

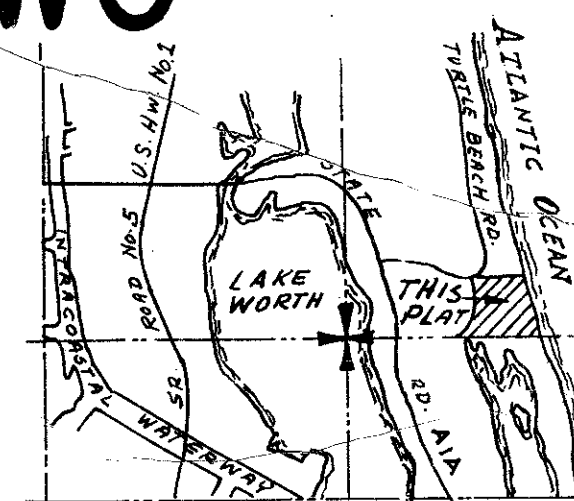
OCEAN HOUSE SUBDIVISION TWO

IN SECTION 3, TWP. 42 S., RGE. 43 E.
PALM BEACH COUNTY, FLORIDA

Being a Replat of Part of SEMINOLE BEACH, recorded in Plat Book 22,
Page 37, Public Records of Palm Beach County, Florida.

SCALE IN FEET
100 50 0 100 200 300 400
SCALE: 1"=100'

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1973



LOCATION MAP

192



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:29 P.M.
this 26th day of JUNE, 1974,
and duly recorded in Plat Book No. 30
on page 192
JOHN B. DUNKLE, Clerk Circuit Court
By Margaret S. Newland, D.C.

PLAT NO. 1
OLD PORT VILLAGE
P.B. 27 - PGS. 18, 19 & 20

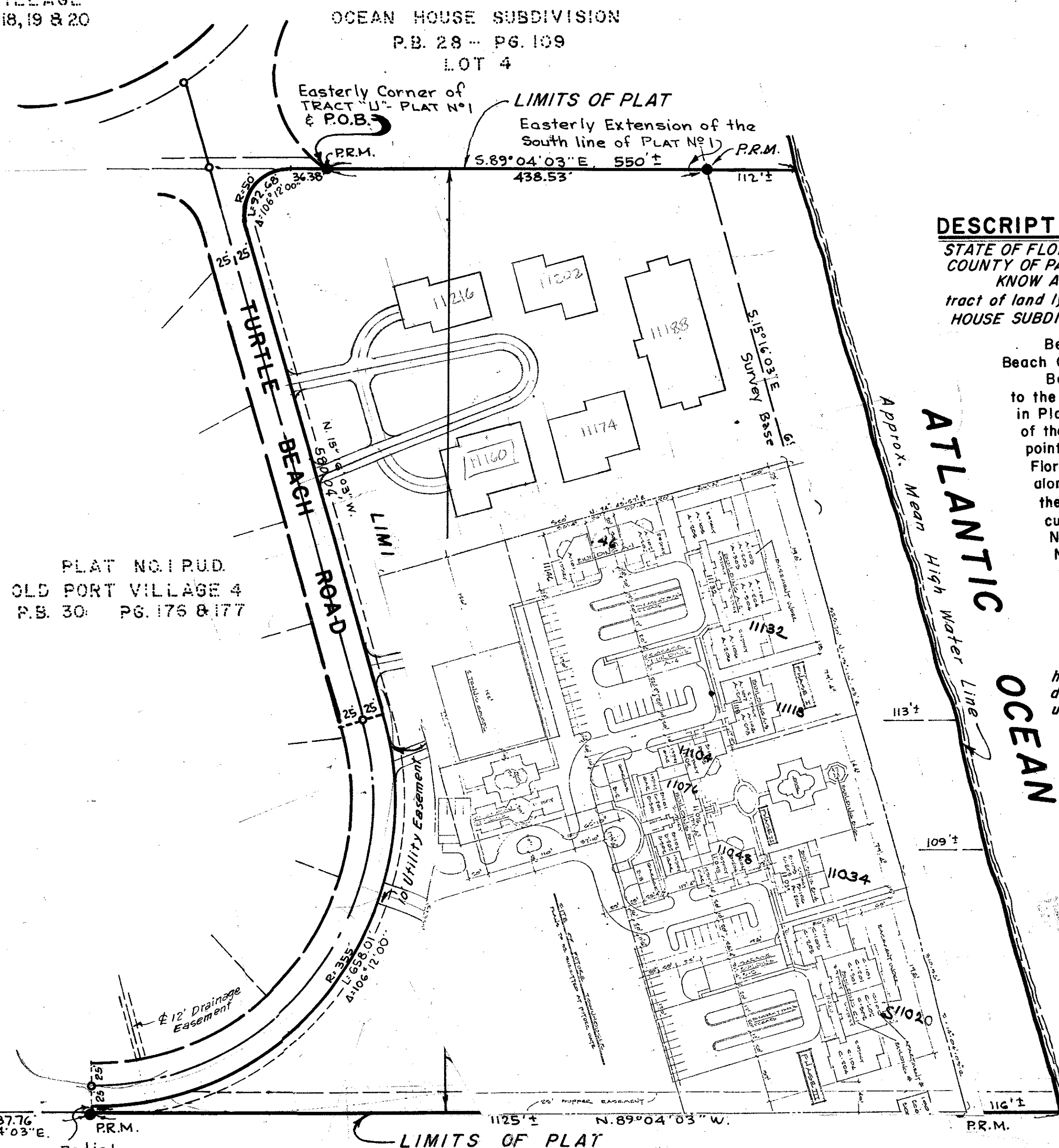
OCEAN HOUSE SUBDIVISION
P.B. 28 - PG. 109
LOT 4

