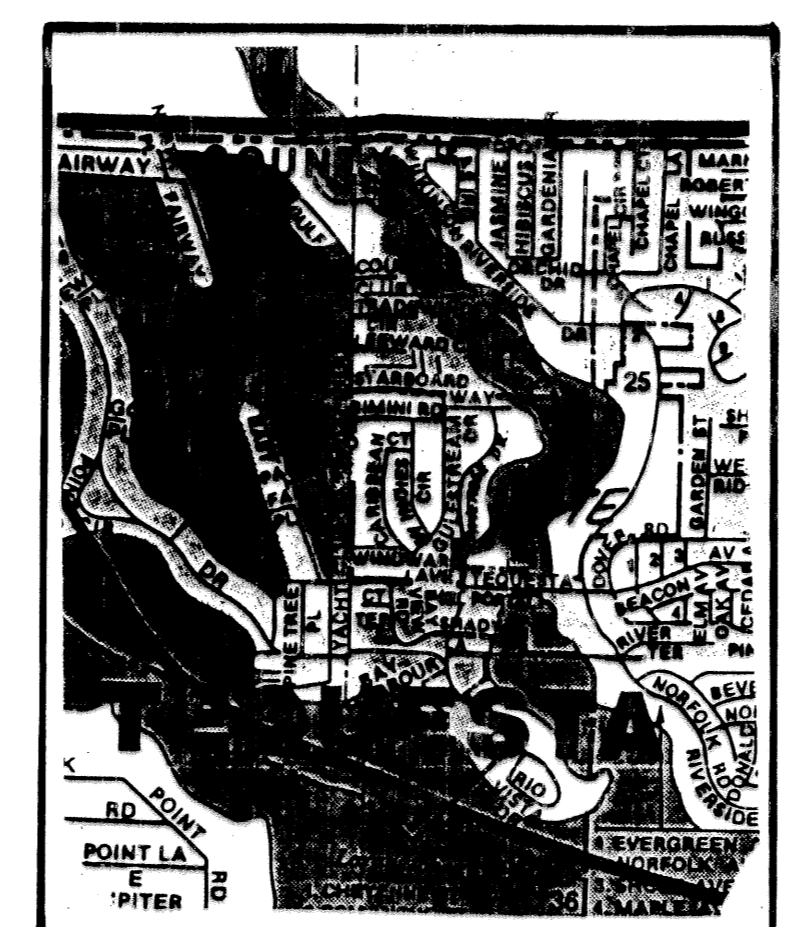
BEFORE ME PERSONALLY APPEARED ANDREW E. ARMOUR AND MONICA I. ARMOUR TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August, 1994.

MY COMMISSION EXPIRES: 10/23/97
Commission No. CC317635
Teresa A. Rodgers
NOTARY PUBLIC

NOTES

- 1. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
2. UTILITY EASEMENTS DEDICATED HEREON ARE ALSO PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
3. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.



LOCATION MAP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ARMOUR MANOR HOME OWNERS ASSOCIATION INCORPORATED HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF August, 1994.

DECLARANT: ARMOUR MANOR HOME OWNERS ASSOCIATION INCORPORATED

BY: Andrew E. Armour AND Monica I. Armour
ANDREW E. ARMOUR MONICA I. ARMOUR

WITNESS TO BOTH Patrick M. Gordon
PATRICK M. GORDON

WITNESS TO BOTH Teresa A. Rodgers
TERESA A. RODGERS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANDREW E. ARMOUR AND MONICA I. ARMOUR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATION ON BEHALF OF THE ARMOUR MANOR HOME OWNERS ASSOCIATION INCORPORATED, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID ASSOCIATION AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August, 1994.

MY COMMISSION EXPIRES: 10/23/97
Commission No. CC317635
Teresa A. Rodgers
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I PATRICK M. GORDON A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED TO ANDREW E. ARMOUR AND MONICA I. ARMOUR; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OR ANY OTHER ENCUMBRANCES OF RECORD.

