39-64

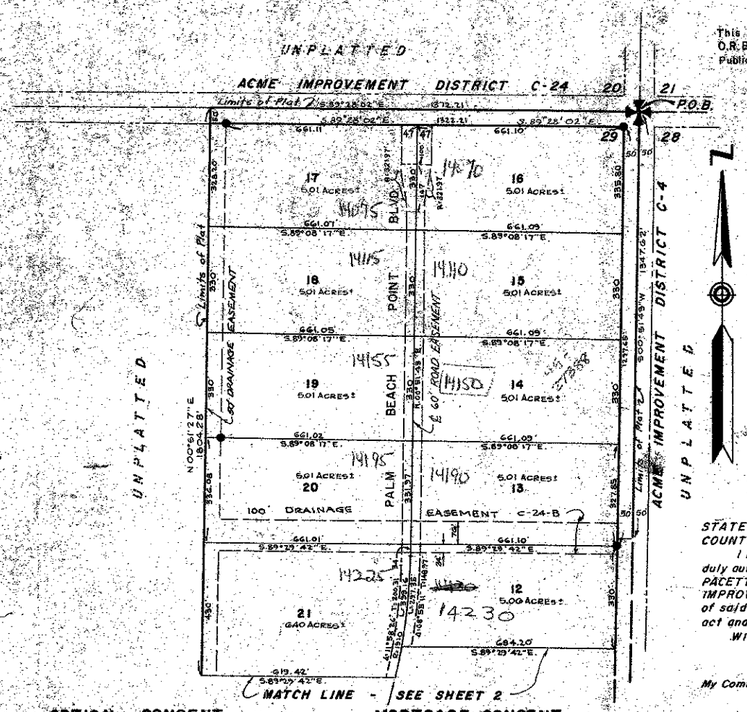
PALM BEACH POINT EAST

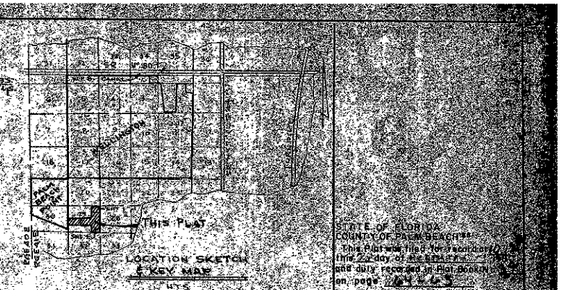
IN PART OF SECTION 29, TWP. 44 S., RGE. 41 E.
PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1978

0 100 200 300 400 500 600 700 800 900 1000
SCALE IN FEET SCALE: 1"=200'

This project is an Affidavit of Exemption recorded in O.R.B. 2847, Pages 1960 through 1963, inclusive, Public Records of Palm Beach County, Florida.





STATE OF FLORIDA
COUNTY OF PALM BEACH ss
This instrument filed for record this 22 day of December, 1979 and duly recorded in Plat Book No. 39 on page 64 & 65
JOHN B. DUNKLE, Clerk of Circuit Court
By: [illegible]

DESCRIPTION

A Parcel of land lying and being in part of Section 29, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 29, thence S.00°51'43"W. along the East Line of the Northeast Quarter of said Section 29, a distance of 2692.23 feet to the Northeast Corner of the Southeast Quarter of said Section 29; thence S.00°52'12"W. along the East Line of the Southeast Quarter of said Section 29, a distance of 2692.05 feet to the Southeast Corner of said Section 29; thence N.89°26'28"W. along the South Line of Section 29, a distance of 1370.48 feet; thence N.00°50'16"E., a distance of 1346.32 feet; thence N.89°27'35"W., a distance of 1305.48 feet to the East Line of the Southwest Quarter of said Section 29; thence continue N.89°27'35"W., a distance of 2676.63 feet to a point on the West Line of said Section 29, said point being N.00°50'24"E., a distance of 1345.02 feet, from the Southwest Corner of Section 29; thence N.00°50'24"E. along said West Line of said Section 29, a distance of 1343.28 feet, thence S.89°28'52"E., a distance of 2676.95 feet to the West Line of the East Half of said Section 29; thence continue S.89°28'52"E., a distance of 1305.13 feet; thence N.00°51'27"E., a distance of 2692.56 feet to the North Line of said Northeast Quarter of Section 29; thence S.89°28'02"E. along said North Line, a distance of 1372.21 feet to the Northeast Corner of said Section 29 and the POINT OF BEGINNING.

Containing 292.40 Acres, more or less.

SUBJECT to existing Rights of Way, Easements, Restrictions and Reservations of Record.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that KEY VENTURES, INC., a Netherlands Antilles Corporation authorized to do business in the State of Florida, joined by ACME IMPROVEMENT DISTRICT, the owners of the Tract of land shown hereon as PALM BEACH POINT EAST, lying in part of Section 29, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Acme Improvement District Rights-of-Way as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT, in fee simple. The use of the Maintenance and Drainage Easements are hereby dedicated to said DISTRICT for the purposes indicated.