112.871



East R/W Line SR.A1A

PLAT NO. 1 P.D.
OLD PORT VILLAGE 4
P.B. 30 - PGS. 176 & 177



ATLANTIC OCEAN
Approx. Mean High Water Line

DESCRIPTION & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that LOST TREE VILLAGE CORPORATION, a Florida Corporation, the owner of the tract of land lying in Section 3, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as OCEAN HOUSE SUBDIVISION TWO and more particularly described as follows:

Being a Replat of part of Seminole Beach, as recorded in Plat Book 22, Page 37, Public Records of Palm Beach County, and described as follows:
Beginning at the Easterly corner of Tract "U" on the South line of Plat No. 1 - OLD PORT VILLAGE according to the Plat thereof on file in the office of the Clerk of the Circuit in and for Palm Beach County, Florida, recorded in Plat Book 27, Pages 18, 19 and 20 of said Public Records; thence S.89°04'03"E. along the Easterly extension of the South line of said Plat No. 1, a distance of 550 feet, more or less, to the waters of the Atlantic Ocean, said point being 1080 feet North of the South line of Section 3, Township 42 South, Range 43 East, Palm Beach County, Florida; thence meandering the waters of the Atlantic Ocean to the South line of said Section 3; thence N.89°04'03"W. along said South line, a distance of 1125 feet, more or less, to a point 1337.76 feet East of the East R/W line of State Road No. A1A; thence N.00°55'57"E. along a line radial to a curve to be described, a distance of 5 feet to the beginning of a curve concave to the Northwest having a radius of 355 feet and a central angle of 106° 12' 00"; thence Easterly, Northeasterly, Northerly and Northwesterly along the arc of said curve, a distance of 658.01 feet; thence N. 15° 16' 03" W. along the tangent to said curve, a distance of 580.04 feet to the beginning of a curve concave to the Southeast having a radius of 50 feet and a central angle of 106° 12' 00"; thence Northwesterly, Northerly, Northeasterly and Easterly along the arc of said curve, a distance of 92.68 feet to a point on the South line of said Plat No. 1; thence S.89°04'03"E. along the said South line of Plat No. 1, a distance of 36.38 feet to the POINT OF BEGINNING.

Containing 17.505 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon. LOST TREE VILLAGE CORPORATION does hereby reserve unto itself, the easements shown hereon for the construction and maintenance of public utility and drainage systems, transmission lines.

MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF PALM BEACH
MARTIN ERNEST MURPHY, JOHN EARL MURPHY and DOLORES ANN MURPHY MENDIA, Executors of the Estate of DOLORES KIMMEL MURPHY, hereby certify that they are holders of a certain mortgage on the land described hereon and do subordinate their mortgage to such dedication.
Signed this 25 day of October, 1973.

EXECUTORS OF THE ESTATE OF DOLORES KIMMEL MURPHY

Witness: William H. Caness
Witness: Frances M. McCalland
Witness: William H. Caness
Witness: Frances M. McCalland
Witness: William H. Caness
Witness: Frances M. McCalland
By: Martin Ernest Murphy
By: John Earl Murphy
By: Dolores Ann Murphy Mendia

NOTE

Easements are for Public Utilities unless otherwise noted.
Building setback lines shall be as required by Palm Beach County Zoning Regulations.
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.
The South line of Section 3-42-43 is assumed to bear N.89°04'03"W. and all other bearings shown hereon are relative thereto.
● denotes Permanent Reference Monument.

MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF PALM BEACH
BANK OF PALM BEACH & TRUST COMPANY, hereby certify that they are holders of a certain mortgage on the land described hereon and do subordinate their mortgage to such dedication.
Signed and sealed this 22nd day of October, 1973.

