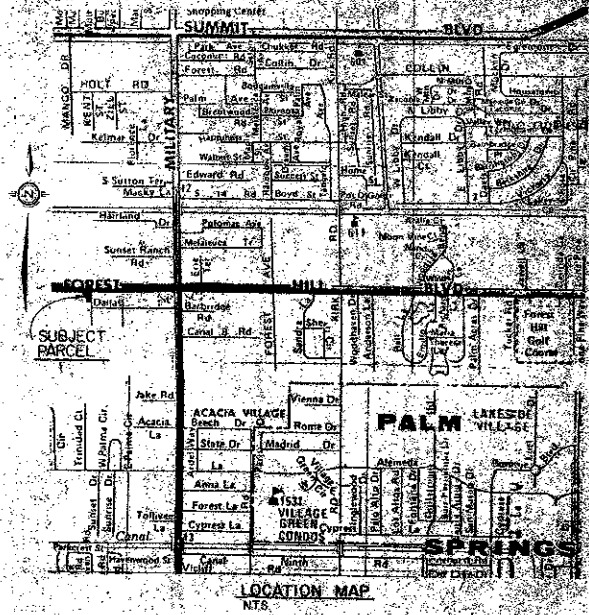


40-198

THE VILLAS OF PALM BEACH PLAT NO. 1

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MAY, 1980 SHEET 1 OF 2



198

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 1:25 PM ON THIS DAY OF MAY 1980 AND ONLY RECORDED IN PLAT BOOK 111 ON PAGES 111 AND 112
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY *[Signature]*

DEDICATION

WHEREAS THE MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE VILLAS OF PALM BEACH PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12 AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (A 100 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE S 88°46'16"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 40.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 01°29'44"E A DISTANCE OF 101.00 FEET; THENCE S 88°30'16"W A DISTANCE OF 340.00 FEET; THENCE S 01°29'44"E A DISTANCE OF 42.15 FEET; THENCE S 88°30'16"W A DISTANCE OF 70.33 FEET; THENCE N 01°29'44"E A DISTANCE OF 351.16 FEET; THENCE N 88°46'16"W A DISTANCE OF 163.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 80.00 FEET; THENCE S 88°46'16"E A DISTANCE OF 39.00 FEET; THENCE N 01°13'44"E A DISTANCE OF 50.00 FEET; THENCE N 88°13'44"E A DISTANCE OF 25.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 740.00 FEET; THENCE N 83°46'15"W A DISTANCE OF 75.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 30.00 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S 88°46'16"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 642.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES MORE OR LESS.

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

- 1. THE 10 FOOT ADDITIONAL RIGHT-OF-WAY FOR FOREST HILL BOULEVARD AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PROPER PURPOSES.
- 2. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 3. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 5. THE WATER MANAGEMENT TRACT "A" IS HEREBY DEDICATED TO THE VILLAS OF PALM BEACH HOMEOWNERS ASSOCIATION, INC. FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 17 DAY OF SEPTEMBER, 1980.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* BY: *[Signature]*
NORMAN HAUCH, SECRETARY NORMAN HAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HARRY HAUCH AND NORMAN HAUCH, 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 NORMAN HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 17 DAY OF September, 1980.

BY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
[Signature]

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HERBY 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 3355 AT PAGE 1957 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF SEPTEMBER, 1980.

STOCKTON, WHATLEY, DAVIN & COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* BY: *[Signature]*
NOTARY PUBLIC VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
[Signature]

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF THE STOCKTON, WHATLEY, DAVIN & COMPANY, 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 17 DAY OF SEPTEMBER, 1980.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORMAN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE 9/17/80 *[Signature]*
FLAGLER TITLE COMPANY

SURVEYOR'S CERTIFICATION

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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REGISTERED 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: 9-17-80
[Signature]
REGISTERED LAND SURVEYOR NO. 3236
STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF *[Signature]* 1980.
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF *[Signature]* 1980.
BY: *[Signature]*
HERBERT F. LAUREY, COUNTY ENGINEER

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

BY: *[Signature]*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET 1 OF 2 - SIGNATURE SHEET
SHEET 2 OF 2 - MAP SHEET

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40/198

SEAL NORMAN HOMES, INC.

SEAL NOTARY PUBLIC

SEAL STOCKTON, WHATLEY, DAVIN & COMPANY

SEAL NOTARY PUBLIC

SEAL REGISTERED LAND SURVEYOR

SEAL COUNTY ENGINEER

SEAL DEPUTY CLERK

Meridian
Surveying and Mapping Inc.
2328 So. Congress Ave.
Suite 2-0
West Palm Beach, Florida 33406
THE VILLAS OF PALM BEACH