

-Casas De Marbella-

Toth Rural Subdivision, Lying In Section 29, Township 41 South, Range 43 East
Being A Replat Of A Portion Of The Plat Of 'Intracoastal Waterway', Plat Book 17, Page 7, Public Records, Palm Beach County, Florida

Dedication:

State of Florida)
County of Palm Beach)

Know all men by these presents, that MR. JOHN TOth, owner of the land shown hereon as 'Casas De Marbella', said land lying in Section 29 Township 41 South, Range 43 East, Palm Beach County, Florida; being a replat of a portion of the Plat of 'Intracoastal Waterway', according to the Plat thereof, as recorded in Plat Book 17, Page 7, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

Commencing at the Center of said Section 29; Thence, North 01°26'48" East, along the West line of the Northeast One-Quarter of said Section 29, a distance of 1071.80 feet to the intersection thereof with the North line of the South 401.00 feet of the North One-Half of the Southwest One-Quarter of said Section 29; Thence, South 88°02'12" West, along said South line, a distance of 422.15 feet to the intersection thereof with the South line of said Section 29; Thence, South 88°02'12" East, departing said West line, and along said North line, a distance of 40.00 feet to the intersection thereof with the Easterly right-of-way line of Prosperity Farms Road, said point being the point of beginning (P.O.B.)

Thence, continue South 88°02'12" East, along said North line, a distance of 656.80 feet to the intersection thereof with the Westerly right-of-way line of said Intracoastal Waterway; Thence, continue South 88°02'12" East, along said North line, and along the North line of those lands quit-claimed to Mr. John Toth in Official Records Book 5659, Page 1824, Public Records, Palm Beach County, Florida, a distance of 80.00 feet, more or less to the existing Edge Of Channel of said Intracoastal Waterway; Thence, South 16°15'13" East, along said existing Edge Of Channel, and along the South 401.00 feet of the North One-Half of the Southwest One-Quarter of said Section 29; Thence, North 88°02'12" West, along said South line, a distance of 422.15 feet to the intersection thereof with the South line of said Section 29; Thence, South 88°02'12" East, along said South line, and along the South line of said lands quit-claimed to Mr. John Toth, a distance of 80.00 feet, more or less to the intersection thereof with the Westerly right-of-way line of said Intracoastal Waterway; Thence, continue North 88°02'12" West, along said South line, a distance of 787.16 feet to the intersection thereof with the Easterly right-of-way line of said Prosperity Farms Road; Thence, North 01°26'48" East, along said Easterly right-of-way line, and along a line 40.00 feet East of, as measured at right angles to the West line of the Northeast One-Quarter of said Section 29, a distance of 401.01 feet to the point of beginning (P.O.B.)

Containing 7.39 acres, more or less.

Has caused the same, to be surveyed and platted, and does hereby make the following dedications:

1. Tract "A", as shown hereon, is hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, for private road, drainage easement and utility easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tracts "P-1 & P-2", as shown hereon, are hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, for Mangrove preservation purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "R", as shown hereon, is hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, for recreational purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The tidal pool easement, as shown hereon, is hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, for tidal pool, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The preservation area easements, as shown hereon, are hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, for Mangrove preservation purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including Cable Television Systems.
7. The Drainage Easements, as shown hereon, are hereby dedicated to the Casas De Marbella Property Owner's Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County shall have the right but not the obligation to maintain those portions of the drainage system which drain County maintained roads.
8. 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.
9. The additional right-of-way for Prosperity Farms Road, as shown hereon, is hereby dedicated to the Board Of County Commissioners of Palm Beach County, for perpetual use of the public for proper purposes.

On Witness Whereof, John Toth, has caused these presents to be signed this 26 day of Oct., A.D., 1989.

Witness: [Signature]
Witness: [Signature]
John Toth,

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared John Toth, to me well known, and known to me to be, the individual described in and who executed the foregoing instrument and acknowledge to and before me that he executed said instrument and that said instrument is the free act and deed of said John Toth.

Witness My Hand and official seal, this 26 day of October, A.D., 1989.

