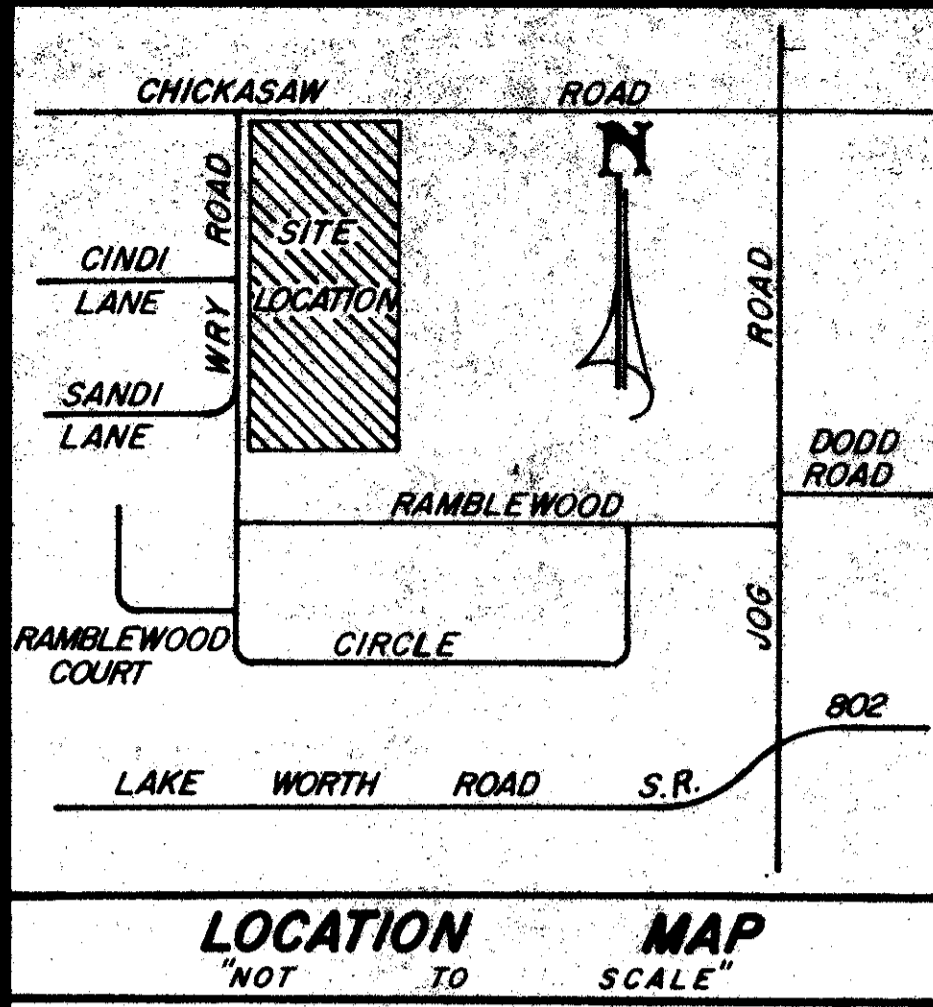


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51/200

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HARWICH COURTS

A PLANNED RESIDENTIAL DEVELOPMENT

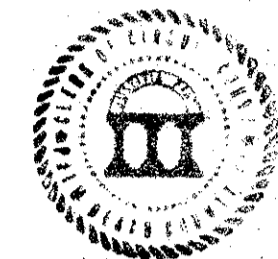
BEING A REPLAT OF TRACT 42, BLOCK 22, PALM BEACH FARMS COMPANY,
 PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE,
 PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
 SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST

SHEET 1 OF 2

APRIL 1985

P.R.D. TABLE

TOTAL ACREAGE	5.155 Acres
ACREAGE WATER MANAGEMENT TRACT	0.200 Acres
ACREAGE CANAL RIGHT OF WAY	0.399 Acres
ACREAGE PRIVATE ROAD	1.065 Acres
NUMBER OF UNITS	20 D.U.
DENSITY	3.88 Units/acre



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on Sept 15
 at 9:15 A.M. this 15 day of September 1985
 and duly recorded in Plat Book 51
 on Page 200-201
 John B. Dunkle, Clerk of Court
 By George T. Webb D.C.

