

(P. U. D. - PALACIO DEL REY)

PLAT 5 OF LA CASA

A REPLAT OF LOT 130, PLAT 1 OF LA CASA, AS RECORDED IN PLAT BOOK 58, PAGES 187 THROUGH 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 46-SOUTH, RANGE 42 EAST

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS "PLAT 5 OF LA CASA", BEING A REPLAT OF LOT 130 OF "PLAT 1 OF LA CASA (A P. U. D.)" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 187, 188, 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 130, "PLAT 1 OF LA CASA (A P. U. D.)" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 187-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA CONTAINING 7,431 SQUARE FEET (0.171 ACRES) MORE OR LESS.

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

1. THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.
2. THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. PARCEL B AS SHOWN HEREON IS HEREBY DEDICATED TO THE BEL-AIRE HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF PASSIVE RECREATION, LANDSCAPING, AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF: BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE ABOVE DESCRIBED LANDS HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OR DIRECTORS, THIS 17 DAY OF MARCH A.D. 1992.

BY: SAM GREENSPAN, PRESIDENT

ATTEST: JULIE MIRON, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA BEFORE ME PERSONALLY APPEARED SAM GREENSPAN AND JULIE MIRON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE COUNTY OF PALM BEACH INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, THAT THEY ARE OFFICERS DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS. THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION AS SUCH OFFICERS OF SAID 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 SEAL THIS 17 DAY OF March A.D., 1992.

MY COMMISSION EXPIRES: APRIL 22, 1992

Notary Public, State of Florida
Commission #AA 553774

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF June 1992.

6/9/92 DATE

ATTEST: MILTON T. BAUER, CLERK

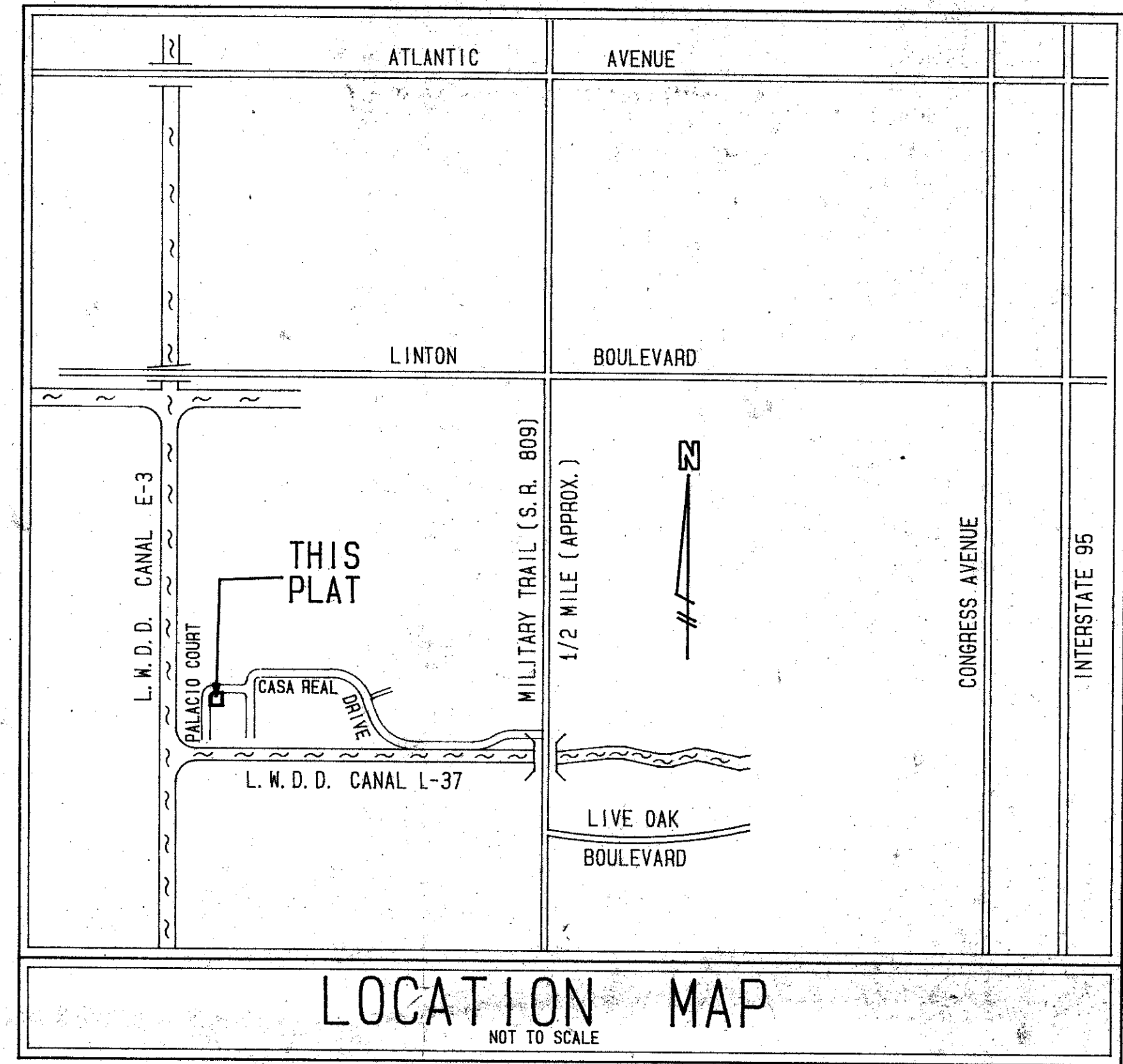
Karen T. Marcus
Chair of the County Commission

Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF June 1992.

George T. Webb, P.E.
County Engineer



P. U. D. TABULATION:

LOT 130A	0.130 ACRES
PARCEL B	0.041 ACRES
TOTAL AREA	0.171 ACRES
NUMBER OF UNITS	1 UNIT
DENSITY	5.85 UNITS/ACRE



THIS INSTRUMENT WAS PREPARED BY
MATTHEW T. WIXTED, P.L.S. 4877 STATE OF FLORIDA
GRIFFIN/EVANS & ASSOCIATES, INC.
ENGINEERS, PLANNERS & SURVEYORS
5365 STIRLING ROAD
DAVIE, FLORIDA 33314
(305) 791-7240

TITLE CERTIFICATION:

I, JOHN L. KORTHALS, ATTORNEY AND AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY DULY LICENSED 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 SAID PROPERTY IS VESTED TO BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID. THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 3/17/92

John L. Korthals
WELCH & KORTHALS
2401 EAST ATLANTIC BOULEVARD
P. O. BOX 1839
POMPAHO BEACH, FLORIDA 33061

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P. R. M.) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

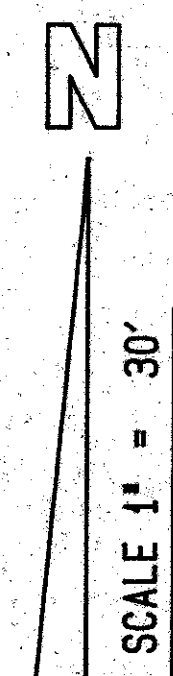
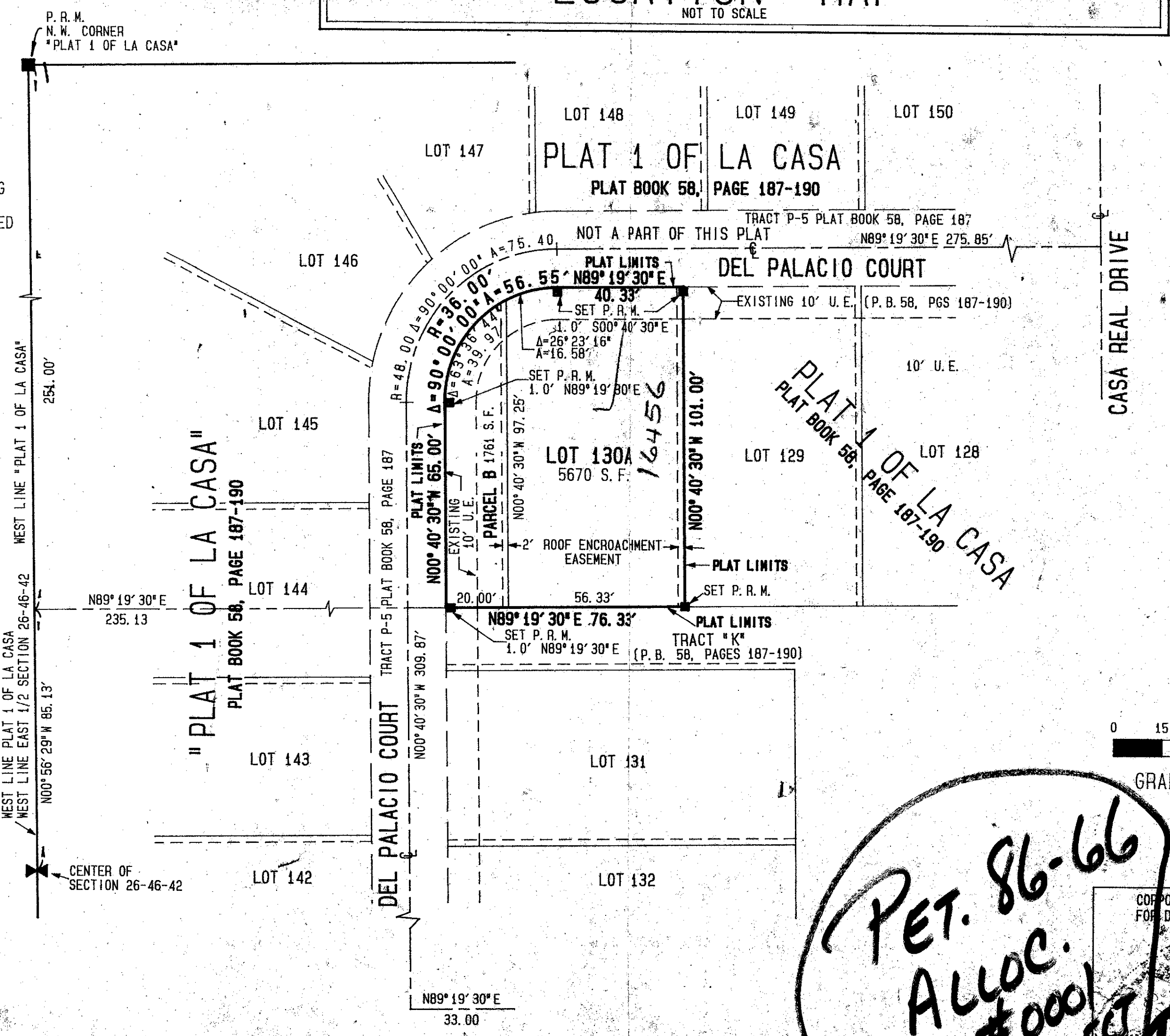
DATED: 3/17/92

GRIFFIN/EVANS & ASSOC., INC.

FOR THE FIRM BY: Matthew T. Wixted
MATTHEW T. WIXTED
PROFESSIONAL LAND SURVEYOR # 4877
STATE OF FLORIDA

SURVEYOR'S NOTES:

