

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

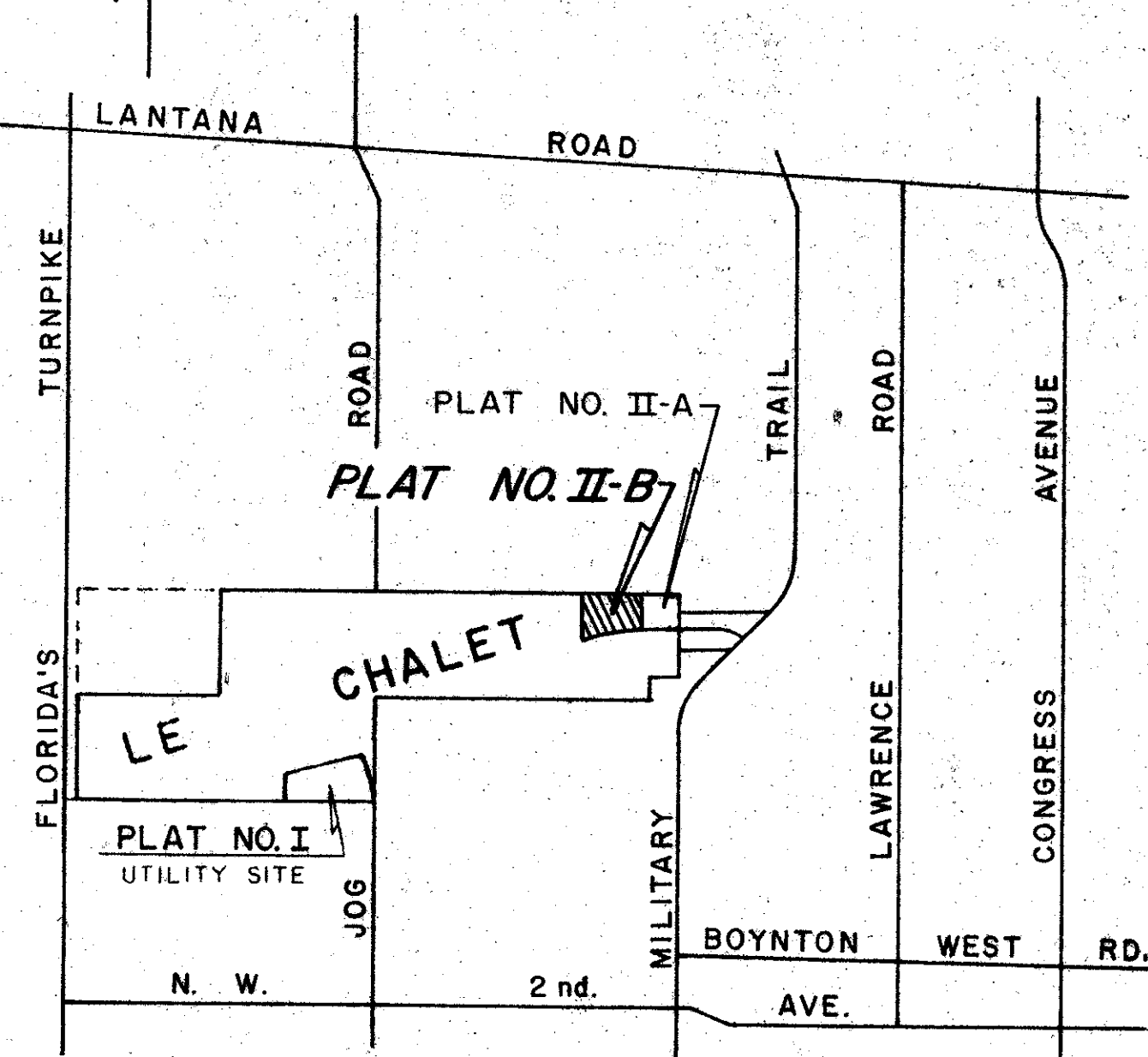
IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 3 SHEETS SHEET NO. 1

217

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on this 4th day of MARCH 1976, and duly recorded in Plat Book No. 31 on page 217, 18 & 19
 JOHN B. DUNKLE, Clerk Circuit Court
 By: Rita Canupp



VICINITY SKETCH

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that LE CHALET, INC., a Florida Corporation, 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-B, LE CHALET (P.U.D.), and being more particularly described as follows, to wit:

A parcel of land lying in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel of land 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 along the South line of a proposed street (80 feet R/W), a distance of 670.00 feet to a Point of Curvature; thence along the same by a curve to the left having a radius of 2197.45 feet, a central angle of 13°-18'-26" and an arc distance of 510.37 feet to the Point of Beginning of the herein described parcel of land;

Thence continue along said curve to the left having a radius of 2197.45 feet, a central angle of 17°-11'-34" and an arc distance of 659.39 feet to a Point of Reverse Curve; thence along a curve to the right having a radius of 3000.73 feet, a Central Angle of 11°-18'-05" and an arc distance of 591.88 feet to a Point of Tangency; thence South 71°-42'-05" West, a distance of 270.70 feet to a point on the East line of L.W.D.D. E-3 Canal; thence North 1°-12'-07" East along said East line of L.W.D.D. E-3 Canal, a distance of 1524.44 feet to a point in the South line of L.W.D.D. L-20 Canal; thence South 88°-17'-06" East along said South line of L.W.D.D. L-20 Canal, a distance of 1265.05 feet; thence South 1°-12'-07" West, a distance of 564.06 feet to a Point of Curvature; thence along a curve to the left having a radius of 457.70 feet, a Central Angle of 17°-59'-51" and an arc distance of 143.77 feet to a Point of Tangency; thence South 16°-47'-44" East, a distance of 86.91 feet to a Point of Curvature; thence along a curve to the left having a radius of 50.00 feet, a central angle of 85°-36'-42" and an arc distance of 74.71 feet to a point; thence South 12°-24'-26" East along the extension of a radial line of said last mentioned curve, a distance of 105.00 feet to the Point of Beginning.

