

# PLAT OF GARDEN CONDOMINIUM APARTMENTS

IN SECTIONS 10 AND 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

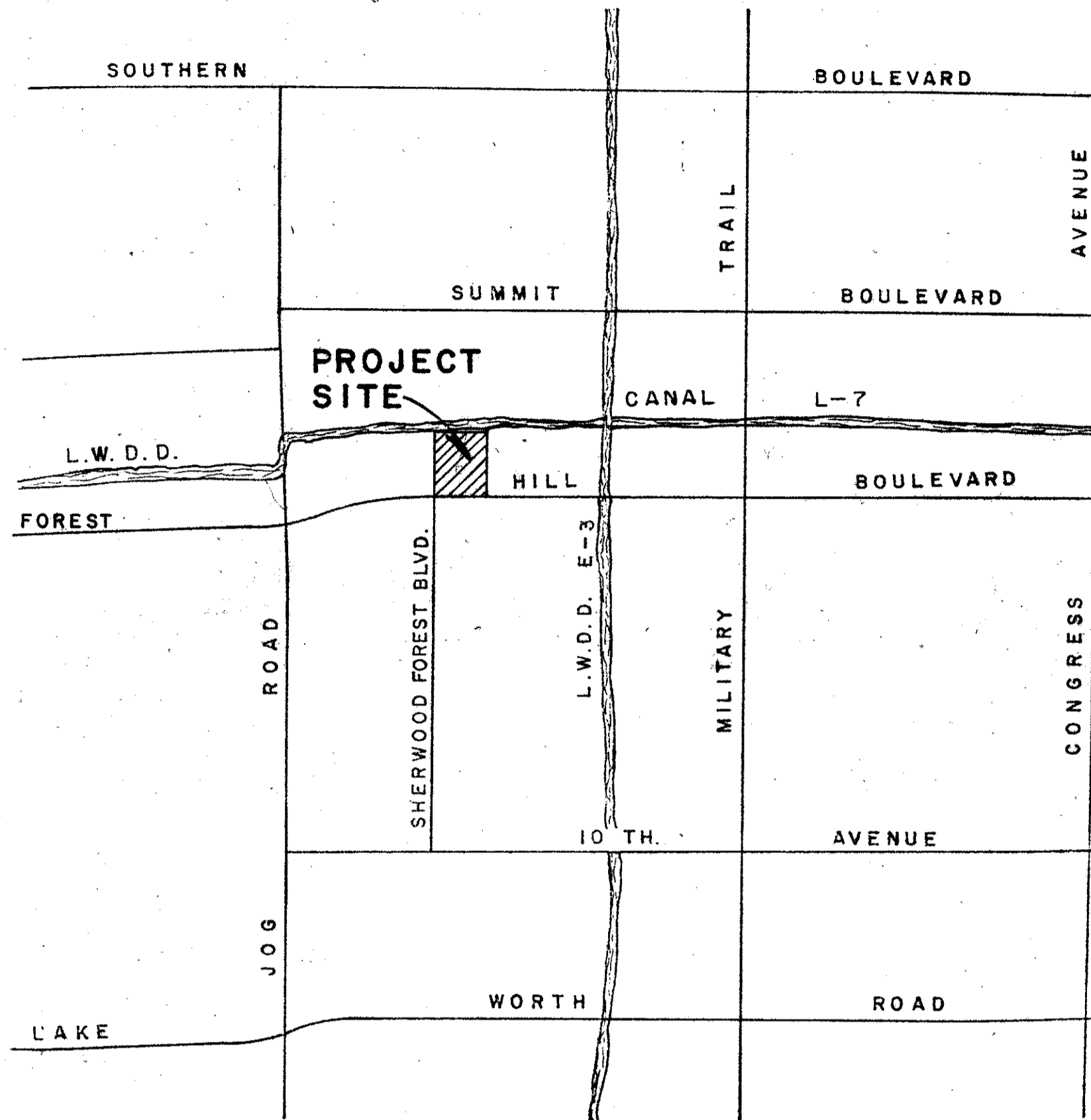
BEING A REPLAT OF A PORTION OF TRACTS 29 AND 30, MODEL LAND COMPANY'S SUBDIVISION  
RECORDED IN PLAT BOOK 5, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN 2 SHEETS SHEET NO. 1

32

73

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on this 10th day of DEC, 1974, and duly recorded in Plat Book No. 51 on page 98 & 79  
JOHN B. DUNKLE, Clerk Circuit Court  
By: Rita C. Conroy D. C.



