

45/195

PLAT OF THE MARGUERITA VILLAS

IN THE NORTH WEST ONE QUARTER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
DECEMBER, 1982 · SHEET 1 of 2

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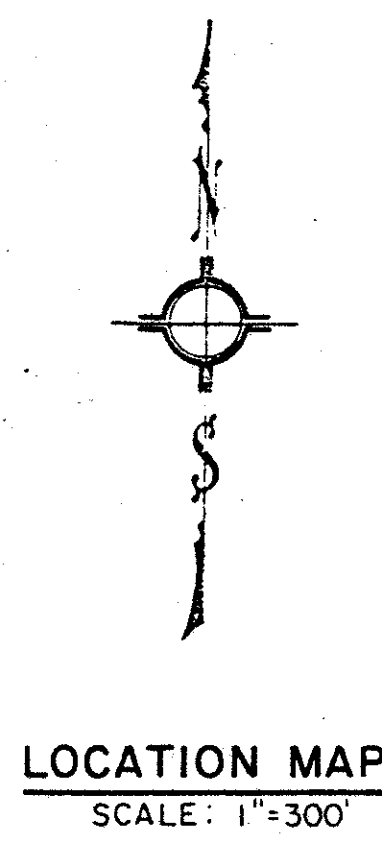
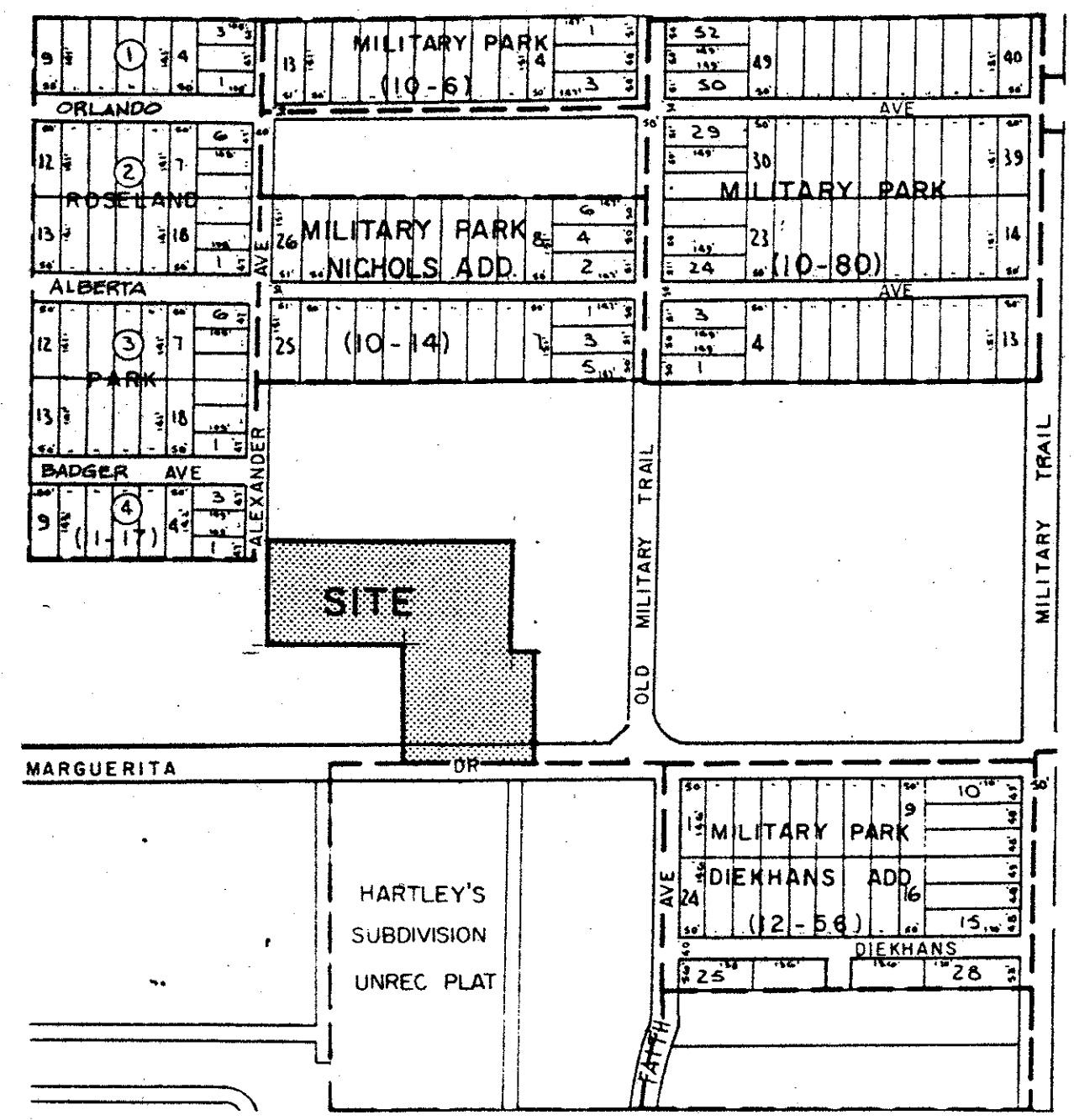
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 6 day of June, 1983
By: Peggy E. Matt
PEGGY E. MATT, CHAIRMAN

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10-28-82
at 10:28 AM on June 1983
and duly recorded in Plat Book No. 45 on page 195-196
JOHN B. DUNKLE, Clerk, Circuit Court
John B. Dunkle D. C.