1. ■ INDICATES SET PERMANENT REFERENCE MARKER (P. R. M.) AND IS A 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED WITH NUMBER 4877.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. D.E. DENOTES DRAINAGE EASEMENT.
6. U.E. DENOTES UTILITY EASEMENT.
7. RAD. DENOTES RADIAL.
8. S.F. DENOTES SQUARE FEET.
9. BEARINGS SHOWN HEREON ARE BASED ON PLAT 3 OF LA CASA (PLAT BOOK 60, PAGE 79), WITH THE CENTERLINE OF DEL PALACIO CT. BEING NORTH 89°19'30"E.
10. ALL REFERENCES TO RECORDED PLATS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED IN UTILITY OR DRAINAGE EASEMENTS.
12. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS PROVIDED FOR WATER OR SEWER.
13. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
14. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS OVERLAP, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.



PET. 86-66
ALLOC. #0001
COLLECT

0509-005 SEALS

09/35

CORPORATE SEAL FOR DEDICATION	NOTARY FOR DEDICATION	PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS	PALM BEACH COUNTY ENGINEER/CLERK OF THE CIRCUIT COURT	SURVEYOR
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TAZ-476

SUBDIVISION # PLAT 5 OF LA CASA
BOOK 58 PAGE 35
FLOOD ZONE FLOOD MAP # 2200
QUAD # 37 ZONING RS
SE # 86-66 ZIP CODE 33445
PUD NAME PALACIO DEL REY