

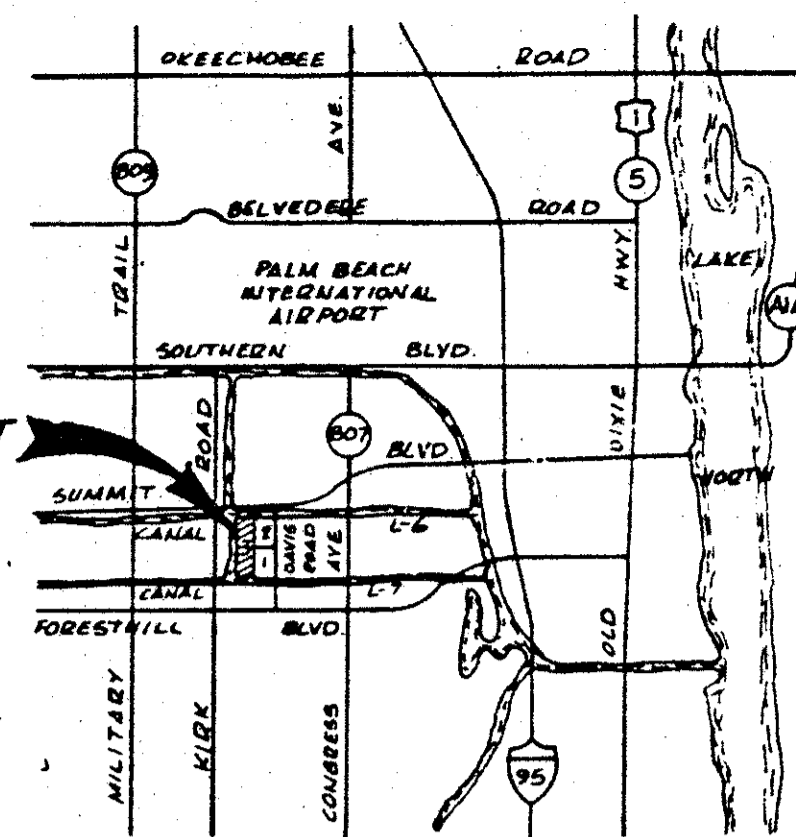
# SOMERSET

## IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST

### PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF PART OF LOTS 2, 3, 6, AND 7, BLOCK 2,  
PLAT NO. 1 PALM BEACH PLANTATION, RECORDED IN PLAT  
BOOK 10, PAGE 20, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

### SHEET 1 OF 4 JANUARY, 1984



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10:07A  
this 31st day of MAY  
1984  
48  
84-85-86-87  
JOHN B. DUNKLE, Clerk, Circuit Court  
By: Margaret A. Blawie

# 84

VICINITY SKETCH  
NOT TO SCALE

- NOTES
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS:
  - PERMIT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS:
  - BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF COLLINWOOD HEIGHTS, PLAT NO. 2, PLAT BOOK 34, PAGES 5 AND 6.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
  - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

COUNTY APPROVALS

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF MAY, 1984.  
By: Herbert F. Kahler, P.E., COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF MAY, 1984.  
By: Ken Spillias, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: JOHN B. DUNKLE, DEPUTY CLERK

SURVEYOR'S CERTIFICATION

I hereby 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 that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with \_\_\_\_\_ 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 the \_\_\_\_\_

Date: MAY 8, 1984 By: [Signature] P.L.S.  
Florida Cert. No. 3978

This instrument was prepared by Richard P. Brienbach, Robert E. Owen & Associates, Inc., Engineers and Planners, 2300 Flamingo Road, West Palm Beach, Florida.

1000-033

ROBERT E. OWEN & ASSOCIATES, INC.  
ENGINEERS · PLANNERS · SURVEYORS  
WEST PALM BEACH  
FLORIDA

**SOMERSET**

Job No. 83-1115  
Scale: \_\_\_\_\_  
Date: JAN., 1984  
Sheet: 1  
File No. BF-2389

#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN CORDER AND PHILIP BINNS, 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 WESTBURY HOMES CORPORATION, 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 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 MAY, A.D., 1984.