By: James J. Moore
President

1000-200

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by law, and further, that permanent control points will be set in accordance with law after construction is complete, and further, that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida.

THIS INSTRUMENT WAS PREPARED BY: WILLIAM G. WALLACE, JR., 2019 Okeechobee Blvd., West Palm Beach, Florida.
Registered Land Surveyor
Florida Certificate No. 2293
6/1/74

30-192

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, ST. PAUL TITLE INSURANCE CORP., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to LOST TREE VILLAGE CORPORATION; that the current taxes have been paid; and that we find the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Michael R. Davis, Sr. Examiner
of St. Paul Title Insurance Corporation

Total Area 17.505 Acres
Total Number Dwellings 96
Density 5.50 Dwelling Units per Acre

ACKNOWLEDGMENT

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record,
this 25 day of June, A.D. 1974.

By: Robert J. Chappin
Chairman

COUNTY ENGINEER
This plat is hereby found to meet all requisite State and County laws and ordinances.

By: Herb Kahle
County Engineer

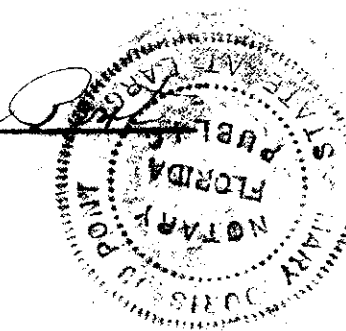
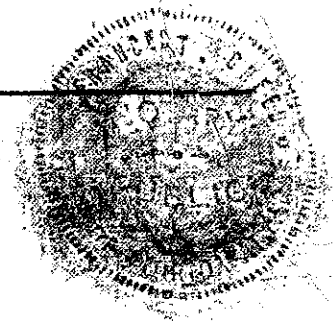
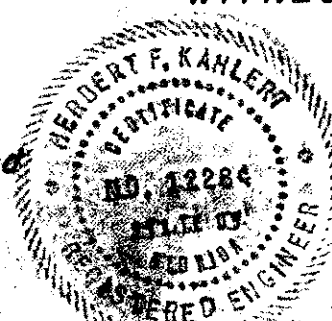
ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: Margaret S. Newland
Deputy Clerk

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, the undersigned Notary Public, personally appeared J.E. MORGAN, JR. and JAMES S. MIZE President and Assistant Cashier respectively of BANK OF PALM BEACH & TRUST COMPANY, a Florida Corporation, and they acknowledged before me that they executed such instrument as such officers of said Corporation.
WITNESS my hand and official seal this 22nd day of October, 1973.

Frances T. Green
Notary Public
State of Florida at large

My Commission expires: June 17, 1976



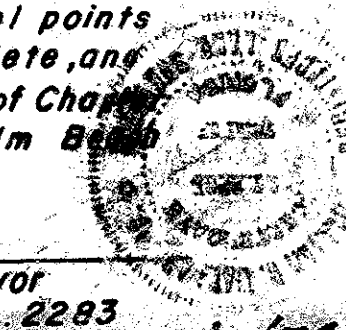
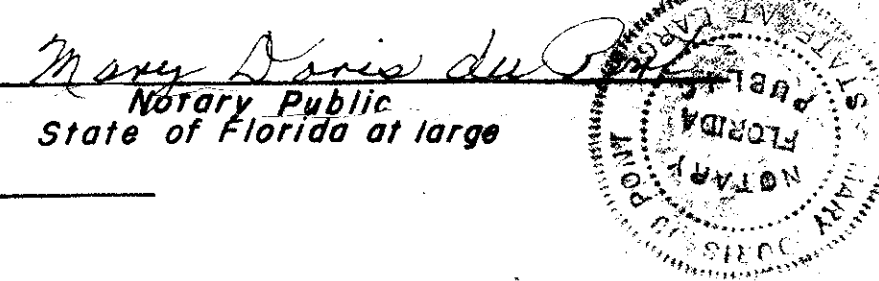
STATE OF FLORIDA
COUNTY OF PALM BEACH
LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Non-Profit Corporation, hereby consent to the incorporation of this Plat into the Association.
Signed this 22 day of October, 1973.

Attest: Virginia L. Magner Secretary
By: Charles K. Rieger President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, the undersigned Notary Public, personally appeared CHARLES K. RIEGER and VIRGINIA L. MAGNER, President and Secretary, respectively of LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida Corporation and they consented to incorporation of this Plat into the Association.
WITNESS my hand and official seal this 22 day of October, 1973.

My Commission expires: Nov 6, 1973



30/192

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER