

39-26

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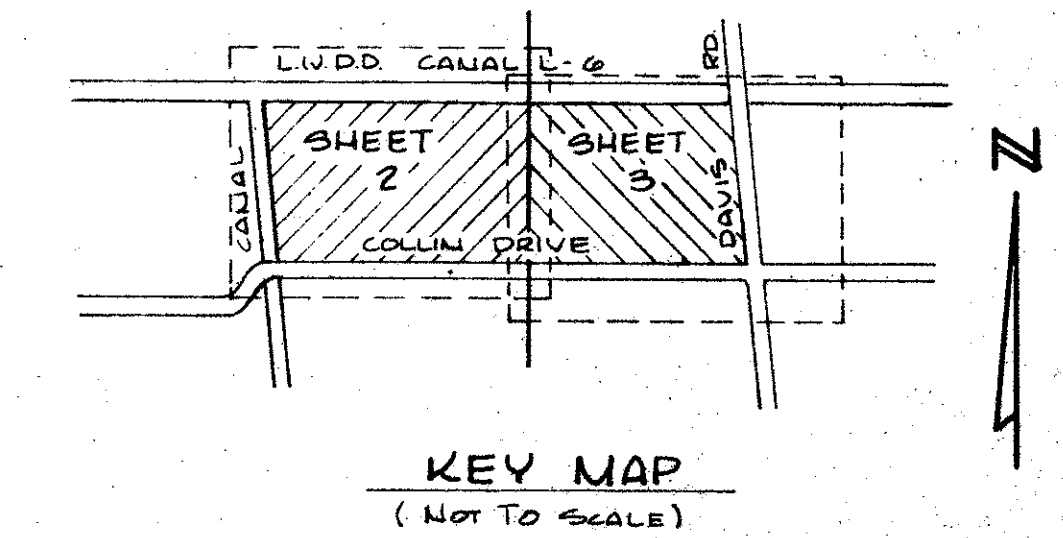
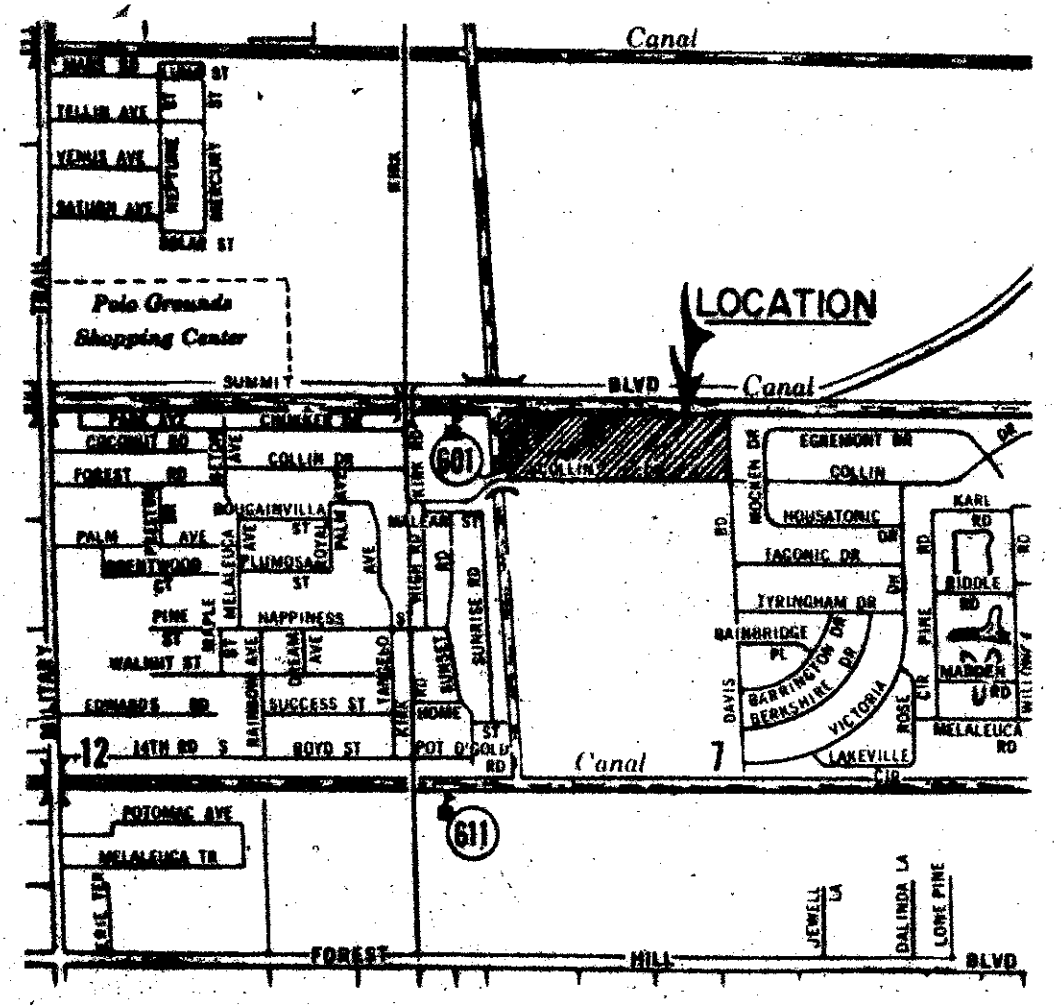
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PLAT NO. 4 COLLINWOOD HEIGHTS

IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF PART OF LOTS 1, 2, AND 3, BLOCK 2, PLAT NO. 1 PALM BEACH PLANTATIONS, RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3
NOVEMBER, 1978