DATE: August 15, 1994
BY: Patrick M. Gordon
PATRICK M. GORDON

VILLAGE APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ARMOUR MANOR HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

BY: Thomas B. Bradford AND Ron T. Mackall
THOMAS B. BRADFORD RON T. MACKALL, MAYOR
VILLAGE MANAGER

DATE: 8/31/94

BY: Scott D. Ladd AND Joann Manganiello
SCOTT D. LADD JOANN MANGANIELLO, CLERK
BUILDING OFFICIAL

DATE: 8-31-94

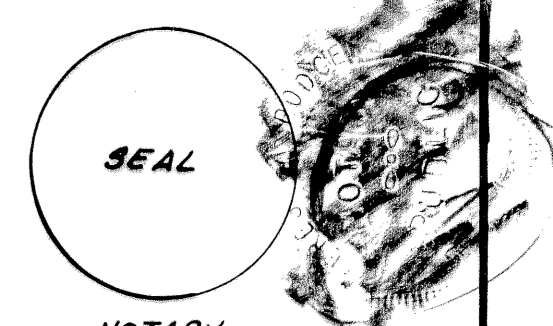
SURVEYORS' CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF ARMOUR MANOR IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF TEQUESTA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE VILLAGE OF TEQUESTA.

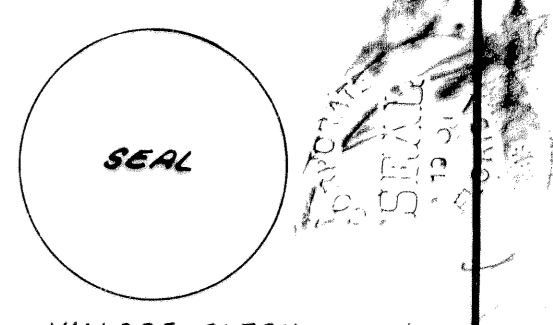
DATE: August 15, 1994
BY: John J. Dedman
JOHN J. DEDMAN, P.L.S.
FLORIDA CERTIFICATE NO. 3010

THIS INSTRUMENT WAS PREPARED BY JOHN J. DEDMAN, P.L.S., IN THE OFFICE OF JUPITER SURVEYING, INC., 609 NORTH HEPBURN AVENUE, SUITE 205, JUPITER, FLORIDA 33458.

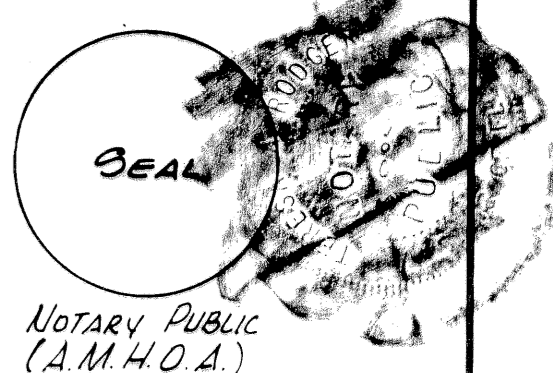
"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



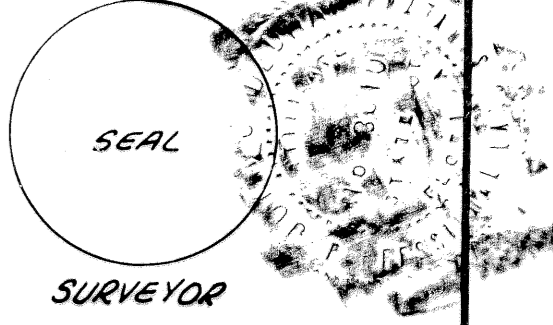
NOTARY PUBLIC (OWNER)



VILLAGE CLERK



NOTARY PUBLIC (A.M.H.O.A.)



SURVEYOR



A.M.H.O.A.



609 N. Hepburn Ave, Suite 205
Jupiter • Florida 33458
407-744-4594

Vertical text on the left margin: SUBMITTER: Common Man... PAGE 97... 73... 10/23/97... CC317635... J/Tequesta.