

39-70

PARK PLACE TOWNHOMES

Lying in Section 26 Township 43 South, Range 42 East, Palm Beach County, Florida.

September 1979

70

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:37 A.M.
THIS 10 DAY OF JANUARY
A.D. 1980 AND ONLY RE-
CORDED IN PLAT BOOK 39
ON PAGES 70 AND 71.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT W. SHOE CORP., A FLORIDA CORPORATION, AND JAN A. WOLFE, SR., AS TRUSTEE, OWNERS OF THE LAND SHOWN HEREON, BEING THE NORTH 400 FEET OF THE NORTH HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTH 400 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LANDS SHOWN HEREON AS PARK PLACE TOWNHOMES AND ALSO DESCRIBED AS THE FOLLOWING:

FROM THE NORTHEAST CORNER OF SAID SECTION 26, BEAR SOUTH 00°00'04" EAST ALONG THE EAST LINE OF SAID SECTION 26, AND THE CENTERLINE OF HAVERRILL ROAD, A DISTANCE OF 1330.01 FEET TO THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26; AND THE CENTERLINE OF ELMHURST ROAD, THENCE NORTH 90°00'00" WEST ALONG SAID LINE A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING (P.O.B.):

THENCE CONTINUE NORTH 90°00'00" WEST ALONG SAID LINE AND ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26 (BEING THE SOUTH LINE OF PLAT NO. 1, WESTMOOR PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA) A DISTANCE OF 1961.05 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, THENCE SOUTH 00°08'41" WEST ALONG SAID LINE A DISTANCE OF 490.00 FEET TO THE SOUTH LINE OF THE NORTH 400 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, THENCE NORTH 90°00'00" EAST ALONG SAID LINE AND ALONG THE SOUTH LINE OF THE NORTH 400 FEET OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1962.07 FEET TO THE WEST LINE OF THE EAST 50 FEET OF SAID SECTION 26 AND THE EXISTING WEST RIGHT OF WAY LINE OF HAVERRILL ROAD, THENCE NORTH 00°00'04" WEST ALONG SAID LINE A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

CONTAINING: 18.01 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- THE ADDITIONAL RIGHTS OF WAY FOR HAVERRILL ROAD AND ELMHURST ROAD, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
- TRACTS "ONE" AND "TWO" (P.A.U. & D. TRACTS) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PERPETUAL USE FOR THE PURPOSES OF PARKING, ACCESS, AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE PARK PLACE TOWNHOMES ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.
- TRACTS "THREE", "FOUR", "FIVE" AND "SIX" (R.A.U. & D. TRACTS) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PERPETUAL USE FOR THE PURPOSES OF RECREATION, ACCESS, AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE PARK PLACE TOWNHOMES ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.
- TRACT "SEVEN" (RECREATION TRACT) AS SHOWN HEREON IS HEREBY DEDICATED TO THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PERPETUAL USE FOR THE PURPOSES OF RECREATION BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, TOGETHER WITH THE GUESTS AND INVITEES OF SUCH OWNERS AND OCCUPANTS AND SUCH OTHER PERSONS AND ENTITIES AS THE PARK PLACE TOWNHOMES ASSOCIATION, INC., SHALL FROM TIME TO TIME PERMIT TO USE THE SAME.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY, AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH, AND UPON TRACTS "ONE" THROUGH "SEVEN", INCLUSIVE AS SHOWN HEREON, EXCEPTING HOWEVER ANY AREAS PHYSICALLY OCCUPIED BY A BUILDING OR STRUCTURE, IN ORDER TO PROVIDE UNDERGROUND POWER OR COMMUNICATION FACILITIES TO EACH BUILDING SITE IN THIS SUB-DIVISION.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "EIGHT" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR THE PERPETUAL USE FOR THE PURPOSES OF LAND-SCAPING AND WALL CONSTRUCTION BY ALL OWNERS AND OCCUPANTS OF RESIDENTIAL DWELLING UNITS SITUATE UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "ONE" THROUGH "EIGHT", INCLUSIVE, ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARK PLACE TOWNHOMES ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 10th DAY OF JANUARY, A.D., 1980.

