

# -Abbey Park Plat No. 4-

## Dedication:

State of Florida )  
County of Palm Beach )

Know all men by these presents, that Mortgage Development Corporation, a Florida Corporation owner of the land shown hereon as 'Abbey Park Plat No. 4', said land lying in Section 11 Township 44 South, Range 42 East, Palm Beach County, Florida, said land being more particularly described as follows:

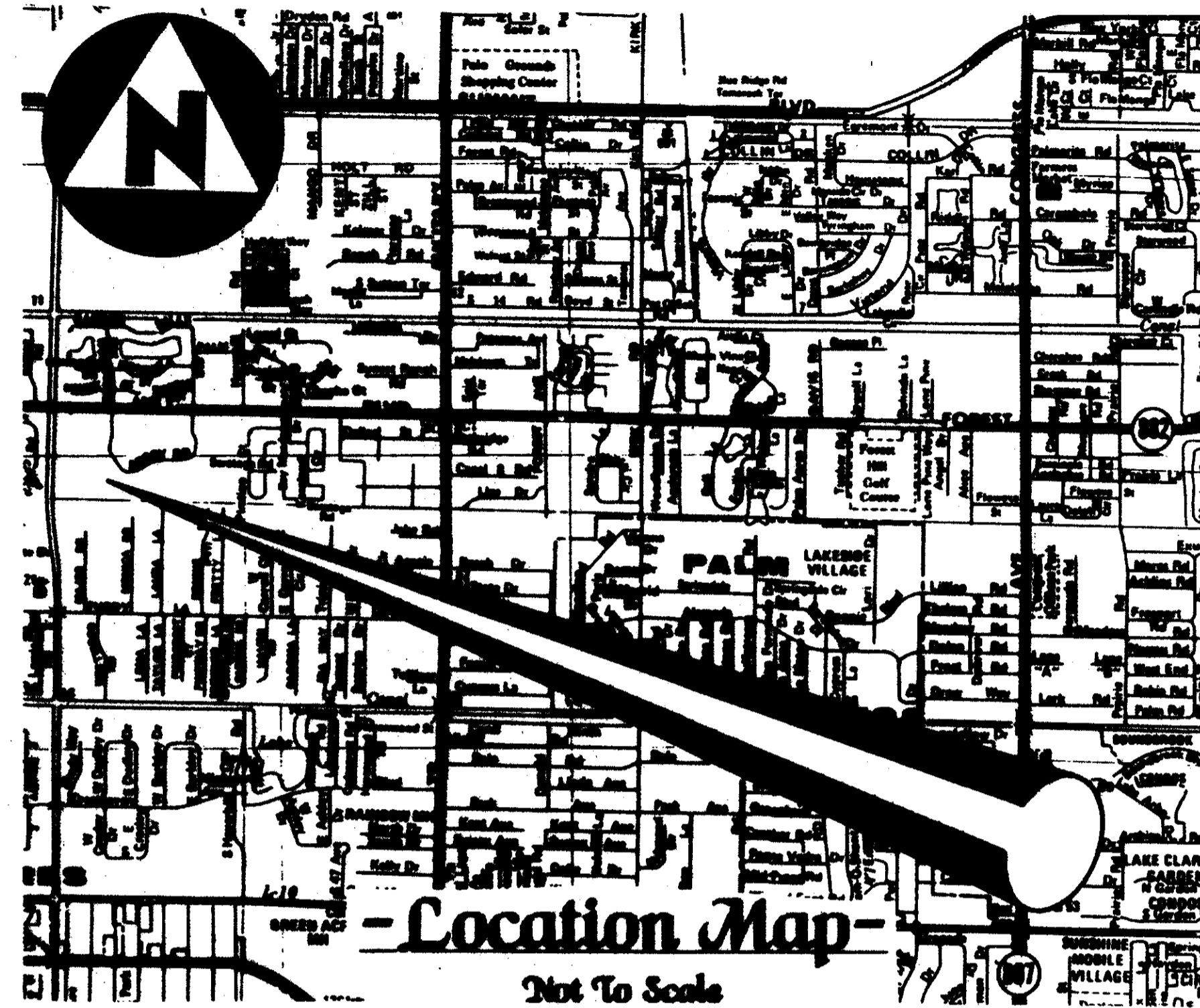
**Beginning** at the most Southerly corner of Tract 'T-1', as shown on Abbey Park Plat No. 1, according to the Plat thereof, as recorded in Plat Book 40, Pages 92 and 93, Public Records, Palm Beach County, Florida; Thence, South 71°22'01" West, along the South line of said Abbey Park Plat No. 1, a distance of 212.01 feet; Thence, North 84°34'29" West, continuing along the South line of said Abbey Park Plat No. 1, a distance of 433.09 feet to the intersection thereof with the Easterly right of way line of Lake Worth Drainage District Equalizing Canal 'E-3'; Thence, South 00°01'16" West, along a the Easterly right of way line of said Lake Worth Drainage District Equalizing Canal 'E-3', and along a line 50.00 feet East of, as measured at right angles to the West line of the Southeast One Quarter of said Section 11, a distance of 531.59 feet to the intersection thereof with the Northerly right of way line of Lake Worth Drainage District Lateral Canal 'L-8'; Thence, North 89°53'27" East, along the Northerly right