DRAWING NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL F. ARANDA, MARY T. MANKAMYER AND CHARLES R. MANKAMYER, D/B/A A. M. DEVELOPMENT COMPANY, A JOINT VENTURE, OWNERS OF THE LAND HEREON, BEING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HARWICH COURTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- TRACT 42, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45.
- HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
- THE STREET SHOWN HEREON AS HARWICH COURTS IS HEREBY DEDICATED TO THE HARWICH COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PRIVATE ROAD, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 - THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE HARWICH COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - THE WATER RETENTION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE HARWICH COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF DRAINAGE RETENTION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
 - THE 50 FOOT RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL 11 CANAL IS HEREBY DEDICATED IN FEE SIMPLE TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, WE MICHAEL F. ARANDA, MARY T. MANKAMYER AND CHARLES R. MANKAMYER DO HEREBY SET OUR HANDS AND SEALS THIS 23 DAY OF July, 1985.

IN WITNESS WHEREOF, WE MICHAEL F. ARANDA, MARY T. MANKAMYER AND CHARLES R. MANKAMYER, D/B/A A. M. DEVELOPMENT COMPANY, A JOINT VENTURE DO HEREBY SET OUR HANDS AND SEALS THIS 23 DAY OF July, 1985.

WITNESS: Debbie Post MICHAEL F. ARANDA
Wenise Jants
 WITNESS: Debbie Post MARY T. MANKAMYER
Wenise Jants
 WITNESS: Debbie Post CHARLES R. MANKAMYER
Wenise Jants

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL F. ARANDA, MARY T. MANKAMYER AND CHARLES R. MANKAMYER TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS A. M. DEVELOPMENT COMPANY, A JOINT VENTURE AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF July, 1985.

MY COMMISSION EXPIRES: 11/29/86 Martha C. Nitzsch
 NOTARY PUBLIC

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 4554 AT PAGE 506 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF July, 1985.

KISS REALTY, INC., A FLORIDA CORPORATION
 BY: Andrew Brock
 ANDREW BROCK, PRESIDENT

ATTEST: Herbert Brock
 HERBERT BROCK, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANDREW BROCK AND HERBERT BROCK, 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 KISS REALTY, 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 24 DAY OF July, 1985.

MY COMMISSION EXPIRES: 12/12/88 John J. Connell
 NOTARY PUBLIC

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 4544 AT PAGES 1681 - 1685 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 ADMINISTRATIVE ASSISTANT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF July, 1985.

FIRST STATE BANK OF LANTANA
 A CORPORATION OF THE STATE OF FLORIDA
 BY: Robert Stock
 ROBERT STOCK, PRESIDENT

ATTEST: Jean Brown
 JEAN BROWN, ADMINISTRATIVE ASSISTANT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT STOCK AND JEAN BROWN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ADMINISTRATIVE ASSISTANCE OF THE FIRST STATE BANK OF LANTANA, 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 23 DAY OF July, 1985.

MY COMMISSION EXPIRES: 02/22/86 Notary Public
 NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF Sept, 1985
 BY: Ken Adams
 KENNETH H. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF Sept, 1985
 BY: George T. Webb
 GEORGE T. WEBB, COUNTY ENGINEER, ASSISTANT

ATTEST: JOHN B. DUNKLE, CLERK
 BY: Richard A. Compton
 DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE STEWART TITLE OF PALM BEACH COUNTY, 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 MICHAEL F. ARANDA, MARY T. MANKAMYER AND CHARLES R. MANKAMYER, D/B/A A. M. DEVELOPMENT COMPANY, A JOINT VENTURE; 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 July 10, 1985

STEWART TITLE OF PALM BEACH COUNTY
Leigh W. Conover
 LEIGH W. CONOVER, C.I.S., SENIOR VICE PRESIDENT

NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 42, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, BEING AN ASSUMED BEARING OF NORTH 00°-00'-07" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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 JULY 23, 1985

