

54/40

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# TOWN COLONY II

## BEING A PORTION OF THE NORTHWEST QUARTER (N.W. 1/4) AND THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Town Colony II Associates, a Florida general partnership, owner of the land show hereon, being a portion of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as TOWN COLONY II, being more particularly described as follows:

A parcel of land lying in the Northwest one-quarter (N.W. 1/4) and the Southwest one-quarter (S.W. 1/4) of Section 23, Township 47 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

BEGIN at the Northeast corner of said Southwest one-quarter (S.W. 1/4); thence South 00° 28' 02" East along the East boundary of said Southwest one-quarter (S.W. 1/4), 155.00 feet to a point on the northerly right-of-way line of Verde Trail South, as shown on the plat of VERDE TRAIL SOUTH OF VIA VERDE - P.U.D., according to the plat thereof as recorded in Plat Book 38, Page 130, of the Public Records of Palm Beach County, Florida; thence South 89° 31' 57" West, along said northerly right-of-way line, 344.89 feet; thence northwesterly along the arc of a tangent curve, being concave to the Northeast, having a radius of 864.65 feet, a delta of 36° 53' 00", an arc distance of 556.61 feet; thence tangent to said curve, North 53° 35' 03" West, 18.44 feet, (the last three courses described being coincident with said northerly right-of-way line); thence North 36° 31' 58" East, 174.24 feet; thence North 08° 28' 02" West, 87.68 feet; thence North 36° 31' 58" East, 152.17 feet; thence South 76° 35' 24" East, 14.78 feet; thence southeasterly along the arc of a tangent curve, being concave to the Southwest having a radius of 100.00 feet, a delta of 39° 17' 50", an arc distance of 68.59 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Northwest, having a radius of 37.50 feet, a delta of 149° 44' 30", an arc distance of 98.01 feet to a point of reverse curvature; thence northerly along the arc of said curve, being concave to the East, having a radius of 125.00 feet, a delta of 18° 13' 40", an arc distance of 39.77 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Southwest, having a radius of 50.00 feet, a delta of 70° 01' 18", an arc distance of 61.11 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Northeast, having a radius of 62.50 feet, a delta of 50° 25' 42", an arc distance of 55.01 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Southwest, having a radius of 62.50 feet, a delta of 40° 44' 15", an arc distance of 44.44 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the Northeast, having a radius of 75.00 feet, a delta of 48° 40' 13", an arc distance of 63.71 feet; to a point of tangency; thence North 00° 28' 02" West, 1.36 feet to a point on a non-tangent curve (a radial line through said point bears South 78° 58' 29" West); thence northerly along the arc of said curve, being concave to the East, having a radius of 187.50 feet, a delta of 28° 32' 24", an arc distance of 93.40 feet to a point of compound curvature; thence northeasterly along the arc of said curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 22° 35' 21", an arc distance of 19.71 feet to a point of reverse curvature; thence northeasterly along the arc of said curve, being concave to the Northwest, having a radius of 175.00 feet, a delta of 25° 38' 10", an arc distance of 78.30 feet to a point of reverse curvature; thence northeasterly along the arc of said curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 74° 03' 52", an arc distance of 64.63 feet; thence tangent to said curve North 89° 31' 57" East, 41.59 feet; thence northeasterly along the arc of a tangent curve, being concave to the Northwest having a radius of 100.00 feet, a delta of 77° 29' 12", an arc distance of 135.24 feet to a point of reverse curvature; thence northeasterly along the arc of said curve, being concave to the Southeast, having a radius of 50.00 feet, a delta of 77° 29' 12", an arc distance of 67.62 feet; thence tangent to said curve North 89° 31' 57" East, 43.23 feet; thence southeasterly along the arc of a tangent curve, being concave to the Southwest, having a radius of 50.00 feet, a delta of 75° 20' 15", an arc distance of 65.74 feet to a point of reverse curvature; thence southeasterly along the arc of said curve, being concave to the Northeast, having a radius of 30.00 feet, a delta of 75° 20' 15", an arc distance of 39.45 feet; thence North 89° 31' 57" East, 241.34 feet to a point on the East boundary of said Northwest-quarter (N.W. 1/4); thence South 00° 28' 02" East, along said East boundary, 866.65 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 16.005 acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Easements:
  - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
  - The areas indicated as limited access easements, as shown, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
  - Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of drainage facilities and is the perpetual maintenance obligation of the owner, his successors and assigns without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation to maintain said drainage easements.
  - The Lake Maintenance Easement as shown hereon is hereby dedicated for lake maintenance purposes and shall be maintained pursuant to that certain drainage easement agreement recorded in Official Records Book 4459, Page 38 of the Public Records of Palm Beach County, Florida, as amended in Official Records Book 4656, Page 1896 of said Public Records.
- Parcel R-1 is reserved for Ingress-egress, utility, drainage and other proper purposes and is the perpetual maintenance obligation of the owner, his successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named partnership has caused these presents to be signed this day of June, 1986.