By: [Signature] Notary Public

My Commission Expires: MARCH 26, 1988

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 4129 at Page 0033, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, the said Undersigned has caused these presents to be signed by its duly authorized representative of its limited partnership, this 8 day of May, A.D. 1984.

KENCO, LTD.  
A Florida Limited Partnership  
by: Gary D. Kendall and Kenneth W. Kendall as Co-Trustees of the Kendall family revocable trust, sole General Partner in Kenco Ltd.  
By: [Signature] Gary D. Kendall, Co-Trustee  
[Signature] Kenneth W. Kendall, Co-Trustee

#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Gary D. Kendall and Kenneth W. Kendall, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Co-Trustees of the Kendall Family revocable trust, the sole general partner in KENCO, LTD., a Florida Limited Partnership, and severally acknowledged to and before me that they executed such instrument as such co-trustees of such trust for and on behalf of such limited partnership and that said instrument is the free act and deed of said limited partnership.

WITNESS my hand and official seal this 8 day of May, A.D., 1984.

By: [Signature] Notary Public

My Commission Expires: MARCH 26, 1988

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, Levy, Schapiro, Kneen & Kingcade, P.A. Attorneys, 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 in WESTBURY HOMES CORPORATION; that the current taxes have been paid; and that we find 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: MAY 8, 1984  
By: [Signature] Levy, Schapiro, Kneen, & Kingcade, P.A. Attorneys  
David Wiener For the Firm

#### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 mortgages, which are recorded in Official Record Book 4147, Page 1030; Official Record Book 4147, Page 1049; and Official Record Book 4147, Page 1068, Public Records of Palm Beach County, Florida, shall be subordinated to the said dedication shown hereon.

IN WITNESS WHEREOF, the Undersigned has caused these presents to be signed by its Vice President and attested to by its Assistant Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 9th day of May, A.D. 1984.

DUVAL FEDERAL SAVINGS & LOAN ASSOCIATION OF JACKSONVILLE  
A Federal Savings & Loan Association

Attest: Virginia Brenner, Assistant Secretary  
By: James F. Fortwangler, Vice President

#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared James F. Fortwangler and Virginia Brenner, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of the DUVAL FEDERAL SAVING & LOAN ASSOCIATION, of Jacksonville, a Federal Savings and Loan Association, 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 it was affixed to said instrument by due and regular Corporate authority and that said instrument is the free act and deed of said Federal Savings & Loan Association.

WITNESS my hand and official seal this 9th day of May, A.D., 1984.

By: [Signature] Notary Public

My Commission Expires: 3-9-85

#### DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF COLLINWOOD HEIGHTS, PLAT NO. 2, AS SAME IS RECORDED IN PLAT BOOK 34, AT PAGES 5 AND 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COLLINS DRIVE); RUN SOUTH 89°49'30" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COLLINS DRIVE, A DISTANCE OF 414.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART; AND FROM SAID POINT CONTINUE SOUTH 89°49'30" WEST, ALONG SAID COLLINS DRIVE, A DISTANCE OF 510.55 FEET TO A POINT ON THE EAST LINE OF A CANAL, AS SAME IS DESCRIBED IN OFFICIAL RECORD BOOK 616, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 03°07'13" EAST, ALONG THE EAST LINE OF SAID CANAL AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 2116.50 FEET TO THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-7, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE RUN EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7 AND THE NORTH RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED LAKE WORTH DRAINAGE DISTRICT CANAL L-7, A DISTANCE OF 925.89 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF SAID COLLINWOOD HEIGHTS PLAT NO. 2; THENCE NORTH 03°07'57" WEST, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST BOUNDARY LINE OF COLLINWOOD HEIGHTS, PLAT NO. 2, A DISTANCE OF 1919.08 FEET; THENCE SOUTH 89°49'30" WEST, A DISTANCE OF 464.47 FEET TO A POINT IN THE 530.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 13°22'49", AND WHOSE LOCAL TANGENT, PASSING THROUGH SAID POINT, BEARS NORTH 15°12'19" EAST; THENCE NORTHERLY, ALONG THE ARC OF THE JUST DESCRIBED CURVE A DISTANCE OF 123.77 FEET; THENCE NORTH 00°10'30" WEST, A DISTANCE OF 52.30 FEET; THENCE NORTH 44°49'30" EAST, A DISTANCE OF 35.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS THE SOUTH 15.02 FEET THEREOF.

