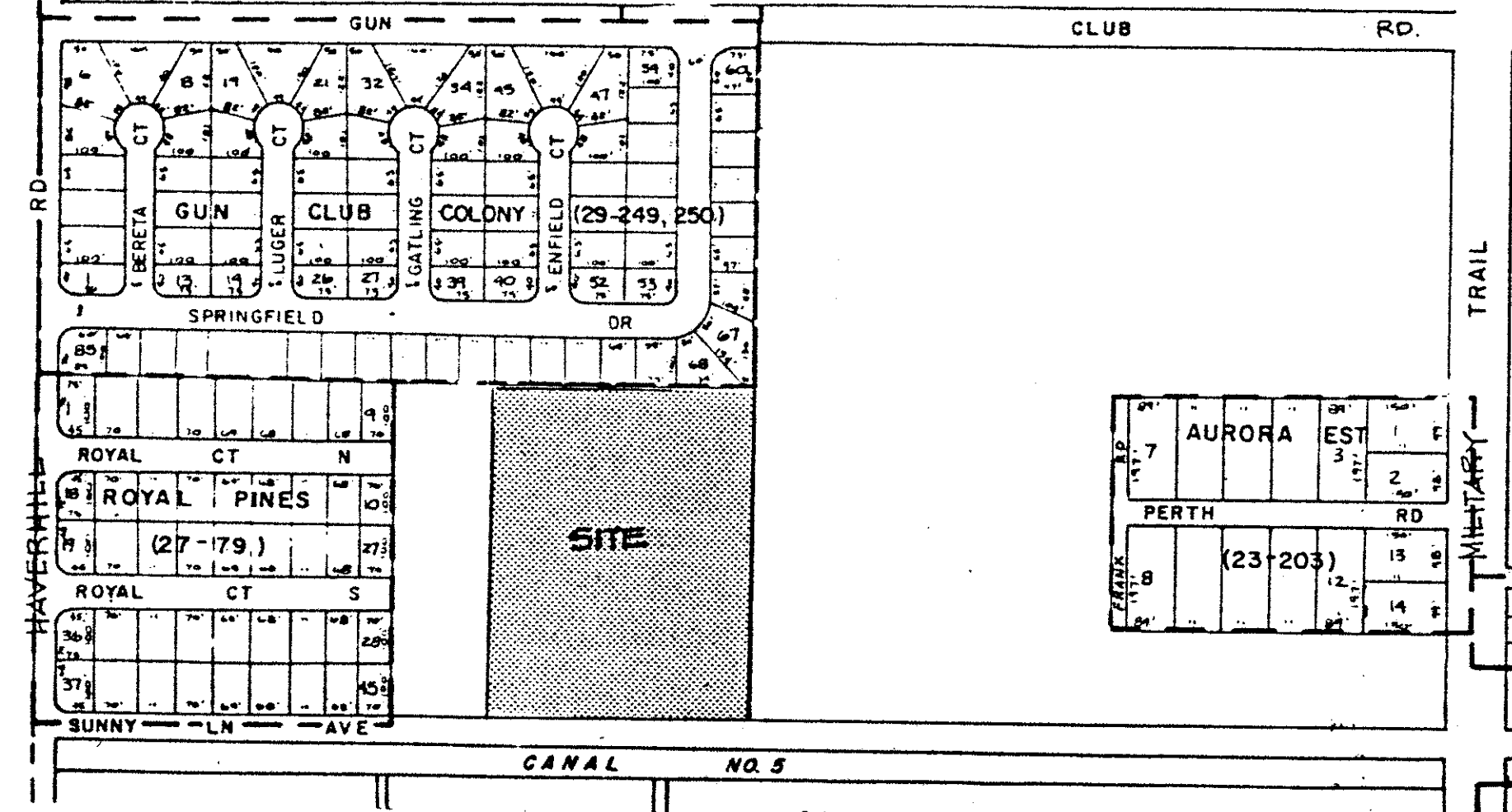


PLAT OF SUNNY PALMS VILLAS

IN NW 1/4 OF SECTION 1, TOWNSHIP 44 S., RANGE 42 E., PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF PART OF TRACT 8, BLOCK 2, PALM BEACH PLANTATIONS AS RECORDED IN PLAT BOOK 10, AT PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEPT. 1983

SHEET 1 OF 2



LOCATION MAP SCALE: 1"=300'

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS that Michael Herbert and Bernice Herbert, his wife, owners of the land hereon, being in Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as SUNNY PALMS VILLAS, being more particularly described as follows:

The East Half (E1/2) of the West Half (W1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, LESS the Southerly 50 feet thereof. (Also known as the East Half of the West Half of the South Half of Tract 8, Block 2, PALM BEACH PLANTATIONS according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 10, Page 20, LESS the South 50 feet thereof).

TOGETHER WITH:

The East Half (E1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section 1, Township 44 South, Range 42 East, Palm Beach County, Florida, LESS the Easterly 15 feet thereof, and ALSO LESS the Southerly 50 feet thereof. (Also known as the East Half of the South Half of Tract 8, Block 2, PALM BEACH PLANTATIONS according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 10, Page 20, LESS the East 15 feet and the South 50 feet thereof).