The use of the Road Easements are hereby dedicated to ACME IMPROVEMENT DISTRICT and are to provide ingress and egress, utilities and drainage to the Lots platted hereon.

The Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Public Utilities.

IN WITNESS WHEREOF, the said Corporation and District have caused these presents to be signed by their respective Officers and their Corporate Seals to be affixed hereto by and with the authority of their Boards of Directors, this 14th day of December, 1979.

KEY VENTURES, INC., a Netherlands Antilles Corporation

Witness: [signature] Eduardo Arango — By: [signature] Oscar Urrutia, President

Witness: Charles Simmons — ACME IMPROVEMENT DISTRICT

Attest: Madison F. Pacetti — By: A.W. Glisson

Madison F. Pacetti - Secretary — A.W. Glisson - General Manager

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, MADISON F. PACETTI and A.W. GLISSON, Secretary and General Manager, respectively, of ACME IMPROVEMENT DISTRICT, and they executed the hereon Dedication as such officers of said District by and with the authority of its Board of Directors and that their act and deed was the act and deed of said District.

WITNESS my hand and official seal this 14th day of December, 1979.

Notary Public

My Commission expires: Apr. 5, 1981

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, Oscar Urrutia, as President of KEY VENTURES, INC., a Netherlands Antilles Corporation, and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporation by and with the authority of its Board of Directors for the purposes therein expressed and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal, this 19 day of December, 1979.

Olivia B. Chambliss
Notary Public - State of Florida at Large

My Commission expires: Sept. 14, 1980

0288-300

OPTION CONSENT

STATE OF Florida - COUNTY OF Palm Beach

The undersigned hereby certifies that it is the holder of an option upon a portion of 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 option which is recorded in Official Record Book 1999, Page 106, 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 the undersigned officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 5th day of July, 1979.

BEACH CUBS, INC., a Florida Corporation

By: [signature] Pieter Sridow, President

Witness: [signature] Eduardo Arango

Witness: Charles Simmons

ACKNOWLEDGMENT

STATE OF Florida - COUNTY OF Dade

The foregoing instrument was acknowledged before me this 19 day of December, 1979, by Peter Sridow and [illegible], respectively, President and [illegible] of BEACH CUBS INC. a Florida Corporation on behalf of said Corporation.

Olivia B. Chambliss
Notary Public

My Commission expires: Sept. 14, 1980

Job No. 78-176

MORTGAGE CONSENT

STATE OF FLORIDA - COUNTY OF DADE

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 2910 Pg. (811, 1859, 1907, 2981 Pg. 808), Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by the undersigned officers and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24 day of July, 1979.

PAN AMERICAN BANK, N.A.

By: William L. Marsh, S.V.P.

Attest: [signature] N.V.P.

ACKNOWLEDGMENT

STATE OF FLORIDA - COUNTY OF DADE ss

The foregoing instrument was acknowledge before me, this 24 day of July, 1979, by William L. Marsh and Rose Brown, Senior V.P. and Asst. V.P., respectively, of PAN AMERICAN BANK OF MIAMI, a Fla. Corp. on behalf of said Corporation.

Notary Public

My Commission expires: Sept 18, 1979

NOTES

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

All bearings shown hereon are relative to the East line of NE 1/4 of Sec. 29 which is assumed to bear S. 00°51'43" W.

There shall be no buildings or other structures placed on Utility Easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

● denotes Permanent Reference Monument

Where Utility Easements and Drainage Easements cross or coincide, Drainage Easements shall take precedent.

There shall be a 12 foot Utility Easement centered on all Lot Lines not affected by Roadway or Drainage Easements.

NOTE: SEE SHEET NO. 2 FOR ADDITIONAL MORTGAGEES & THEIR ACKNOWLEDGMENTS

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 26 day of February, 1980.

By: [signature] Dennis P. Koehler - Chairman

Attest: JOHN B. DUNKLE - Clerk

By: [signature] Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this 26 day of February, 1980.

By: [signature] Frank Kohlman - County Engineer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, Eduardo Arango, Attorney at Law licensed in Florida. Date: 12/19/79

TITLE CERTIFICATION

STATE OF FLORIDA - COUNTY OF DADE

I, Eduardo Arango, 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 KEY VENTURES, INC. and ACME IMPROVEMENT DISTRICT; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon and that I find all mortgages are shown and are true and correct.

Eduardo Arango - Attorney at Law
licensed in Florida Date: 12/19/79

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 10 SEPT., 1979, he completed the survey of lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown hereon as required by Chapter 177, Part 1, Florida Statutes, and that said land is located in Palm Beach County, Florida.

Paul J. Fotarny, Professional Land Surveyor
Florida Registration No. 2297 Date 10 SEPT. 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Nov. 8 Dec. 6, 1979, that the hereon Plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by Paul J. Fotarny.

GEE & JENSON - Engineers, Architects, Planners, Inc.

William G. Wallace, Jr. - Professional Land Surveyor
Florida Registration No. 2283 Date 12-6-79

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR.
2019 Okeechobee Boulevard
West Palm Beach, Florida

Palm Beach Point East
39/64