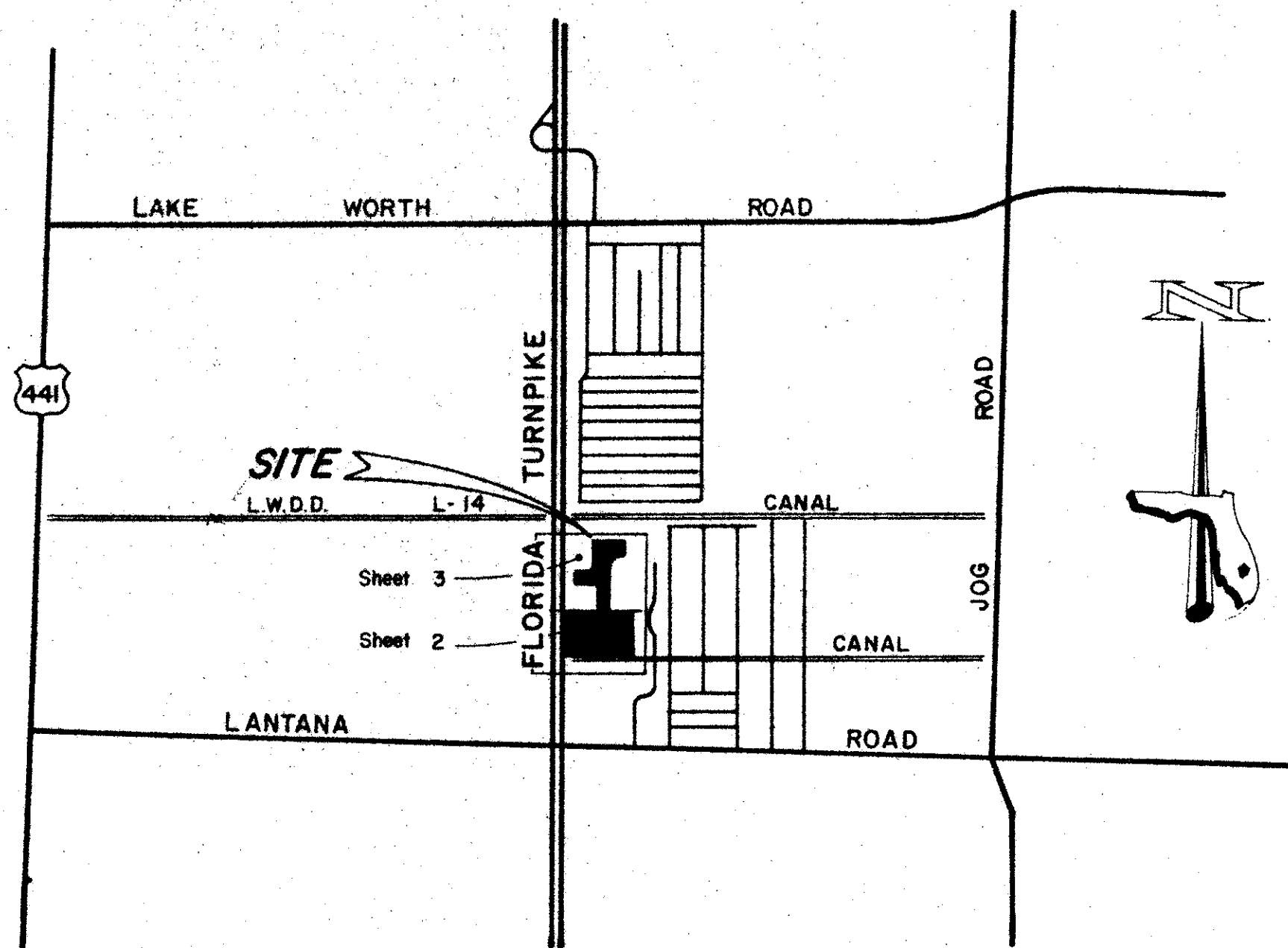


47/5

# COUNTRYWOOD PLAT NO. 3

## BEING A REPLAT OF A PORTION OF BLOCK 32 OF "PALM BEACH FARMS CO., PLAT NO. 3", P.B. 2, PGS. 45-54, PALM BEACH CO., FLORIDA

LYING IN SECTIONS 32 & 33, TWP. 44 S., RGE. 42 E.  
Sheet 1 of 3 sheets September, 1983