of way line of said Lake Worth Drainage District Lateral Canal 'L-8', and along a line 40.00 feet North of, as measured at right angles to the South line of the Southeast One Quarter of said Section 11, a distance of 703.00 feet; Thence, North 00°00'00" East, departing the Northerly right of way line of said Lake Worth Drainage District Lateral Canal 'L-8', a distance of 93.00 feet; Thence, North 45°00'00" East, a distance of 76.00 feet; Thence, North 45°00'00" East, a distance of 104.00 feet; Thence, North 90°00'00" East, a distance of 30.00 feet; Thence, North 45°00'00" East, a distance of 44.00 feet; Thence, North 33°00'00" West, a distance of 194.99 feet; Thence, North 45°31'00" East, a distance of 56.30 feet; Thence, North 80°43'58" East, a distance of 28.83 feet to the intersection thereof with the curved South line of Abbey Park Plat No. 2, according to the Plat thereof, as recorded in Plat Book 45, Pages 136 and 137, Public Records, Palm Beach County, Florida, said point lying on a curve, concave Northeastery, having a radius of 165.00 feet, and whose radius point bears North 25°56'56" East; Thence, Northwesterly along said curve, and along the South line of said Abbey Park Plat No. 2, through a central of 16°34'04", a distance of 47.71 feet to the point of tangency; Thence, North 47°29'00" West, continuing along the South line of said Abbey Park Plat No. 2, a distance of 103.39 feet to the point of beginning (P.O.B.)

