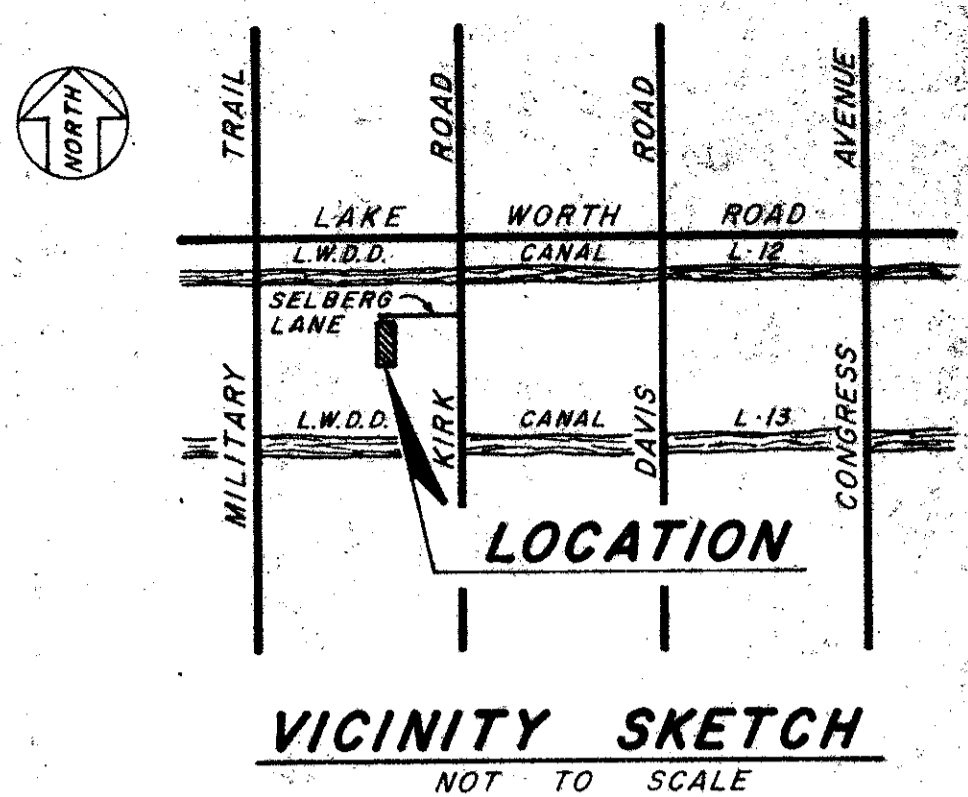


44/30

PLAT OF SELBERG PROPERTIES

A PARCEL OF LAND LYING IN THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 AUGUST, 1981



30 STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 9:27 A.M. this 11 day of February 1982 and duly recorded in Plat Book No. 44 on Page 3031 John B. Dunkle, Clerk of Circuit Court By: [Signature] D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SELBERG LANE PROPERTIES, A PARTNERSHIP AND OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SELBERG PROPERTIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, PLAT No. 1, IXORA PARK, AS RECORDED IN PLAT BOOK 32, PAGE 42, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, NORTH 86°39'44" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 166.49 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE NORTH 2°01'43" EAST, ALONG SAID WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, AND THE EAST LINE OF PLAT No. 3, IXORA PARK, AS RECORDED IN PLAT BOOK 34, PAGE 24, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 672.34 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 86°46'06" EAST, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 25, A DISTANCE OF 166.46 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFORESAID PLAT No. 1, IXORA PARK; THENCE SOUTH 2°01'35" WEST, ALONG SAID EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, AND THE WEST LINE OF SAID PLAT No. 1, IXORA PARK, A DISTANCE OF 672.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.57 ACRES MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS:
 - THAT TRACT S-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
 - THAT TRACT S-2 AS SHOWN HEREON IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE ASHLEY VILLAS HOMEOWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS' ASSOCIATION.
- EASEMENTS:
 - 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.
 - ACCESS CONTROL EASEMENTS - THE ACCESS CONTROL EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THAT TRACT 'A' AS SHOWN HEREON AND EXCLUSIVE OF UNITS IS HEREBY DEDICATED TO THE ASHLEY VILLAS HOMEOWNERS' ASSN, ITS SUCCESSORS AND ASSIGNS.
- THAT TRACT W-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ASHLEY VILLAS HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, WE, THOMAS D. McCLOSKEY, EARNEST W. REIMANN, AND GIRARD L. PALERMO, JR. DO HERETO SET OUR HANDS AND SEALS THIS 11th DAY OF JANUARY, 1982.

Witness signatures: John D. McCallister, Ernest W. Reimann, Girard L. Palermo, Jr., and others.

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3556 AT PAGE 1783 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS NATIONAL BANKING ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF January, 1982.

FLORIDA NATIONAL BANK OF PALM BEACH COUNTY, A NATIONAL BANKING ASSOCIATION OF THE UNITED STATES OF AMERICA. BY: Lester W. Mitchell, Jr., Vice President

ATTEST: Henry E. Johnson II, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED LESTER W. MITCHELL, JR., AND HENRY E. JOHNSON, II, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE FLORIDA NATIONAL BANK OF PALM BEACH COUNTY, A NATIONAL BANKING ASSOCIATION OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January, 1982. My commission expires Sept. 23, 1983. Notary Public.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, LINDA O. MACCLAREN, 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 SELBERG LANE PROPERTIES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: January 11, 1982 Linda O. MacClaren, Attorney-at-Law

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Feb, 1982. BY: Norman Gregory, Chairman

COUNTY ENGINEER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF Feb, 1982. BY: Herbert F. Kahlert, County Engineer

ATTEST: John B. Dunkle, Clerk Board of County Commissioners BY: Kathryn S. Miller, Deputy Clerk

SURVEYORS CERTIFICATION

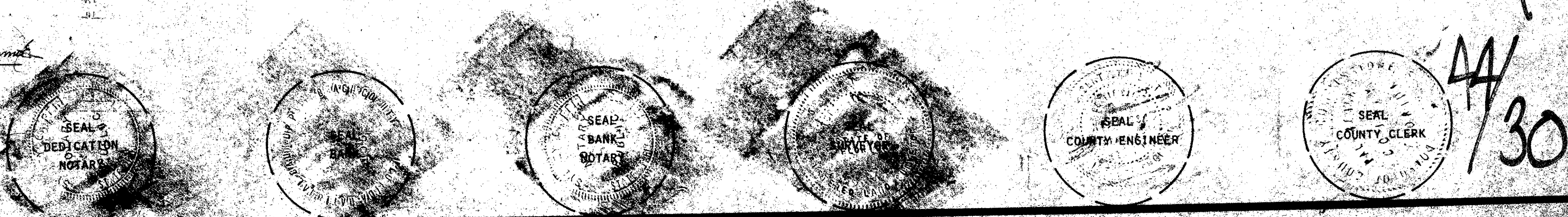
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

Kent W. Ewing Registered Surveyor No. 3884 State of Florida

1000-028

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING OF EWING AND ASSOCIATES INCORPORATED, 3575 COCONUT DRIVE, LAKE WORTH, FLORIDA, 33461 AND JOHN A. McELROY IN THE OFFICE OF:

SELBERG PROPERTIES



MB SA MICHAEL B. SCHORAH & ASSOCIATES, INC. ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS 1850 FOREST HILL BLVD SUITE 205 WEST PALM BEACH, FLORIDA 33406 PHONE: (305) 968-0080