VICINITY SKETCH

NOT TO SCALE

**APPROVAL - PALM BEACH COUNTY**

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 8th day of April, A.D. 1974

By: [Signature]  
Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: [Signature]  
County Engineer

JOHN B. DUNKLE, CLERK  
and County Commissioners  
[Signature]

**DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS that H.A.S. LAND DEVELOPMENT, INC., a Florida Corporation, the owner of a Tract of Land lying and being in Sections 10 and 11, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as GARDEN CONDOMINIUM APARTMENTS, and being more particularly described as follows:

A parcel of land in the East Half (E-1/2) of Section 10, and the West Half (W-1/2) of Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

That part of the West 358.36 feet of TRACTS 29 and 30, MODEL LAND COMPANY'S SUBDIVISION of the WEST HALF (W-1/2) of SECTION 11, Township 44 South, Range 42 East, as recorded in Plat Book 5, Page 76, Palm Beach County Public Records, lying North of the North Right-of-Way line of Forest Hill Boulevard, AND that part of the East 40 feet of the Southeast Quarter (SE-1/4) of Section 10, Township 44 South, Range 42 East, lying North of the North Right-of-Way line of Forest Hill Boulevard, and being more particularly described as follows:

Commencing at the Southwest corner of Section 11, Township 44 South, Range 42 East; thence run on an assumed bearing of due North along the West line of Section 11 and centerline of Sherwood Forest Boulevard, a distance of 1333.59 feet to a point; said point being the intersection of the centerline of Sherwood Forest Boulevard and Forest Hill Boulevard, as now laid out and in use; thence run N89°57'15"E along the centerline of Forest Hill Boulevard, a distance of 383.36 feet to a point; thence run due North a distance of 60.00 feet to a point on the ultimate North right-of-way line of Forest Hill Boulevard and the POINT OF BEGINNING of the herein described parcel of land; thence run S89°57'15"W along the said ultimate North right-of-way line of Forest Hill Boulevard, a distance of 423.36 feet to a point; thence run due North a distance of 1238.12 feet to a point on the South right-of-way line of L.W.D.D. Canal No. L-7; thence run due East along said South right-of-way line a distance of 423.36 feet to a point; thence run due South along the West Property line of Forest Manor, as recorded in Plat Book 28, Page 17, Public Records of Palm Beach County, Florida, a distance of 1237.78 feet to the Point of Beginning.

Containing 12.44 acres, more or less.

SUBJECT to existing easements and right-of-ways of record.

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

1. Tract "A" as shown hereon for the private road purposes, and drainage easements and is hereby dedicated to the GARDEN CONDOMINIUM APARTMENTS ASSOCIATION, INC., and is the perpetual maintenance obligation of said association.
2. The recreation areas as shown hereon are hereby reserved for the use of the GARDEN CONDOMINIUM APARTMENTS ASSOCIATION, INC., and are the perpetual maintenance obligation of said association.
3. The utility easements and drainage easements as shown hereon are dedicated in perpetuity for the construction and maintenance of utilities and drainage.

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 and with the authority of its Board of Directors, this 9th day of DEC, A.D. 1974.

Attest: [Signature] Secretary-Treasurer  
By: [Signature] President  
H.A.S. LAND DEVELOPMENT, INC.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

Before me personally appeared HOWARD A. SHEETS, President, and JOHN W. HOFEN, Secretary-Treasurer, to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 9th day of DEC, A.D. 1974.

My Commission Expires: JUNE 4, 1976

**MORTGAGEE CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage dated July 16, 1974, upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Record Book 2329, Page 88 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

FLEMING MORTGAGE COMPANY  
By: [Signature]  
Witness: [Signature]

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared Robert M. Sweeney to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 9th day of Dec, A.D. 1974.

[Signature]  
Notary Public

My Commission Expires: 12-6-75

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

We, LAWYERS TITLE INSURANCE 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 title to the property is vested to H.A.S. LAND DEVELOPMENT, INC.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

LAWYERS TITLE INSURANCE COMPANY

By: [Signature]

Subscribed and sworn to before me this 10th day of DEC, A.D. 1974, at the City of WEST PALM BEACH, County of Palm Beach, State of Florida.

[Signature]  
Notary Public

My Commission Expires: JUNE 4, 1976

**SURVEYOR'S CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

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 have been set and (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 the requirements of Chapter 71-339, Sections 177-011 through 177.151, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

[Signature]  
Registered Land Surveyor No. 2599  
State of Florida

Subscribed and sworn to before me this 9th day of DEC, A.D. 1974 at the City of West Palm Beach, County of Palm Beach, State of Florida.

[Signature]  
Notary Public

My Commission Expires: JUNE 4, 1976

THIS INSTRUMENT WAS PREPARED BY  
JAY SWEET IN THE OFFICE OF

ROSSI AND MALAVASI  
ENGINEERS, INC.  
WEST PALM BEACH,  
FLORIDA

PLAT OF  
GARDEN CONDOMINIUM APARTMENTS  
PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS SHEET NO. 1

Date	JULY, 1974	Designed	R. ANDERSON	Scale	1" = 50'	Sheet	
Drawn	R. ANDERSON	Job No.	3043-74	Checked		of	
File No.	S-1075-004						

