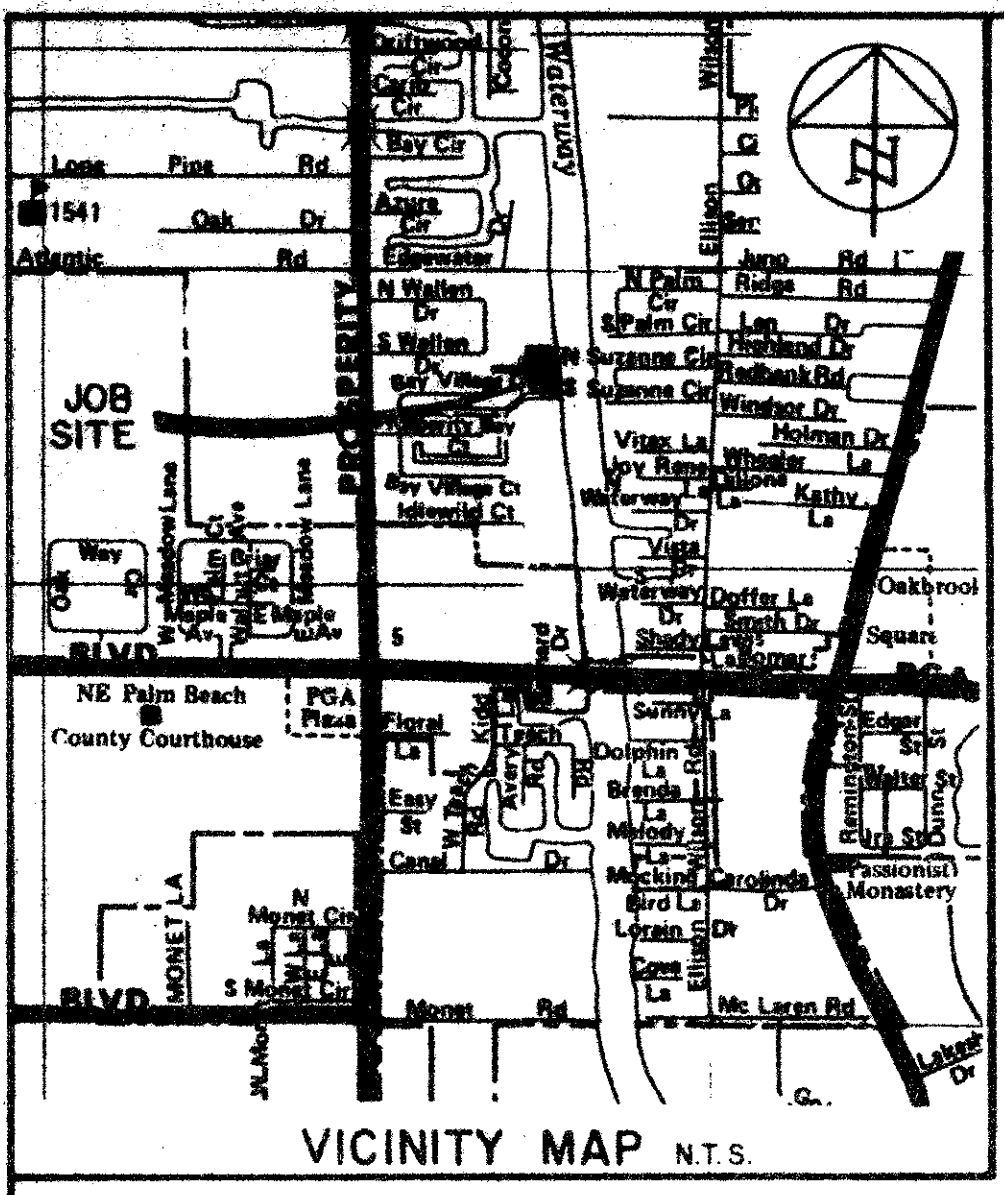
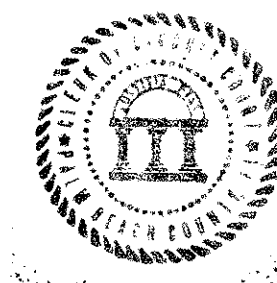


PLAT OF BAY VILLAGE HARBOUR

24

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:52 AM
this 27th day of March
1986 and duly recorded in Plat Book No.
53 on page 24-25
JOHN B. DUNKLE, Clerk Circuit Court
Palm Beach, Florida



