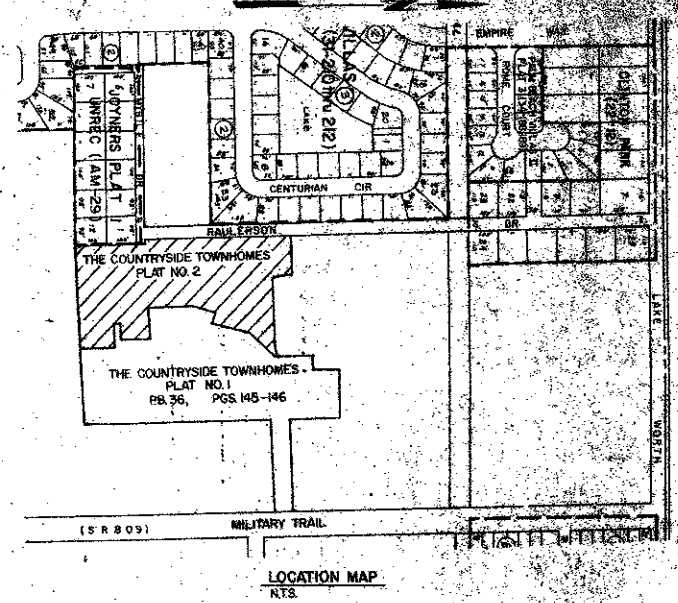


38-43

THE COUNTRYSIDE TOWNHOMES PLAT NO. 2

BEING A PORTION OF THE NORTHWEST ONE-QUARTER
OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

JULY, 1979
SHEET 1 OF 2



43

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:35 AM
TABLET DAY OF SEPTEMBER
AD 1979 AND DULY RECORDED
IN PLAT BOOK 31 ON PAGES
143 AND 144
JOHN B. DUNKLE, CLERK
CLERK OF COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA MANGO, INC., A FLORIDA CORPORATION, AND WILLIAM S. RUBEN, AN INDIVIDUAL COBBER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE COUNTRYSIDE TOWNHOMES PLAT NO. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 1 AS SAID PLAT IS RECORDED IN PLAT BOOK 36, PAGES 145 AND 146 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88°43'28"W A DISTANCE OF 382.65 FEET; THENCE N 08°02'44"E A DISTANCE OF 225.05 FEET; THENCE N 88°43'28"W A DISTANCE OF 84.01 FEET; THENCE N 00°02'44"E A DISTANCE OF 508.26 FEET; THENCE S 89°57'16"E A DISTANCE OF 214.96 FEET; THENCE S 16°08'02"E A DISTANCE OF 6.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 39.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°51'45" TO A POINT OF TANGENCY; THENCE S 09°02'48"W A DISTANCE OF 13.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 35.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'58" TO A POINT OF TANGENCY; THENCE S 09°58'15"E A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 236.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 113.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°37'02" TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID COUNTRYSIDE TOWNHOMES PLAT NO. 1 AND A POINT ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY BOUNDARY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 1 THROUGH THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 46°57'45"W A DISTANCE OF 129.40 FEET;
- THENCE S 16°49'44"W A DISTANCE OF 136.26 FEET;
- THENCE N 73°12'18"W A DISTANCE OF 34.08 FEET;
- THENCE S 86°41'40"W A DISTANCE OF 90.88 FEET;
- THENCE S 00°02'44"E A DISTANCE OF 186.00 FEET;
- THENCE S 88°41'23"E A DISTANCE OF 116.00 FEET;
- THENCE S 01°10'47"W A DISTANCE OF 105.00 FEET;
- THENCE N 88°41'23"W A DISTANCE OF 65.00 FEET;
- THENCE S 01°18'27"W A DISTANCE OF 25.80 FEET;
- THENCE S 01°18'27"E A DISTANCE OF 98.58 FEET;
- THENCE S 01°18'27"W A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING.

CONVEYING THE ACCESS THEREAS

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

- THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF DEDICATING TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, THE RIGHT OF WAY FOR LAND DRIVE AND THE 40 FOOT ADDITIONAL RIGHT OF WAY FOR WALKERSON DRIVE, AS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
- THE PARKING ACCESS AND UTILITY TRACT, MORE PARTICULARLY DESCRIBED ON SHEET 2 OF THIS PLAT, IS HEREBY DEDICATED TO THE COUNTRYSIDE HOME OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS ASSOCIATION.
- THE ACCESS TRACT IS HEREBY DEDICATED TO THE COUNTRYSIDE HOME OWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, FLORIDA MANGO, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, HOWARD GREENFIELD, AND OFFICED BY ITS SECRETARY, LENORE GREENFIELD, AND THE CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF JULY, 1979.

FLORIDA MANGO, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: *[Signature]* PRESIDENT, HOWARD GREENFIELD
BY: *[Signature]* SECRETARY, LENORE GREENFIELD

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, STEVEN L. CRAIG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA MANGO, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: *[Signature]* STEVEN L. CRAIG, ATTORNEY AT LAW
HONORABLE COURT REPORTER AND CLERK
HARVEY BRIDGINS, N.P.C.H., FLA.

IN WITNESS WHEREOF, I WILLIAM S. RUBEN DO HERETO SET MY HAND AND SEAL THIS 23rd DAY OF JULY, 1979

WITNESSES: *[Signature]* William S. Ruben
WILLIAM S. RUBEN

WITNESS: *[Signature]* James R. Bunker
JAMES R. BUNKER

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED WILLIAM S. RUBEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JULY, 1979
James R. Bunker
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/1/82

MORTGAGEE'S CONSENT
STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED IN 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 2789 AT PAGE 1896 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I MABEL K. RAULERSON DO HERETO SET MY HAND AND SEAL THIS 27th DAY OF JULY, 1979.

WITNESSES: *[Signature]* Mabel K. Raulerson
MABEL K. RAULERSON

ACKNOWLEDGEMENT
STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED MRS. MABEL K. RAULERSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF JULY, 1979.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-82

TITLE CERTIFICATION
STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss

I, STEVEN L. CRAIG, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO FLORIDA MANGO, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

BY: *[Signature]* STEVEN L. CRAIG, ATTORNEY AT LAW
HONORABLE COURT REPORTER AND CLERK
HARVEY BRIDGINS, N.P.C.H., FLA.

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 I, AS A LICENSED SURVEYOR, REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT I, AS A LICENSED SURVEYOR, REFERENCE POINTS WILL BE SET WITHIN ONE YEAR OF COMPLETION OF IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 327 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 27th DAY OF JULY, 1979 BY: *[Signature]*
WAYNE LARRY FISH
REGISTERED SURVEYOR NO. 3238
STATE OF FLORIDA

SURVEYOR'S NOTES:

- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S), ARE DESIGNATED THIS: *[Symbol]*
- PERMANENT CONTROL POINTS (P.C.P.'S), ARE DESIGNATED THIS: *[Symbol]*
- THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED OR PLANTED.
- ALL BEARINGS STATED HEREON, AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF PALM BEACH VILLAS II, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 210 THROUGH 212, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF AUGUST, 1979

BY: *[Signature]*
BILL BATTLE, CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF JULY, 1979

BY: *[Signature]*
COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

SHEET NO. 1 - SURFACE SHEET
SHEET NO. 2 - LAYOUT SHEET

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH IN THE OFFICE OF LARRY GREENBERG AND MORTING, INC., 2300 PALM BEACH LAKES BLVD., SUITE 100, WEST PALM BEACH, FLORIDA. PHONE: 894-3770

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