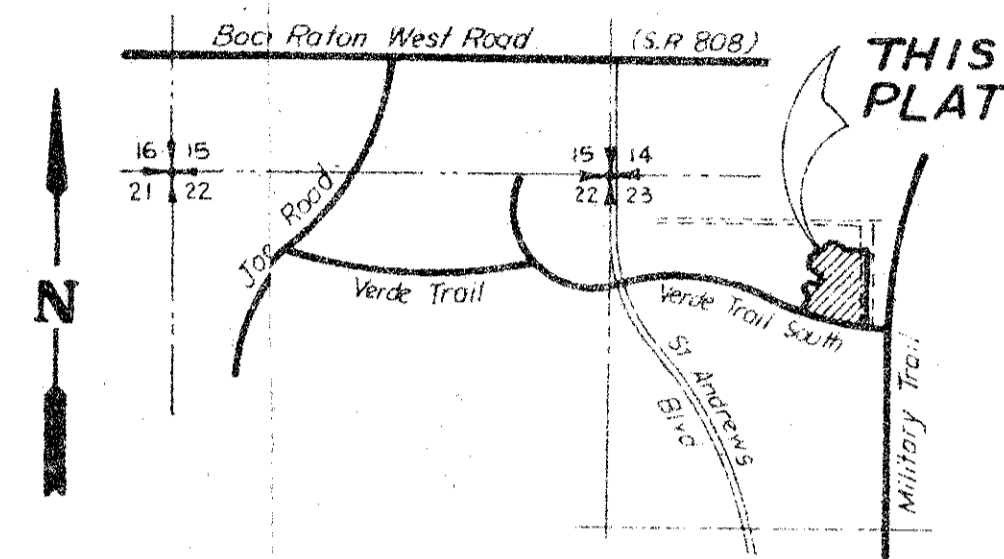
TOWN COLONY II ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP  
 By: CROW TOWN COLONY II ASSOCIATES, LTD. A FLORIDA LIMITED PARTNERSHIP  
 By: CTSB DEVELOPMENT CORPORATION A Florida Corporation, as a General Partner  
 Attest: Andy Chaikovski Assistant Secretary  
 By: James J. Billik President

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) S.S.  
 COUNTY OF PALM BEACH )  
 BEFORE ME personally appeared James J. Billik and Andy Chaikovski, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of CTSB Development Corporation, the general partner of Town Colony II Associates, Ltd., a Florida limited partnership, a general partner of Town Colony II Associates, a Florida general partnership, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation on behalf of the said partnerships, and that the seal affixed to the foregoing instrument is the seal of said corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation on behalf of the said partnerships.

