

PHASE II CHATEAU ON THE KNOLL

A REPLAT OF A PORTION OF TRACTS 61, 62, 63, 78, 79, AND 80, BLOCK 81, OF PALM BEACH FARMS PLAT NO. 3 (P.B. 2 PG. 45 THRU 54, INCLUSIVE), SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY

KEYSTONE ENGINEERING INC.
6301 N.W. 9th AVE. SUITE B
FT. LAUDERDALE, FLORIDA

ORDER NO. 43080-E

63

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:30 A.M.
6th day of APRIL
1978, and duly recorded in Plat Book
79 on page 563-65
JOHN B. DUNKLE, Clerk of the Court
Josephine P. Stiles

SHEET 1 OF 3 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Townhouse Associates, Inc. A Florida Corporation and Sandalfoot Associates, Inc. A Florida Corporation, owners of the lands described and shown herein as being included in Phase II - Chateau On The Knoll, lying in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

A Portion of Tracts 61, 62, 63, 78, 79 and 80, Block 81, Palm Beach Farms Plat No. 3, according to the Plat thereof recorded in Plat Book 2 at pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest Corner of Tract 62, Block 81, Palm Beach Farms Plat No. 3, according to the Plat thereof recorded in Plat Book 2 at Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida, and run on an assumed bearing of S. 00° 06' 10" W. for 104.88 feet thence run S. 61° 17' 39" E. for 236.50 feet to the Point of Beginning; thence run S. 28° 42' 21" W. for 157.00 feet; Thence run N. 61° 17' 39" W. for 16.04 feet; thence run S. 28° 42' 21" W. for 104.00 feet; thence run S. 61° 17' 39" E. for 48.00 feet; thence run S. 28° 42' 21" W. for 92.12 feet; thence run S. 31° 29' 22" W. for 52.07 feet; thence run S. 45° 44' 29" W. for 110.12 feet; thence run S. 36° 25' 51" E. for 26.00 feet; thence run S. 61° 32' 05" E. for 276.33 feet to a Point of Curvature; thence run Southeasterly, Easterly and Northeasterly along a circular curve to the left having a radius of 250.00 feet and a central angle of 76° 07' 10" for an arc distance of 332.13 feet to a Point of Tangency; thence run N. 42° 20' 45" E. for 243.32 feet to a Point of Curvature; thence run Northeasterly, Northerly and Northwesterly along a circular curve to the left having a radius of 75.00 feet and a central angle of 103° 38' 24" for an arc distance of 135.66 feet to a point of tangency; thence run N. 61° 17' 39" W. for 323.47 feet to the point of beginning; said lands lying and being in Palm Beach County, Florida, has caused same to be Surveyed and Platted as shown hereon and do hereby dedicate as follows: That S.W. 61st Way shall be used for private road purposes as shown and is hereby dedicated to the Chateau on the Knoll Home Owners Association, Inc. and is the perpetual maintenance obligation of said Association. All lots as shown is hereby dedicated to the "Chateau on the Knoll Homeowners Association, Inc." and is the perpetual maintenance obligation of said Association. In order to provide utility, drainage, refuse, pedestrian access and other Governmental Services to each site in this Plat, public utilities easement and other easements for proper purposes are hereby granted over, across and thru all sites, lots, S.W. 61st Way, except those areas that are or will be physically occupied by any building or structure.

IN WITNESS WHEREOF: Townhouse Associates Inc., has caused this dedication to be signed by its Officers and its Corporate seal affixed thereto this 1st day of Nov. A.D. 1978.
Townhouse Associates Inc.

Witness as to both By: Robert Little, President
Witness as to both Attest: Thomas M^o Laughlin, Secretary

IN WITNESS WHEREOF: Sandalfoot Associates Inc., has caused this dedication to be signed by its Officers and its Corporate seal affixed thereto this 2nd day of Oct. A.D. 1978.
Sandalfoot Associates Inc.

Witness: Frank Pesce, President
Witness: Debra Ann Roeser, Secretary

MORTGAGEE'S CONSENT

STATE OF NEW JERSEY

COUNTY OF BERGEN) 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 2778 at Pages 753 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS THEREOF: The said Corporation has caused these presents to be signed by its Vice President and attested to by its Assistant Cashier and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 31st day of October, A.D. 1978.
NATIONAL COMMUNITY BANK, N.A. OF THE STATE OF NEW JERSEY

By: James Peters Vice-President
By: Jeffrey E. Peckham Assistant Cashier

ACKNOWLEDGEMENT

STATE OF NEW JERSEY

COUNTY OF BERGEN) Before me personally appeared James Peters and Jeffrey E. Peckham to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Assistant Cashier of the National Community Bank N.A., a National Banking Association 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 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 31st day of October, 1978.
My Commission expires: February 5, 1979

Wayne Court

ACKNOWLEDGEMENT

STATE OF NEW JERSEY) ss BEFORE ME personally appeared Robert Little and COUNTY OF THOMAS M^o Laughlin, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Townhouse Associates 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 the 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 1st day of Nov., 1978.
My commission expires: (Apr-11-1981)
Notary - Public - State of New Jersey

ACKNOWLEDGEMENT

STATE OF FLORIDA) ss BEFORE ME personally appeared Frank Pesce and Debra Ann Roeser, COUNTY OF PALM BEACH) to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Sandalfoot Associates 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 the 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 my official seal this 26th day of May, 1978.
My commission expires: (May 21, 1980)

TITLE CERTIFICATION

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, Robert B. Cook, an attorney, 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 in Townhouse Associates Inc., A Florida Corporation and Sandalfoot Associates Inc., A Florida Corporation, that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct.

Date: November 1978
Robert B. Cook
Robert B. Cook

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.M.'s) Permanent Reference Monuments and that (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 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: 11-27-78
Loren T. Keller
Registered Land Surveyor #1612
State of Florida

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 3rd day of APRIL, 1978.

By: Bill Bailey

COUNTY ENGINEER
This Plat is hereby approved for record this 3rd day of APRIL, 1978.

By: John B. Dunkle

ATTEST: John B. Dunkle
BOARD OF COUNTY COMMISSIONERS

By: Joe Tuley
Deputy Clerk

1000-081

30/47/42

37/63

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PHASE II CHATEAU ON THE KNOLL