BEING A PORTION OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF A PORTION OF LOT 1 OF THE
PLAT OF PROSPERITY BAY VILLAGE AS RECORDED IN
PLAT BOOK 38, PAGES 118 AND 119, PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA
DECEMBER, 1985

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES GETZINGER AND ELIZA M. GETZINGER, OWNERS OF THE LAND HEREON BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BAY VILLAGE HARBOUR,

DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING, SITUATE AND BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS A PARCEL OF LAND BOUNDED ON THE SOUTH BY THE NORTH LINE OF A PORTION OF THE PLAT OF PROSPERITY BAY VILLAGE, RECORDED IN PLAT BOOK 38, AT PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE WEST BY A PORTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; BOUNDED ON THE EAST BY THE WEST LINE OF THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY AS DESCRIBED IN PLAT BOOK 17, AT PAGE 29; AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 754, AT PAGE 615, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE NORTHERLY 30 FEET OF LOT 1 ACCORDING TO THE PLAT OF PROSPERITY BAY VILLAGE AS RECORDED IN PLAT BOOK 38, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THAT PORTION OF THE ABOVE-DESCRIBED PARCEL LYING WITHIN THE FOLLOWING DESCRIBED RIGHT-OF-WAY.

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL NO. 1, AS SHOWN ON FLORIDA INLAND NAVIGATION DISTRICT'S RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 17, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTH BY THE NORTHERLY LINE OF SAID SECTION 5; ON THE WEST BY THE WEST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 5; AND ON THE EAST BY A LINE PARALLEL TO AND 30 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE THEREOF.

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

1. STREETS:

THAT TRACT FOR PRIVATE ROAD PURPOSES SHOWN HEREON AS BAY VILLAGE COURT IS HEREBY DEDICATED TO THE PROSPERITY BAY VILLAGE HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS:

A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

B. LIMITED ACCESS STRIPS - THE LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

C. THAT TRACT SHOWN HEREON AS BAY VILLAGE COURT IS DEDICATED IN PERPETUITY AS A UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, WE JAMES GETZINGER AND ELIZA M. GETZINGER DO HEREBY SET OUR HANDS AND SEALS THIS 3rd DAY OF MARCH, 1986.

WITNESS,

Himberly G. Hatcher
WITNESS AS TO BOTH
Lisa M. Carnahan
WITNESS AS TO BOTH

James Getzinger
JAMES GETZINGER
Eliza M. Getzinger
ELIZA M. GETZINGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES GETZINGER AND ELIZA M. GETZINGER 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 3RD DAY OF MARCH, 1986.

MY COMMISSION EXPIRES: *Lisa M. Carnahan*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 4490 AT PAGE 1568 AND OFFICIAL RECORD BOOK PAGE 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 VICE PRESIDENT AND ATTESTED TO BY ITS CHIEF FINANCIAL OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF MARCH, 1986.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE STATE OF FLORIDA

BY: *G.J. Lesperance*
G.J. LESPERANCE
VICE PRESIDENT

ATTEST:
Cheryl L. LaCoursiere
Cheryl L. LaCoursiere

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED G. LESPERANCE AND *Cheryl L. LaCoursiere*, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT AND CHIEF FINANCIAL OFFICER OF THE AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 03rd DAY OF MARCH, 1986.

MY COMMISSION EXPIRES: *Wanda S. Barnett*
NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL AMERIFIRST SAVINGS AND LOAN ASSOC

SEAL NOTARY PUBLIC

SEAL LAND SURVEYOR

SEAL COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JAMES GETZINGER AND ELIZA M. GETZINGER; 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.

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 THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

John J. Breitwieser
JOHN J. BREITWIESER
V.P. PRESIDENT 3/3/86

Dennis J. Meierer
DENNIS J. MEIERER
REGISTERED SURVEYOR NO. 2927
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF MARCH, 1986.

BY: *Karen T. Marcus*
HONORABLE KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: *Kathleen S. Miller*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF MARCH, 1986.

BY: *Herb Kahler*
HERB KAHLERT
COUNTY ENGINEER

53/24

THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9176 ALT. A-1-A
LAKE PARK, FLORIDA 33403

0.300-000

PLAT OF
BAY VILLAGE HARBOUR

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A-1A, LAKE PARK, FL. 33410 • 305-442-4237

FIELD	F.G.	JOB NO.	85-102	F.B.	PG
OFFICE	R.R.	DATE	SEPT 1985	DWG. NO.	85-102
CR'D	DJM	REF.		SHEET	1 OF 2

DRAWING NUMBER 53/24

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING 34-132-6034-2