OFFICE OF PALM BEACH COUNTY CLERK
9:33A
25 January
19 80
39 26 27 + 28
JOHN B. DRINKLE, Clerk of the Court
By: *John B. Drinkle*



LOCATION MAP

DESCRIPTION

Commencing at the Northeast corner of the Northwest quarter (NW 1/4) of Section 7, Township 44 South, Range 43 East, Palm Beach County, Florida; thence run South 3°07'57" East (all bearings are in the meridian of Collinwood Heights Plat 2, as recorded in Plat Book 34, Pages 5 and 6, Public Records, Palm Beach County, Florida) along the East line of the Northwest quarter of said Section 7, said line also being the centerline of Davis Road, a distance of 50.06 feet; thence run South 89°49'30" West, a distance of 40.05 feet to a point on the westerly right-of-way of Davis Road, and the POINT OF BEGINNING of the herein described parcel; thence run South 3°07'57" East, a distance of 430.58 feet to a point on the northerly right-of-way of Collin Drive; thence run South 89°49'30" West along said northerly right-of-way of Collin Drive, a distance of 1764.40 feet; thence run North 3°07'57" West, a distance of 430.58 feet; thence run North 89°49'30" East on a line parallel to and 50 feet South of the North line of the aforementioned Section 7, a distance of 1764.40 feet to the POINT OF BEGINNING.

SUBJECT to an easement for canal purposes over the westerly 40 feet thereof;
CONTAINING 17.417 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that KENDALL RIVIERA COMPANY, owner of the lands shown and described hereon and shown hereon as PLAT NO. 4, COLLINWOOD HEIGHTS, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

STREETS

The streets, shown hereon as TRACT S-1 AND TRACT S-2 are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA for the perpetual use of the public for proper purposes.

TRACTS

The Water Management Tract, as shown hereon, is hereby dedicated to the TIMBER LAKE HOMEOWNERS ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association.

COMMON AREA

Common areas are hereby dedicated to the TIMBER LAKE HOMEOWNERS ASSOCIATION, INC.

EASEMENTS

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

The drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

Access tract easements as shown hereon, are hereby dedicated to the TIMBER LAKE HOMEOWNERS ASSOCIATION, INC.

A drainage easement over the Water Management Tract is hereby dedicated to the Board of County Commissioners.

A five (5) foot limited access easement, as shown hereon, is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its PRESIDENT and attested to by its SECRETARY and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of November, A.D. 1978.

KENDALL RIVIERA COMPANY, a corporation of the STATE OF FLORIDA

Attest: *[Signature]* By: *[Signature]*
TOM KENDALL, SECRETARY By: C. W. KENDALL, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared C.W. KENDALL AND TOM KENDALL 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 KENDALL RIVIERA COMPANY, a corporation, and they 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 19 day of November, A.D. 1978
By: *[Signature]*
Notary Public

My Commission Expires: August 22, 1983

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 the dedication hereon by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 3172 at Pages 643 through 646, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, CHASE FEDERAL SAVINGS & LOAN ASSOC., a U.S. CORPORATION, has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 29 day of NOVEMBER, A.D. 1978

Attest: *[Signature]* By: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared George E. Heridge AND Marion S. Baber 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 Secretary of CHASE FEDERAL SAVINGS & LOAN ASSOC., A U.S. CORPORATION, and they 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 29 day of November, A.D. 1978
By: *[Signature]*
Notary Public

My Commission Expires: August 22, 1983

Attest: *[Signature]* By: *[Signature]*

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that he 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 the dedication hereon by the owner thereof and agrees that his mortgage, which is recorded in Official Record Book 3070 at Pages 779 through 780, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, I, ESTHER KENDALL, do herewith set my hand and seal this 19th day of November, A.D. 1978

By: *[Signature]*
ESTHER KENDALL, TRUSTEE

Witness: *[Signature]*
[Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared ESTHER KENDALL 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 expressed therein.

WITNESS my hand and official seal this 19 day of NOVEMBER, A.D. 1978
By: *[Signature]*
Notary Public

My Commission Expires: August 22, 1983

NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus: PRM

Permanent Control Points (P.C.P.'s) are designated thus: PCP

Bearings cited herein are in the meridian of COLLINWOOD HEIGHTS, PLAT 2 PLAT BOOK 34, PAGES 5 & 6

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

NOTARY SEALS

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC.
Design J.C. VESTE	ENGINEERS - PLANNERS - SURVEYORS
Drawn L. HAYES	WEST PALM BEACH FLORIDA
Checked L.A. MATTHES	Not to be used for Construction until Approved
Field 1	Approved

check flood zone portion

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, STEWART TITLE OF PALM BEACH COUNTY, 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 in KENDALL RIVIERA COMPANY; 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 all the mortgages are shown and are true and correct.

Date: Dec. 3, 1978 By: *[Signature]*
V. P. M.

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 22 day of JANUARY, A.D. 1980
By: *[Signature]*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 22 day of JANUARY, A.D. 1980
By: *[Signature]*
DENNIS P. KOEHLER, Chairman
Board of County Commissioners

ATTEST: John B. Drinkle CLERK BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*
Deputy Clerk

0320-301

SURVEYOR'S CERTIFICATION

I hereby 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 placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with PALM BEACH COUNTY, FLORIDA 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: JANUARY 4, 1980 By: *[Signature]*
LAWRENCE A. MATTHES, P.L.S.
Florida Cert. No. 2204

This instrument was prepared by LAWRENCE A. MATTHES
Robert E. Owen & Associates, Inc., Engineers and Planners, 1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida.

PLAT NO. 4
COLLINWOOD HEIGHTS

Job No. 78-1170
Scale 1" = 40'
Date NOV., 1978
Sheet 1
of 3
File No. BF-2285

MC-330