My Commission Expires: _____
Notary Public

Surveyor's Notes:

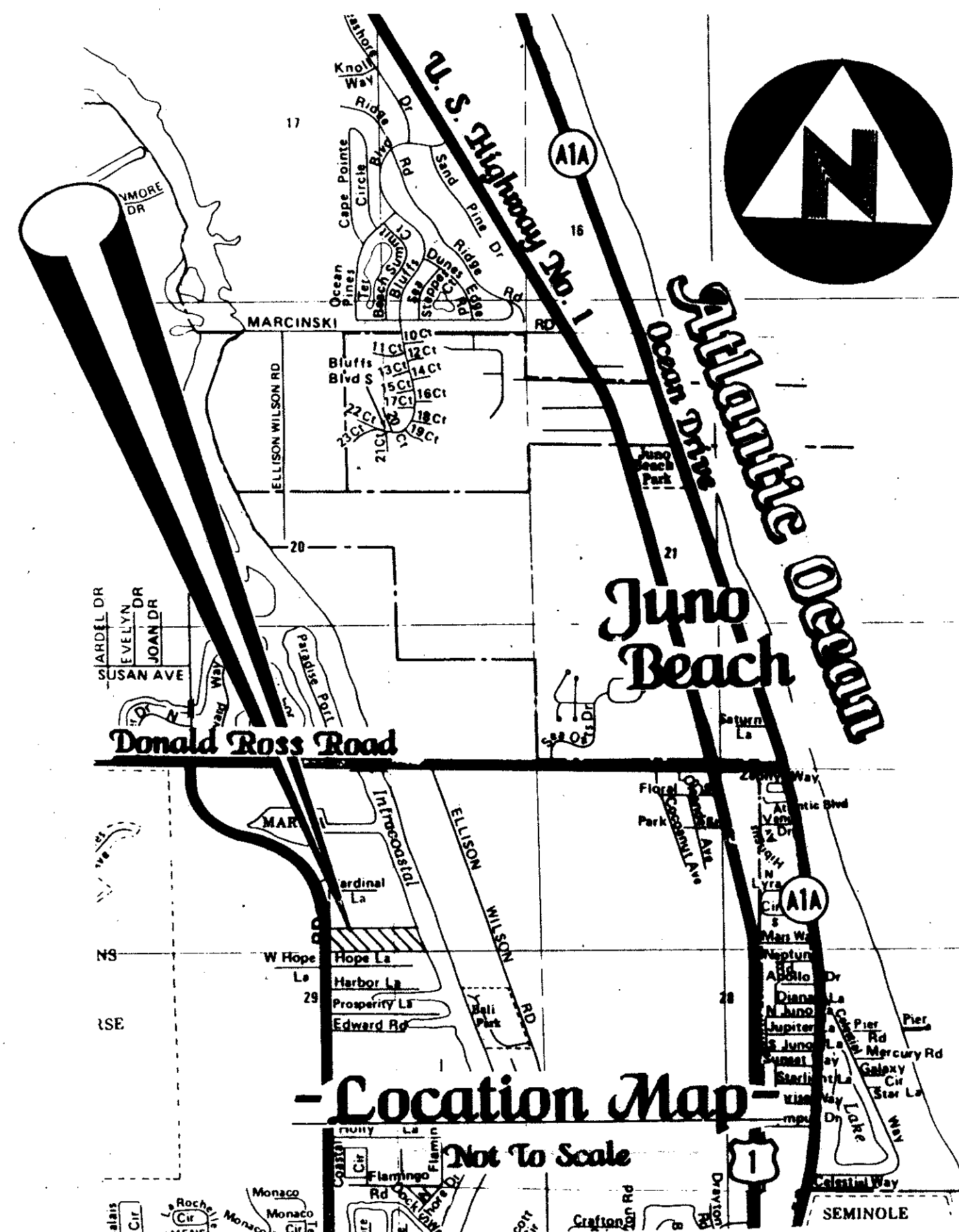
1. Bearings shown or stated hereon are based on or are relative to the bearing of North 88°02'12" West, along the North line of the North One-Half of the Southwest One-Quarter of the Northeast One-Quarter of Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida.

2. Denotes a Permanent Reference Monument (P.R.M.)
3. 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.

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 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. NOTICE: 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.

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



Mortgagee's Consent:

State of Florida)
County of Palm Beach)

The Undersigned, hereby certifies that it is the holder of first and second 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 the first mortgage is recorded in Official Record Book 5659 at Page 1826 et seq., of the Public Records of Palm Beach County, Florida, and the second mortgage is recorded in Official Record Book 6234 at Page 400 et seq., of the Public Records of Palm Beach County, Florida, both of which shall be subordinated to the dedication shown hereon.