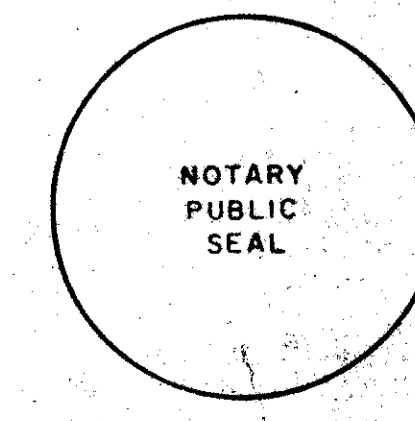
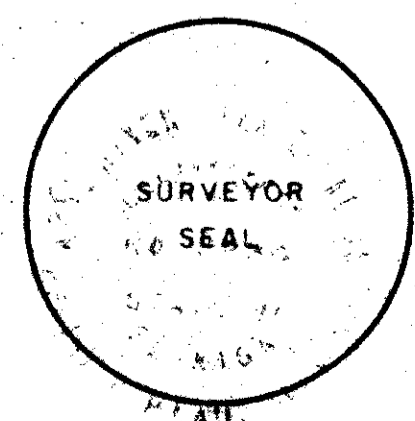
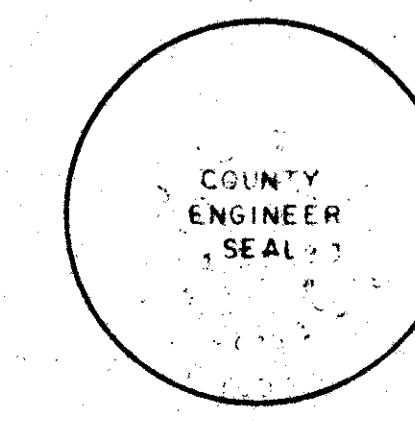
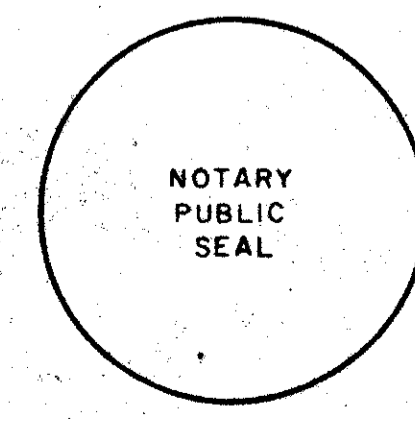
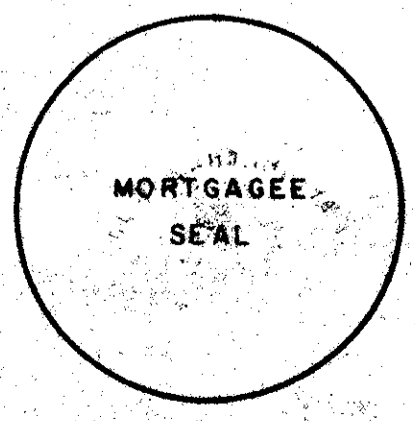
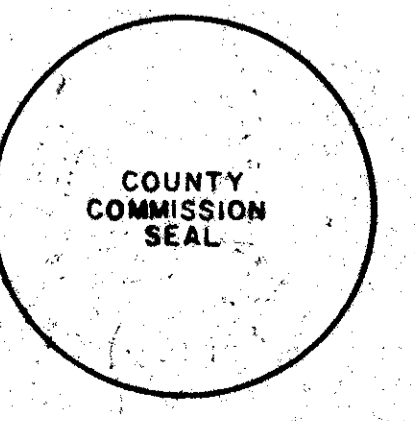
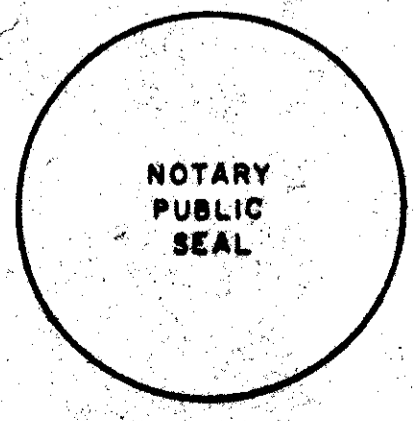
Kent W. Ewing Jr.
 KENT W. EWING JR.
 REGISTERED SURVEYOR
 STATE OF FLORIDA

81000-040 51/200
 Ref. 84-5240

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

DRAWING NUMBER

DRAWING NUMBER



EWING AND SHIRLEY, INC.
 LAND SURVEYORS AND PLANNERS
 3767 Lake Worth Road-Suite 118
 Lake Worth Florida 33461
 (906)988-0421