Containing 40.561 Acres, more or less.

Subject to rights-of-way, easements and/or reservations of 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 "G" and "H", are hereby dedicated to the Le Chalet Property Owners Association and are the perpetual maintenance obligation of said Association. Also Tract "G" (Lake) is hereby dedicated to the public as a drainage easement.
- The utility easements, drainage easements and Tract "H" 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, 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 20th day of January, A.D. 1976.

LE CHALET, INC.

Attest: Rose Marie Boyd
Secretary-Treasurer

By: James Boyd
President

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: E. Joseph [Signature]

By: J. F. Madden
Vice President

Witness: [Signature]

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 14th day of January, A.D. 1976.

[Signature]
Notary Public

My Commission Expires: March 6, 1979

P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	PLAT		AGGREGATE TOTALS		
			GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
I	31	166 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B			40.56	103	107.78	160	1.484

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, PIONEER NATIONAL 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 LE CHALET, INC.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

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[Signature]
 Notary Public

Subscribed and sworn to before me this 23rd day of JAN., A.D. 1976, at the City of West Palm Beach, County of Palm Beach, State of Florida.

My Commission Expires: JUNE 4, 1976

SURVEYOR'S CERTIFICATION

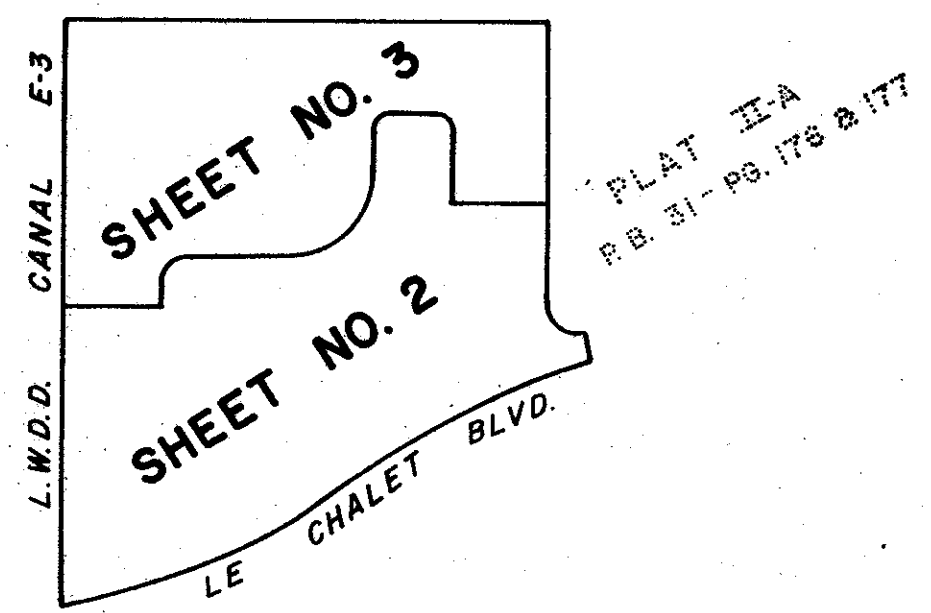
STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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. 1277
State of Florida

Subscribed and sworn to before me this 23rd day of JAN., A.D. 1976, at the City of West Palm Beach, County of Palm Beach, State of Florida.

0270-310 31
My Commission Expires: JUNE 4, 1976



KEY MAP
INDEX OF SHEETS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

Before me personally appeared James Boyd, President, and Rose Marie Boyd, Secretary-Treasurer, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

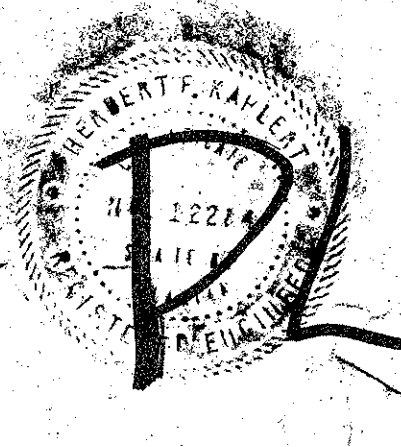
WITNESS my hand and official seal, this 20th day of January, A.D. 1976.

[Signature]
Notary Public

Commission Expires: March 13, 1979

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

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH FLORIDA		PLAT NO. II-B LE CHALET (P.U.D.) IN 3 SHEETS SHEET NO. 1	
Date	DECEMBER, 1975	Designed	R. SHEPHARD
Drawn	R. ANDERSON	Scale	1" = 30'
Checked		Job No.	4201-74
		PLAT No.	S-1085-000



PLAT NO. II-B LE CHALET