WITNESS my hand and official seal, this 17th day of June, 1986.  
 My commission expires: \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

Prepared By:  
**CRAIG A. SMITH & ASSOCIATES**  
 CONSULTING ENGINEERS & SURVEYORS  
 1000 WEST McNAB ROAD  
 FOMPANO BEACH, FLORIDA  
 BY: FREDERICK E. CONROD, III, P.L.S. # 2816



LOCATION SKETCH (N.T.S. SEC. 23-47-42)

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
 COUNTY OF ORANGE )  
 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 4662 at Page 1409 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation as Trustee has caused these presents to be signed by its Assistant Vice President and attested to by its Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this day of \_\_\_\_\_, 1986.

SUN BANK, N.A., AS TRUSTEE  
 Attest: Geraldine P. Kail Vice President  
 By: Susan E. Best Assistant Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) S.S.  
 COUNTY OF ORANGE )  
 BEFORE ME personally appeared Susan E. Best and Geraldine P. Kail, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President and Vice President of Sun Bank, N.A. and severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the corporate seal affixed to the foregoing instrument is the 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 \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
 NOTARY PUBLIC, STATE OF FLORIDA

### TITLE CERTIFICATE:

STATE OF FLORIDA ) S.S.  
 COUNTY OF PALM BEACH )  
 I, JEFFREY A. DEUTCH, P.A., 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 Town Colony II Associates, a Florida General Partnership; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages as shown and are true and correct, and there are no other encumbrances of record.

Date: 6-17-86  
 By: Jeffrey A. Deutch, P.A.

P.U.D. TABULATION

GROSS AREA	16.005 ACRES
TOTAL NO. OF UNITS	312 UNITS
DENSITY	19.49 UNITS/ACRE

### MORTGAGEE'S CONSENT:

STATE OF CONNECTICUT )  
 COUNTY OF HARTFORD ) S.S.  
 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 4662 at Page 1416 of the 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 its Assistant Vice President and attested to by its Assistant Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 17th day of June, 1986.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY,  
 By: CIGNA INVESTMENTS, INC. a Delaware Corporation  
 Attest: Robert A. ...  
 By: Richard H. ...

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 BEFORE ME personally appeared Richard H. ..., to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President of Connecticut General Life Insurance Company, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and that it was affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 17th day of June, 1986.  
 My commission expires: \_\_\_\_\_  
 Notary Public State of Florida  
James A. ...

### APPROVALS: BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 12 day of August, A.D., 1986.  
 Attest: JOHN B. DUNKLE, CLERK  
 By: Kathryn S. Miller Deputy Clerk  
Karen T. Marcus Chair  
Palma Beach County

### COUNTY ENGINEER:

This plat is hereby approved for record this 12 day of August, A.D., 1986.  
 By: Herbert Kahlert  
Herbert Kahlert  
 Palm Beach County Engineer

### 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with 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, Minimum Technical Standards Chapter 21 and 6, Florida Administrative Code and Ordinances of Palm Beach County, Florida.  
 DATE: 6-17-86  
Frederick E. Conrod, III  
 Professional Land Surveyor  
 Florida Registration No. 2816

**TOWN COLONY II 54/40**

TOWN COLONY II ASSOCIATES	ACKNOWLEDGEMENT (DEDICATION)	CONNECTICUT GENERAL LIFE INSURANCE CO.	ACKNOWLEDGEMENT (MORTGAGEE)	SUNBANK, N.A.	ACKNOWLEDGEMENT (MORTGAGEE)	COUNTY ENGINEER	SURVEYOR
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23/47/42

SUBMISSION # Town Colony II  
 BOOK 54 PAGE 40  
 FLOOD ZONE 0 FLOOD MAP # 235B  
 ZONING SE ZIP CODE 33432  
 PUD NAME \_\_\_\_\_

STATE OF FLORIDA } S.S.  
 COUNTY OF PALM BEACH }  
 THIS PLAT WAS FILED FOR RECORD AT 10:44 AM THIS 14 DAY OF AUGUST, 1986, A.D. AND DULY RECORDED IN PLAT BOOK NO. 54 ON PAGES 40 AND 41  
 JOHN B. DUNKLE, CLERK  
 BY: Walter J. ... D.C.