Attest: JOHN B. DUNKLE - Clerk
By: Elizabeth Richards
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved for record, this 6 day of June, 1983.
By: H.F. Kahler
H.F. KAHLER, P.E., COUNTY ENGINEER

DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that Detco Homes, Inc., a Florida Corporation, owner of the land shown hereon, being in Section 24, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as THE MARGUERITA VILLAS, being more particularly described as follows:
A parcel of land in the South 400 feet of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, less a parcel in the extreme Southeast corner thereof, described thus: Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, go North 200 feet; thence East 200 feet; thence South 200 feet; thence East along the South line of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, a distance of 200 feet to the Point of Beginning. Less a parcel in the extreme Northeast corner of the South 400 feet of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, described thus: Beginning at the said Northeast corner, go West 240 feet; thence South 200 feet; thence East 240 feet; thence North 200 feet to a Point of Beginning. Less a parcel in the extreme Southwest corner of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, a distance of 200 feet to the Point of Beginning. Less a parcel in the extreme Northeast corner of the South 400 feet of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, described thus: Beginning at the said Northeast corner, go West 240 feet; thence South 200 feet; thence East 240 feet; thence North 200 feet to a Point of Beginning. Less a parcel in the extreme Southwest corner of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 24, Township 43 South, Range 42 East, a distance of 200 feet to the Point of Beginning.
Containing in all 3.05 acres, more or less.



Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. **STREETS:** The additional R/W for Marguerita Drive is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the proper purposes.

2. **EASEMENTS:**
a. The 43 foot ingress and egress, drainage & utility easements as shown hereon, is hereby dedicated to THE MARGUERITA VILLAS HOMEOWNERS ASSOCIATION, its successors and assigns, and its perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
b. The Utility Easements as shown hereon, including overhead surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, and maintenance, inspections, replacement and repair of utility facilities, equipment and appurtenances.
c. The Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Drainage Facilities.
d. The Water Management Tract designated Tract "A" as shown hereon and the 20 foot Maintenance Easement abutting said Tract "A" are dedicated to the MARGUERITA VILLAS HOMEOWNERS ASSOCIATION, its successors and assigns, for the proper purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
e. Limited Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

3. **TRACT "R":** Tract "R" as shown is hereby dedicated to the MARGUERITA HOMEOWNERS ASSOCIATION, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary/Treasurer and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors this 4 day of MAY, 1983.

Detco Homes, Inc., a corporation of the State of Florida.
By: Forrest Allan Detwiler
Forrest Allan Detwiler, President
ATTEST:
Herbert Tannenbaum
Herbert Tannenbaum
Secretary/Treasurer

TABULATION:

TOTAL ACREAGE	3.05 ACRES
RECREATION AREA	0.25 "
LAKE AREA	0.17 "
BUILDINGS	0.48 "
LOT COVERAGE	16 %
NO. UNITS	24 UNITS
DENSITY	7.87 UNITS PER ACRE

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Forrest Allan Detwiler and Herbert Tannenbaum, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President, and Secretary/Treasurer of Detco Homes, 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 4 day of MAY 1983.

My commission expires: Notary Public
Notary Public, State of Florida At Large
My Commission Expires June 24, 1984
DONALD D. DANIELE, Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgage lien, or other encumbrance 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, lien or other encumbrance which is recorded in OFFICIAL RECORD BOOK 3827 at Pages 1426 through 1435, of the public records of Palm Beach County, Florida, and future advance affidavit-Clerk's File No. 83-73048, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and attested by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 4 day of May 1983.

First Marine Bank and Trust Company of the Palm Beaches, a corporation of the State of Florida
By: William T. Dougan
William T. Dougan, Senior Vice President
ATTEST:
Raymond E. Weeks
Raymond E. Weeks, Vice President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared William T. Dougan, and Raymond E. Weeks, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President, and Vice President of First Marine Bank and Trust Company of the Palm Beaches, 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 4 day of May 1983.

My commission expires: Notary Public
Notary Public, State of Florida At Large
MY COMMISSION EXPIRES DEC 2 1983
DONALD D. DANIELE, Notary Public

- NOTES**
- All bearings shown hereon are relative to an assumed meridian based on the West Line of Section 24 bearing N. 01°30'50" E.
 - Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.
 - There shall be no building or other structures placed on Utility Easements.
 - There shall be no building or any kind of construction or trees or shrubs placed on Drainage Easements.
 - Easements are for Public Utilities, unless otherwise noted.
 - : denotes Permanent Reference Monument (P.R.M.)
● : denotes Permanent Control Point (P.C.P.)
 - Where Utility and Drainage Easements cross or coincide, the areas within are Drainage and Utility Easements. Construction and maintenance of Utility facilities shall not interfere with the Drainage facilities within said areas.

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
WE Attorney Title Guarantee Fund 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 Detco Homes, Inc.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and we find that all mortgages are shown and are true and correct; and we find that there are no other encumbrances on this property.

Attorney Title Guarantee Fund
Date: 5-4-83
Esther A. Zaretsky #5537
Esther A. Zaretsky, Esquire
Impact Fee paid per Co. Eng. 1-21-83

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 placed as required by law, and (P.C.P.'s) 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: May 4, 1983
Donald D. Daniele
Registered Surveyor No. 2608
State of Florida

MARGUERITA VILLAS
This instrument was prepared by Donald D. Daniele in the office of:
Donald D. Daniele
PROFESSIONAL LAND SURVEYORS
1547 N. Florida Mangrove Rd. • Building 14-A • West Palm Beach, FLA. 33409 • (305) 835-5308
SCALE: _____ DATE: DEC. 1982
REF: 24-43-42 DWG. NO. 82-155

Herbert Tannenbaum
Herbert Tannenbaum
Secretary/Treasurer

