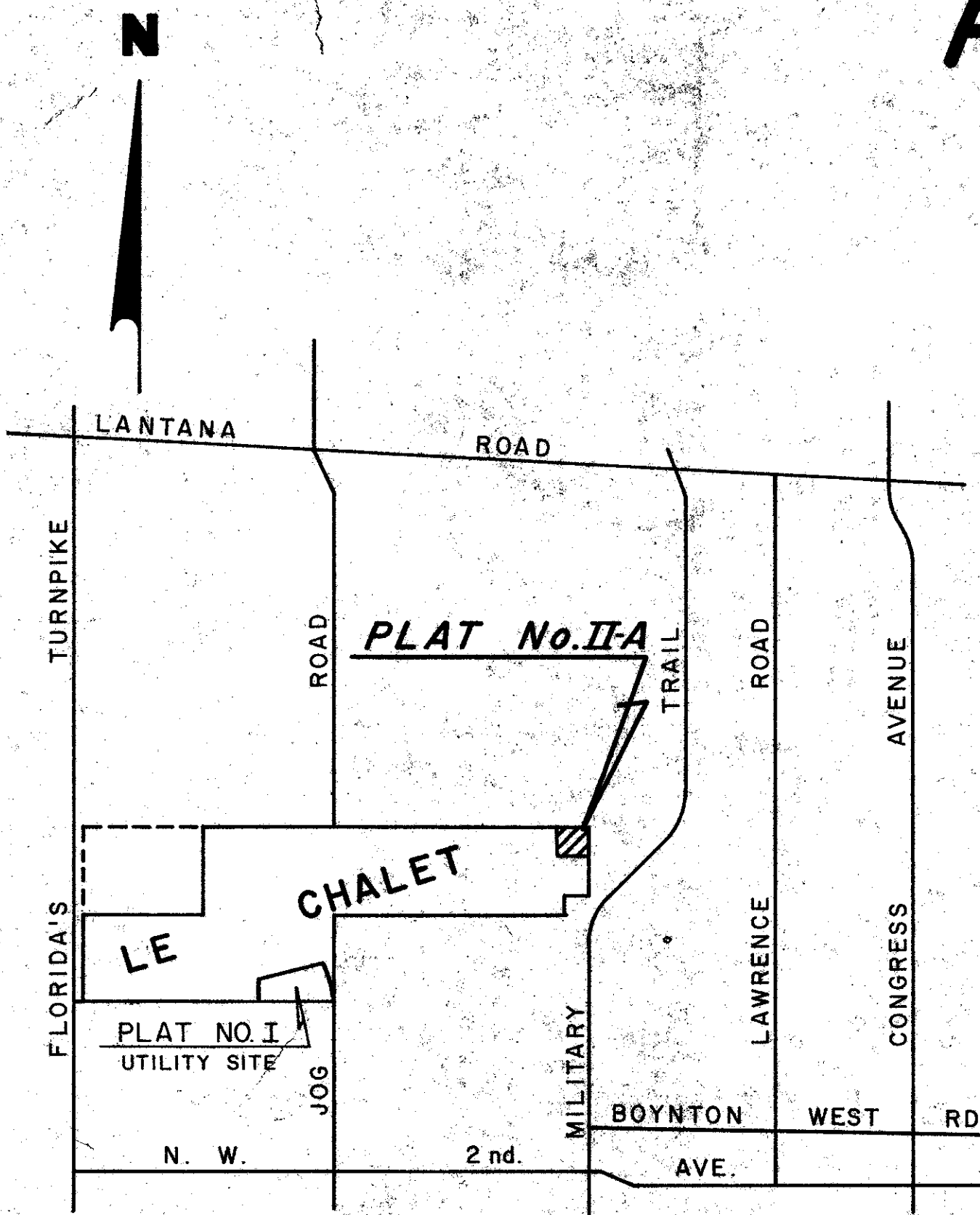


PLAT NO. II-A-LE CHALET (P.U.D.)

IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

176

STATE OF FLORIDA } ss.
COUNTY OF PALM BEACH }
This Plat was filed for record at 11:08 AM
this 17 day of DECEMBER
1975, and duly recorded in Plat Book No.
31 on page 176 & 177
JOHN B. DUNKLE, Clerk Circuit Court
By *Conrad J. De Santis*, D. C.



