

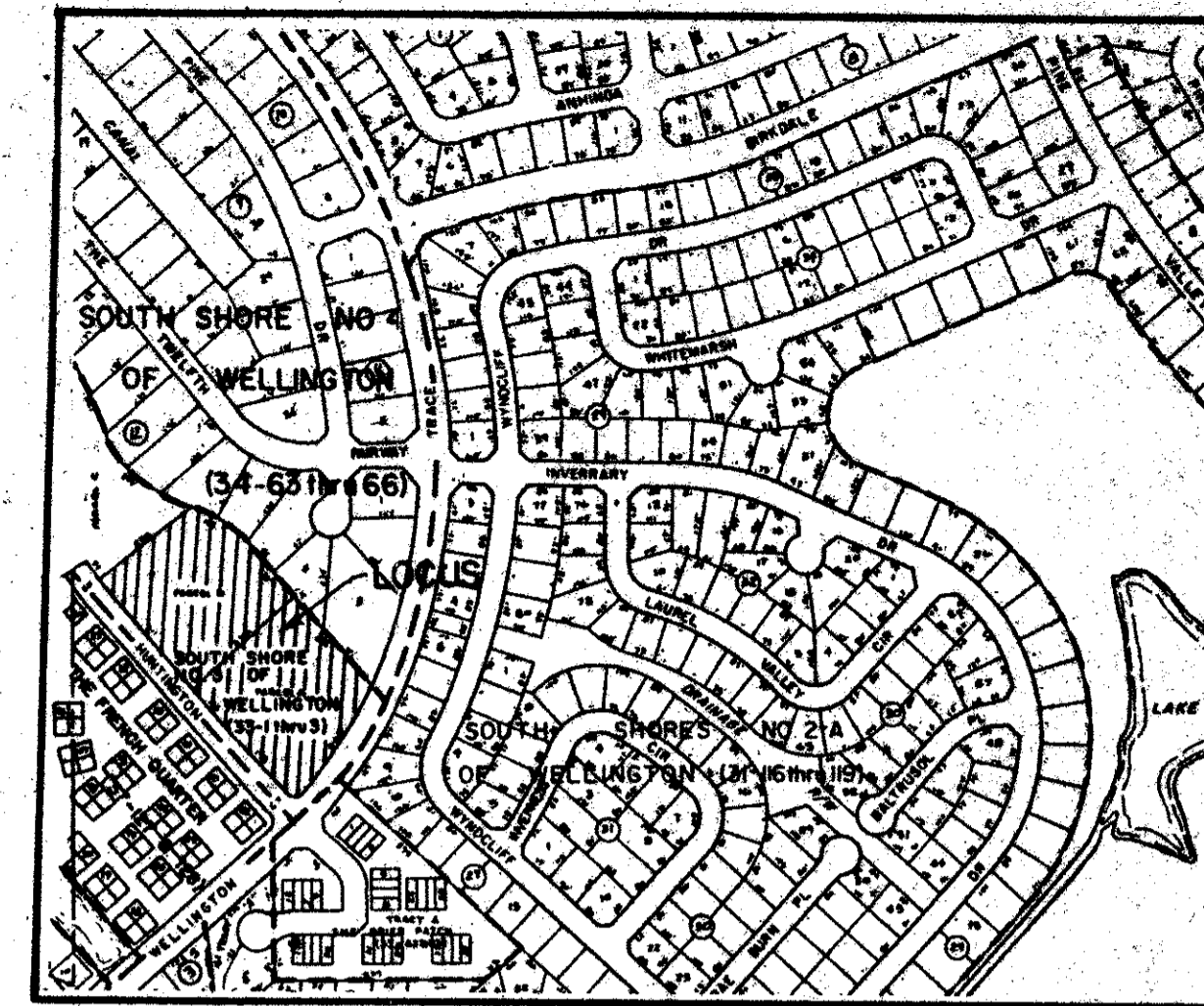
43/142

# STURBRIDGE VILLAGE

A PARCEL OF LAND BEING A RE-PLAT OF PARCELS A AND B, "SOUTH SHORE NO.3 OF WELLINGTON" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33 AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JULY, 1981

SHEET 1 OF 2



LOCATION MAP  
N.T.S.

142

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:15 PM THIS 17th DAY OF DECEMBER AD. 1981 AND DULY RECORDED IN PLAT BOOK 33 ON PAGES 142 AND 143

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *John B. Dunkle*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HUNTINGTON HOUSE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS STURBRIDGE VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS "A" AND "B", "SOUTH SHORE OF WELLINGTON", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINING 5.01 ACRES MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE OF FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE.
3. THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE STURBRIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE USES, RECREATION AREA, UTILITIES, ACCESS AND PARKING TRACTS 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF NOVEMBER, 1981.

WITNESS: *Paul Moskowitz*  
WITNESS: *Margene Ashdown*

HUNTINGTON HOUSE, INC., A CORPORATION OF THE STATE OF FLORIDA.

BY: *Paul Moskowitz*  
PAUL MOSKOWITZ, PRESIDENT, SECRETARY AND TREASURER

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED PAUL MOSKOWITZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE HUNTINGTON HOUSE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 9th DAY OF November 1981.  
MY COMMISSION EXPIRES: *Margene Ashdown*  
NOTARY PUBLIC  
Notary Public, State of Florida at Large  
My Commission Expires June 25, 1982

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 3570 AT PAGE 911 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 EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF NOVEMBER, 1981.

BY: *Byron Thompson*  
BYRON THOMPSON, VICE PRESIDENT  
BY: *Calvin Cearley*  
CALVIN CEARLEY, EXECUTIVE VICE PRESIDENT

FLAGSHIP BANK OF WEST PALM BEACH, A CORPORATION OF THE STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED CALVIN CEARLEY AND BYRON THOMPSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF FLAGSHIP BANK OF WEST PALM BEACH, 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 9 DAY OF Nov 1981.

MY COMMISSION EXPIRES: 7/16/84

*Mirawa James*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

WE, GUARDIAN TITLE CO., 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 FLAGSHIP BANK OF WEST PALM BEACH; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: November 9, 1981  
BY: *Harold Eggle*  
GUARDIAN TITLE AND ABSTRACT CO.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December 1981.

BY: *Frank M. Foster, Jr.*  
FRANK M. FOSTER, JR., CHAIRMAN  
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December 1981.

BY: *Merbert F. Kahlert*  
MERBERT F. KAHLERT, COUNTY ENGINEER

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

BY: *Kathryn S. Miller*  
DEPUTY CLERK

### 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.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 THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

9th DAY OF Nov 1981.  
*William A. Herx*  
WILLIAM A. HERX  
REGISTERED LAND SURVEYOR NO. 3182  
STATE OF FLORIDA

### NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THOSE USED ON THE PLAT OF "SOUTH SHORE NO. 3 OF WELLINGTON".
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THIS:
5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THIS:
6. L.A.E. DENOTES LIMITED ACCESS EASEMENT.

*No Plat #*

0332-345

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD, IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET NO. 1 - SIGNATURE SHEET  
SHEET NO. 2 - LOT LAYOUT SHEET

43/142

SEAL HUNTINGTON HOUSE, INC.

SEAL NOTARY PUBLIC

SEAL FLAGSHIP BANK OF WEST PALM BEACH

SEAL NOTARY PUBLIC

SEAL GUARDIAN TITLE AND ABSTRACT CO.

SEAL REGISTERED LAND SURVEYOR

SEAL COUNTY ENGINEER

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	6-25-81
CHECKED		SCALE	
DRAWING NO.	80-P-040		

STURBRIDGE VILLAGE Wellington