CONTAINING in all 6.90 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

- STREETS:**
-The Street shown hereon as SUNNY PALMS CIRCLE (52' R/W) is hereby dedicated for private road, drainage & utilities to the Sunny Palms Villas Homeowners Association, its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns without recourse to Palm Beach County.
-The private common access drives as shown are hereby dedicated for private road, drainage & utilities to the Sunny Palms Villas Homeowners Association, its successors or assigns, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- EASEMENTS:**
-The Utility Easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to Florida Power and Light Company and other public Utilities for the construction, operation, maintenance, inspections, replacement and repair of utility facilities, equipment and appurtenances.
-The Water Main Easement as shown hereon is hereby dedicated in perpetuity for the construction and maintenance of water distribution facilities.
-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.
-The Drainage Easement as shown are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities.
-The Water Management Tract designated Tract "L" as shown and the 20 foot Maintenance Easement abutting said Tract are dedicated to the Sunny Palms Villas Homeowner's Association, its successors or assigns, and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- TRACT "C"**
-Tract "C" as shown is hereby dedicated to the Sunny Palms Villas Homeowner's Association, its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, We, Michael Herbert and Bernice Herbert, his wife, do hereunto set our hands and seals this 20th day of DECEMBER, 1983.

WITNESS: Diane Jann BY: Michael Herbert
Michael Herbert

WITNESS: Diane Jann BY: Bernice Herbert
Bernice Herbert

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME personally appeared Michael Herbert and Bernice Herbert, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 20th day of DECEMBER, 1983.

My commission expires: Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

The undersigned hereby certifies that it is the holder of a 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 3484 at Page 900 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, Henry J. Erfurth do hereunto set my hand and seal this 1st day of DECEMBER, 1983.

WITNESSES:
Robert K. [Signature]
Kenneth M. [Signature]
Henry J. Erfurth
Henry J. Erfurth

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME personally appeared Henry J. Erfurth, 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 1st day of December, 1983.

My commission expires: Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

We, Commonwealth Land Title Insurance Company, a title insurance company, duly licensed in the State of Florida do hereby certify that we have examined the title the hereon described property; that we find the title to the property is vested to Michael Herbert and Bernice Herbert, his wife; that current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; that we find all mortgages are shown and are true and correct; and the property is found to contain deed restrictions which are not applicable and do not affect the subdivision of the property, and that there are no other encumbrances on the property.

FOR: COMMONWEALTH LAND TITLE INSURANCE COMPANY

DATE: 12-20-83

STATE OF ILLINOIS)
COUNTY OF Cook) SS

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 3849 Page 398 of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

IN WITNESS WHEREOF, EASTSIDE SAVINGS & LOAN ASSOCIATION has caused these Presents to be signed by its President and attested by its SECRETARY, and its Official Seal to be affixed hereon, by and with the authority of its Board of Directors, this 13th day of December, 1983.

Attest: William E. Raddatz By: Diane Raddatz
President

STATE OF ILLINOIS)
COUNTY OF Cook)

BEFORE ME personally appeared DIANE RADDATZ and William E. Raddatz, to me well known and known to me to be the individuals described hereon and who executed the foregoing Instrument as President and SECRETARY of Eastside Savings & Loan Association an Illinois Bank severally acknowledged to and before me that they executed said Instrument as such Officers of said Eastside Savings & Loan Association, 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 free act and deed of said Bank.

WITNESS my hand and Official seal this 13th day of Dec, 1983.
My commission expires: DECEMBER 5, 1984
Annora J. [Signature]
Notary Public.

NOTES:

1. Permanent Reference Monuments are designated thus: @
2. Permanent Control Points are designated thus: O
3. Bearings cited hereon are relative to those shown on the plat of GUN CLUB COLONY recorded in Plat Book 29, Pages 249 and 250, Palm Beach County, Florida, the South line of said Plat bears N 89°58'45" E.
4. Building setback lines shall be as required by Palm Beach County, Florida zoning regulations.
5. There shall be no buildings or other structures placed on utility easements.
6. There shall be no buildings or any kind of construction or any trees or shrubs placed on drainage easements.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 10 day of JANUARY, 1984.

Ken [Signature]
Chairman
MEN'S VILLAS

COUNTY ENGINEER

This plat is hereby approved for record this 10 day of JANUARY, 1984.

By: H.F. Kahlert
H.F. Kahlert, Jr. County Engineer

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners

By: Elizabeth [Signature]
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 placed as required by law and (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 the ordinances of Palm Beach County, Florida.

DATE: Nov 28, 1983

Donald D. Daniels
Professional Land Surveyor
Florida Certificate No. 2608

0314-001
THIS INSTRUMENT WAS PREPARED BY:
DONALD D. DANIELS in the office of

Donald D. Daniels
PROFESSIONAL LAND SURVEYOR

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