Southeast Bank, N.A.
A Florida Corporation

On Witness Whereof, Southeast Bank, N.A., a Florida Corporation, has caused these presents to be signed by its Vice President, and attested to by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this _____ day of _____ A.D., 1989.

Attest: John Hickey VP.
John Hickey, Vice President
By: Philip M. Bambino, Vice President

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared Philip M. Bambino and John Hickey to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President, respectively, of Southeast Bank, N.A., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Bank, and that the seal affixed hereto is the seal of said Bank, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Bank.

Witness my hand and official seal this _____ day of _____ A.D., 1989.

My commission expires _____
Notary Public:

Title Certification:

State of Florida)
County of Palm Beach)

I, Philip H. Ward III, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to MR. JOHN TOth, AN INDIVIDUAL; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated: this 8 day of JAN., A.D., 1990
By: Philip H. Ward, III, Esquire

Surveyor's Certification:

State of Florida)
County of Palm Beach)

I hereby certify, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property, that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County Board of Commissioners 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 7th day of SEPT., A.D., 1989

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

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat is hereby approved for record this 13th day of February, A.D., 1990

By: Carol J. Elmquist
Carol J. Elmquist, Chairwoman
Board of County Commissioners
Palm Beach County, Florida

Attest:
John B. Dunkle, Clerk
By: Herbert F. Kahler
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 13th day of February, A.D., 1990

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

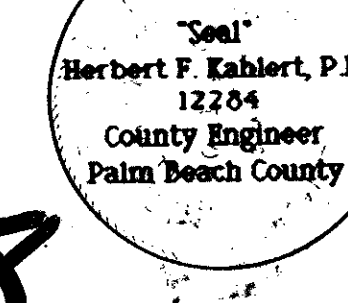
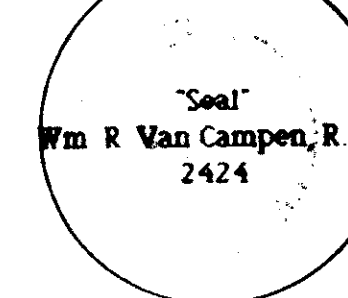
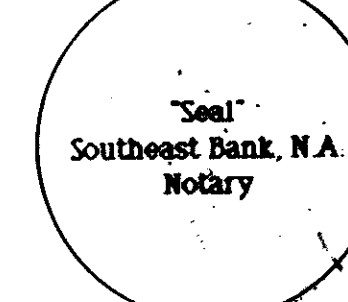
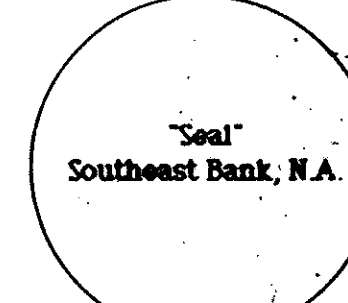
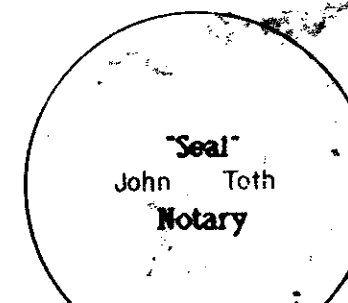
Area Tabulations:

Tract "A"	-	0.61 Acres
Tracts "P-1 & P-2"	-	1.34 Acres
Tract "R"	-	0.44 Acres
Lots (4)	-	5.00 Acres
Total	-	7.39 Acres
Density	-	0.54 Unit/Acre

State of Florida)
County of Palm Beach)

This Plat was filed for record at 11:21A this 14 day of Feb., A.D., 1990, and duly recorded in Plat Book 65 in Pages 28 and 29

John B. Dunkle,
Clerk of the Circuit Court
By: Laura A. Martin, Deputy Clerk



0551-001
65/28

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

-Record Plat-

Casas De Marbella

OWN: _____ DATE: _____
SCALE: _____ SIZE: _____ FB: _____ SHEET: 1 OF 2

SUBDIVISION - CASAS DE MARBELLA
BOOK 68 PAGE 48
PLAT MAP # 1198
TO BE RECORDED
ZIP CODE 33410

TAZ 49