**DEDICATION AND DESCRIPTION**  
 KNOW ALL MEN BY THESE PRESENTS THAT HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS COUNTRYWOOD PLAT NO. 3, LYING IN SECTIONS 32 & 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACTS 17, 18, 19, 20, 21, 45, 46, 47, 48, 49, 50, 51, 52, 53 AND A PORTION OF A 30.00 FOOT PLATTED RIGHT-OF-WAY NOW ABANDONED, SAID RIGHT-OF-WAY LYING NORTH AND IMMEDIATELY ADJACENT TO THE NORTH LINE OF TRACTS 44 THROUGH 48, OF THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3 ALL LYING IN BLOCK 32 OF SAID PLAT, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 53 INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 53, BLOCK 32 OF SAID PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3; THENCE N 01° 00' 43" W ALONG THE EAST LINE OF SAID TRACT 53 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE N 01° 00' 43" W ALONG THE EAST LINE OF SAID TRACT 53 AND A PORTION OF THE EAST LINE OF TRACT 44 OF SAID PLAT A DISTANCE OF 750.20 FEET; THENCE S 88° 59' 17" W A DISTANCE OF 611.74 FEET; THENCE N 01° 00' 43" W A DISTANCE OF 75.00 FEET; THENCE N 43° 59' 17" E A DISTANCE OF 35.36 FEET; THENCE N 88° 59' 17" E A DISTANCE OF 76.74 FEET; THENCE N 01° 00' 43" W A DISTANCE OF 802.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90° 00' 00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE; THENCE N 88° 59' 17" E ALONG SAID TANGENT LINE A DISTANCE OF 100.00 FEET; THENCE N 01° 00' 43" W A DISTANCE OF 263.04 FEET; THENCE S 88° 59' 17" W A DISTANCE OF 606.92 FEET; THENCE S 01° 00' 43" E A DISTANCE OF 409.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE; THENCE S 88° 59' 17" W ALONG SAID TANGENT LINE A DISTANCE OF 350.00 FEET; THENCE S 01° 00' 43" E A DISTANCE OF 246.00 FEET; THENCE N 88° 59' 17" E A DISTANCE OF 475.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE; THENCE S 01° 00' 43" E ALONG SAID TANGENT LINE A DISTANCE OF 260.00 FEET; THENCE N 88° 59' 17" E A DISTANCE OF 24.26 FEET; THENCE S 46° 00' 43" E A DISTANCE OF 35.36 FEET; THENCE S 01° 00' 43" E A DISTANCE OF 75.00 FEET; THENCE S 88° 59' 17" W A DISTANCE OF 935.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2 (EAST) CANAL RIGHT-OF-WAY (SAID R/W, BEING A 100 FOOT R/W PER O.R.B. 2198 PAGE 664 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE S 01° 02' 27" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 749.97 FEET TO A LINE 10.00 FEET NORTH AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF TRACT 49 BLOCK 32 OF SAID PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3; THENCE N 88° 59' 46" E ALONG SAID PARALLEL LINE A DISTANCE OF 1626.44 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 41.6444 ACRES MORE OR LESS.

### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT MONPRODE AND RICHARD MONPRODE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF NOVEMBER 1983  
 MY COMMISSION EXPIRES: 6-4-84  
 NOTARY PUBLIC

### TABULAR DATA

TOTAL ACREAGE.....41.6444  
 TOTAL DWELLING UNITS.....134  
 DWELLING UNITS PER ACRE.....3.22

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE AS FOLLOWS:

- STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 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.
- THE LAKE TRACT "A" IS HEREBY DEDICATED TO THE HOLIDAY AT LANTANA PROPERTY OWNERS ASSOCIATION, INC. IT'S SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION TRACT "B" IS HEREBY DEDICATED TO THE HOLIDAY AT LANTANA PROPERTY OWNERS ASSOCIATION, INC. IT'S SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREIN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Annie W. Collette, 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 HOVSONS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

Dated 11/17/83

Annie W. Collette  
 ATTORNEY AT LAW LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATE

I HEREBY 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 (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: NOVEMBER 22, 1983

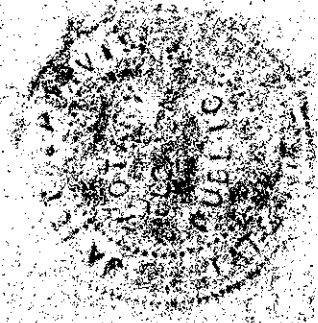
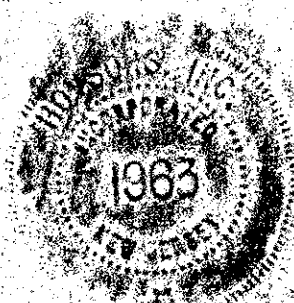
BY: George C. Panos  
 GEORGE C. PANOS, R.L.S.  
 Florida Registration No. 1676

IN WITNESS WHEREOF THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17TH DAY OF NOVEMBER, 1983.

ATTEST:

Richard Monprode  
 ASSISTANT SECRETARY  
 RICHARD MONPRODE

Robert Monprode  
 VICE-PRESIDENT  
 ROBERT MONPRODE



### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF December  
 BY: Ken Williams  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER  
 PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF December  
 BY: H.F. Kahler  
 H.F. KAHLERT  
 COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
 BOARD OF COUNTY COMMISSIONERS

### NOTES

- Bearings cited herein are in a meridian assuming South 88° 31' 48" East, along the south line of the Southwest One Quarter (SW1/4) of Section 33, Township 44 South, Range 42 East.
- Permanent Reference Monuments (P.R.M.'s) are designated thereby: 0
- Permanent Control Points (P.C.P.'s) are designated thereby: 0
- Building setback shall be as required and approved by the Palm Beach County, Florida.
- There shall be no buildings of any kind of construction or trees or shrubs placed on drainage easements.
- There shall be no buildings or other structures placed on utility easements.
- In instances where drainage and utility easements intersect, the areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities in these areas of intersection shall not interfere with the construction, operation or maintenance of drainage facilities located therein.
- U.E. denotes utility easment; D.E. denotes drainage easement.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying the same.

0229-300

THIS INSTRUMENT WAS PREPARED BY JORGE PERDOMO IN THE OFFICE OF FLORIDA SURVEYING & MAPPING, INC. 3361 BELVEDERE ROAD, SUITE "M", WEST PALM BEACH, FLORIDA, 33406

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
WEST PALM BEACH, FLORIDA 33406	
SCALE	NOTED
DATE	JUNE '83
RD. EP.	
P.A.	
PG.	
COUNTRYWOOD PLAT NO. 3 (P.B. 2, PGS. 45-54)	