Containing 8.43 Acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications and/or reservations.

1. Tract 'T-1', as shown hereon, is hereby dedicated to the *VILLA POINTE HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract 'P-1', as shown hereon, is hereby dedicated to the *VILLA POINTE HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for paving, access, utility and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract 'L-1', (The Water Management Tract And Drainage Easement), as shown hereon, is hereby dedicated to the *Abbey Park HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tract 'L-2', (The Water Management Tract And Drainage Easement), as shown hereon, is hereby dedicated to the *Abbey Park HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tract 'C-1', (The Open Space), as shown hereon, is hereby dedicated to the *VILLA POINTE HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for open space purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. Tract 'C-2', (The Open Space), as shown hereon, is hereby dedicated to the *VILLA POINTE HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for open space purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The 20' lake maintenance easement, as shown hereon, is hereby dedicated to the *Abbey Park HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for maintenance and access purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the purpose of construction and maintenance of utility facilities.
9. The drainage easements, as shown hereon, are hereby dedicated to the *VILLA POINTE HOMEOWNER'S ASSOCIATION, INC.*, a Florida Corporation not-for-profit, for the purpose of construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
10. The 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.

A Part Of Abbey Park, A Planned Unit Development  
Lying On Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida



### Palm Beach County General/Easement Notes & Restrictive Covenants:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement 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.
6. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

### Area Summary

Tract 'C-1'	=	1.44 Acres
Tract 'C-2'	=	0.23 Acres
Tract 'L-1'	=	0.83 Acres
Tract 'L-2'	=	1.32 Acres
Tract 'P-1'	=	2.06 Acres
Tract 'T-1'	=	0.15 Acres
Lots (54)	=	2.38 Acres
Total	=	8.43 Acres
Density	=	6.4 Units / Acre

## Title Certification:

State of Florida )  
County of Palm Beach )

We, **Chicago Title Insurance Company**, 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 Mortgage Development Corporation; that the current taxes have been paid; that the property is unencumbered by any mortgages.

**Chicago Title Insurance Company**

Dated: this 14 day of March, A.D., 1988

By: *Ronald J. Stueben*  
VICE PRESIDENT

## Surveyor's Certification:

State of Florida )  
County of Palm Beach )

I **Herby Certify**, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

**Bench Mark Land Surveying & Mapping, Inc.**

Dated: this 16 day of March, A.D., 1988

By: *Wm. R. Van Campen*  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

## Surveyor's Notes:

1. Bearings shown hereon are based on or relative to the bearing of South 71°22'01" West, along the South line of Abbey Park Plat No. 1, according to the Plat thereof, as recorded in Plat Book 40, Pages 92 and 93, Public Records, Palm Beach County, Florida
2. [Symbol] Denotes a Permanent Reference Monument (P.R.M.)
3. [Symbol] Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

## County Approvals:

State of Florida )  
County of Palm Beach )

### Board of County Commissioners:

This Plat is hereby approved for record this 10<sup>TH</sup> day of MAY, A.D., 1988

By: *Carol E. ...*  
Carol E. ...  
Board of County Commissioners  
Palm Beach County, Florida

Attest:  
John B. Dunkle, Clerk

By: \_\_\_\_\_  
Deputy Clerk

### County Engineer:

This Plat is hereby approved for record this 10<sup>TH</sup> day of MAY, A.D., 1988

By: *Herbert F. Kahler*  
Herbert F. Kahler, P.E.  
Certificate No. 12284  
County Engineer,  
Palm Beach County, Florida

## Acknowledgement:

State of Florida )  
County of Palm Beach )

**Before Me**, personally appeared Millard Hall and Michael Hardiman, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President & Vice President, respectively of Mortgage Development Corporation, a Florida Corporation and acknowledged to and before me that they executed said instrument as such officers, and that the seal affixed to the foregoing instrument is the Seal of said Mortgage Development Corporation, and that it was affixed to said instrument by due and regular Authority, and that said instrument is the free act and deed of said Mortgage Development Corporation.

**Witness My Hand** and official seal, this 2nd day of March, A.D., 1988

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: NOV. 17, 1990.

By: *Millard Hall*  
Notary Public

On Witness Whereof, Mortgage Development Corporation, a Florida Corporation, has caused these presents to be signed by its President, and attested by its Vice President, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of March, A.D., 1988

**Mortgage Development Corporation**  
A Florida Corporation

Attest: *Michael Hardiman*  
Michael Hardiman, Vice President

By: *Millard Hall*  
Millard Hall, President

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the office of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

**Board Plat**  
**Abbey Park Plat No. 4**

OWN	CRD	DATE	WD. NO. 87-661
SCALE	SIZE	FB P	SH-RTY OF

State of Florida )  
County of Palm Beach )  
This Plat was filed for record at 1:43 PM this 13 day of MAY, A.D., 1988, and duly recorded in Plat Book 59 on Pages 134 through 135  
John B. Dunkle,  
Clerk of the Circuit Court.  
By: *Barbara G. Platt*  
Deputy Clerk

"Seal" John B. Dunkle, Clerk of the Circuit Court of Palm Beach County

Mortgage Development Corporation

Mortgage Development Corporation

Chicago Title Insurance Company

Wm. R. Van Campen, R.L.S.

Board of County Commissioners Palm Beach County

Herbert F. Kahler, P.E. 12284 County Engineer Palm Beach County

SUBDIVISION # Abbey Park #4  
BOOK 59 PAGE 134  
FLOOD ZONE 3  
QUAD # 53  
SE RD 79-161  
PIN NAME

TAZ 287