CONTAINING 42.559 ACRES, MORE OR LESS.

#### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WESTBURY HOMES CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND SHOWN HEREON AS SOMERSET, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

#### STREETS

The street, shown hereon as Victoria Drive is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

#### EASEMENTS

Ingress/egress utility and drainage easements, as shown hereon, are hereby dedicated as a utility easement, drainage easement, and for private ingress/egress purposes, and are hereby dedicated to the Somerset Homeowners Association, and are the perpetual maintenance obligation of said Association.

The Limited access easement, as shown hereon, is hereby dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.

#### WATER MANAGEMENT TRACTS

The Water Management Tract shown hereon as Tract L-1, is hereby dedicated to the Somerset Homeowners Association as a drainage easement and for proper purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

Tracts-R as shown hereon are hereby dedicated in perpetuity to the Somerset Homeowners Association, its successors and assigns, for recreation purposes, and is the perpetual maintenance obligation of said Association.

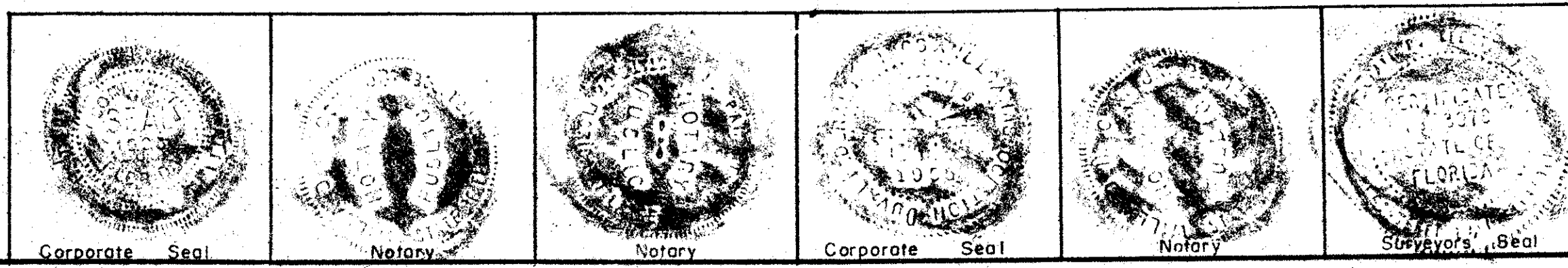
#### OPEN SPACE

The areas between the lots as shown hereon, is hereby reserved as Open Space and is the perpetual maintenance obligation of the Somerset Homeowners Association, its successors, or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, THE ABOVE NAME 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 9th DAY OF MAY, A.D. 1984.

WESTBURY HOMES CORPORATION  
A CORPORATION OF THE STATE OF FLORIDA  
By: [Signature] MARTIN CORDER, PRESIDENT

ATTEST: [Signature]  
PHILIP BINNS, SECRETARY



Field Book No.	Pg.
Design	
Drawn	R. BUSUTIL
Checked	

ROBERT E. OWEN & ASSOCIATES, INC.  
ENGINEERS · PLANNERS · SURVEYORS  
WEST PALM BEACH  
FLORIDA

# SOMERSET