VICINITY SKETCH

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that CONRAD J. DeSANTIS, TRUSTEE, the owner of a Tract of Land lying and being in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat No. II-A, LE CHALET (P.U.D.), and being more particularly described as follows, to wit:

A certain parcel of land in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 14; Thence South 0°-54'-00" West along the East line of said Section 14, a distance of 891.47 feet; thence North 89°-06'-00" West, a distance of 40.00 feet to the Point of Beginning of the herein described parcel of land;

Thence North 89°-06'-00" West along the South line of a proposed street (80 foot R/W) a distance of 630.00 feet to a point of curvature; Thence along the same by a curve to the left having a radius of 2,197.45 feet, a central angle of 13°-18'-26" and an arc distance of 510.37 feet; Thence North 12°-24'-26" West along a line radial to said curve, a distance of 105.00 feet to a point of curvature from which the radius point bears North 12°-24'-26" West; Thence along said curve to the right having a radius of 50.00 feet, a central angle of 85°-36'-42" and an arc distance of 74.71 feet; Thence North 16°-47'-44" West, a distance of 86.91 feet; Thence along a curve to the right having a radius of 457.70 feet, a central angle of 17°-59'-51" and an arc distance of 143.77 feet; Thence North 1°-12'-07" East, a distance of 564.06 feet; Thence South 88°-17'-06" East along the South line of Lake North Drainage District L-20 Canal, 1264.32 feet; Thence South 0°-54'-00" West along the West line of Haverhill Road, a distance of 847.04 feet to the Point of Beginning.

Containing 24.874 Acres, more or less.

Subject to rights-of-way, easements and/or reservations or record, if any.

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

- The streets as shown hereon are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
- The lakes and buffer areas shown hereon as Tracts "A", "B", "C", "D" and "E", are hereby dedicated to the Le Chalet Property Owners Association and are the perpetual maintenance obligation of said Association. Also, Tracts "A" and "D" (Lakes) are hereby dedicated to the public as drainage easements.
- The utility easements, drainage easements and Tract "E" as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- All Bearings shown hereon are referenced to the East Section Line of Section 14 (Centerline Haverhill Road) assumed to bear North 0°54'00" East.

IN WITNESS WHEREOF, I, CONRAD J. DE SANTIS, TRUSTEE, do hereunto set my hand this 21st day of AUGUST, A.D. 1975.

WITNESS: *Cynthia W. DeSantis*
WITNESS: *Conrad J. De Santis Trustee*
CONRAD J. DE SANTIS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

Before me personally appeared CONRAD J. DE SANTIS, Trustee, 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 21st day of AUGUST, A.D. 1975.

Sarah Diane McComish
Notary Public

My Commission Expires:

MORTGAGEE CONSENT

STATE OF VIRGINIA
City of Norfolk

The undersigned hereby certifies that it is the holder of a mortgage dated March 30, 1973, 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 2139, Page 1522 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

VIRGINIA NATIONAL BANK

Witness: *J. L. Conner*
Witness: *John DeSantis*
By: *J. F. Madden*
Vice President

ACKNOWLEDGEMENT

STATE OF VIRGINIA
COUNTY OF

Before me personally appeared *J. F. Madden* 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 18th day of August, A.D. 1976.

Edward H. Harris
Notary Public

My Commission Expires *October 13, 1976*

APPROVALS - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 17 day of December, A.D. 1975.

By: *C. W. Weaver*
Chairman

COUNTY ENGINEER

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

By: *W. S. Kallus*
County Engineer

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

By: *Maxine B. Jensen*
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I, CONRAD J. DE SANTIS, a member of the Florida Bar, 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 to CONRAD J. DE SANTIS, TRUSTEE; 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.

Conrad J. De Santis
CONRAD J. DE SANTIS

Subscribed and sworn to before me this 21st day of August, A.D. 1975, at the City of West Palm Beach, County of Palm Beach, State of Florida.

Sarah Diane McComish
Notary Public

My Commission Expires: *Sept 6, 1977*

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.

Robert L. Sheik
Registered Land Surveyor, No. 2474
State of Florida

Subscribed and sworn to before me this 21st day of August, A.D. 1975 at the City of West Palm Beach, County of Palm Beach, State of Florida.

Sarah Diane McComish
Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY
R. SHEPARD IN THE OFFICE OF

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

PLAT NO. II-A
LE CHALET (P.U.D.)
IN 2 SHEETS SHEET NO. 1

Date	DECEMBER, 1974	Designed	R. SHEPARD	Scale	NONE	Sheet	
Drawn	J. McELROY	Job No.	4201-74	File No.	S-1085-000	of	
Checked							

PLAT No. 2A LE CHALET

0270-210