W. SHOE CORP., A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *[Signature]* BY: *[Signature]*
JAN A. WOLFE, SR., SECRETARY PAUL B. HANNA, PRESIDENT

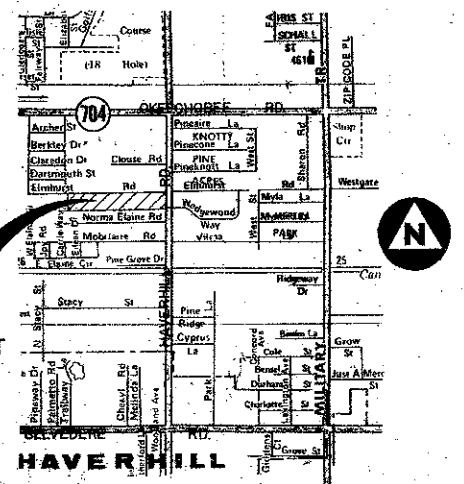
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED PAUL B. HANNA AND JAN A. WOLFE, SR., 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 ABOVE NAMED W. SHOE CORP., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PAUL B. HANNA, PRESIDENT AND JAN A. WOLFE, SR., SECRETARY, RESPECTIVELY OF SAID W. SHOE CORP., INC., 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 10th DAY OF JANUARY, A.D., 1980.

NOTARY PUBLIC: *[Signature]*



LOCATION MAP

IN WITNESS WHEREOF, I JAN A. WOLFE, SR., AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 10 DAY OF JANUARY, 1980.
WITNESS: *[Signature]* WITNESS: *[Signature]* JAN A. WOLFE, SR., AS TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAN A. WOLFE, SR., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF JANUARY, A.D., 1980.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 12-20-82

MORTGAGEE'S CONSENT

STATE OF PENNSYLVANIA
COUNTY OF } SS

THE UNDERSIGNED FIRST PENNSYLVANIA BANK, N.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS ACCOUNT OFFICER AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF JANUARY, A.D., 1980.

FIRST PENNSYLVANIA BANK, N.A., A NATIONAL BANKING ASSOCIATION OF THE STATE OF PENNSYLVANIA

ATTEST: *[Signature]* BY: *[Signature]*
Dennis P. Koehler, Chairman Vice President

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF } SS

BEFORE ME PERSONALLY APPEARED Thomas W. Frye and Dennis J. Koehler TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Act Secretary of First Pennsylvania Bank, N.A. A BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JANUARY, A.D., 1980.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES:



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, PHIL D. O'CONNELL, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT SAID TITLE IS SUBJECT TO THE PARCEL ONE AND JAN A. WOLFE, SR., AS TRUSTEE (AS TO PARCEL TWO), THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: *[Signature]* ATTORNEY: PHIL D. O'CONNELL, JR.
ATTORNEY AT LAW
O'CONNELL AND COOPER, P.A.
501 S. FLAGLER DRIVE
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.C.P.'s) HAVE BEEN SET, AND PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEE POSSESSED WITH PALM BEACH COUNTY BOARD OF COMMISSIONERS 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: 7th DAY OF January, 1980

BY: *[Signature]*
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 2424

NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED NORTH 90°00'00" EAST, FOR THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 26.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE, (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4)
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF ANY "BLANKET TYPE" UTILITY EASEMENTS OR UTILITY TRACTS WHICH SPECIFICALLY SUPPORT WATER, SEWER, OR OTHER APPLICABLE PUBLIC UTILITIES.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED IN THE IMMEDIATELY PRECEDING NOTE.
- BUILDINGS SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.C.P.'s) DESIGNATED THIS:

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF March, A.D., 1980.
BY: *[Signature]*
DENNIS P. KOEHLER, CHAIRMAN

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF March, A.D., 1980.

0202-002
ATTEST: *[Signature]*
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: DEPUTY CLERK

BENCH MARK
land surveying and mapping, inc.

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

PARK PLACE TOWNHOMES
RECORD PLAT
39/70

DATE: 10/10/80