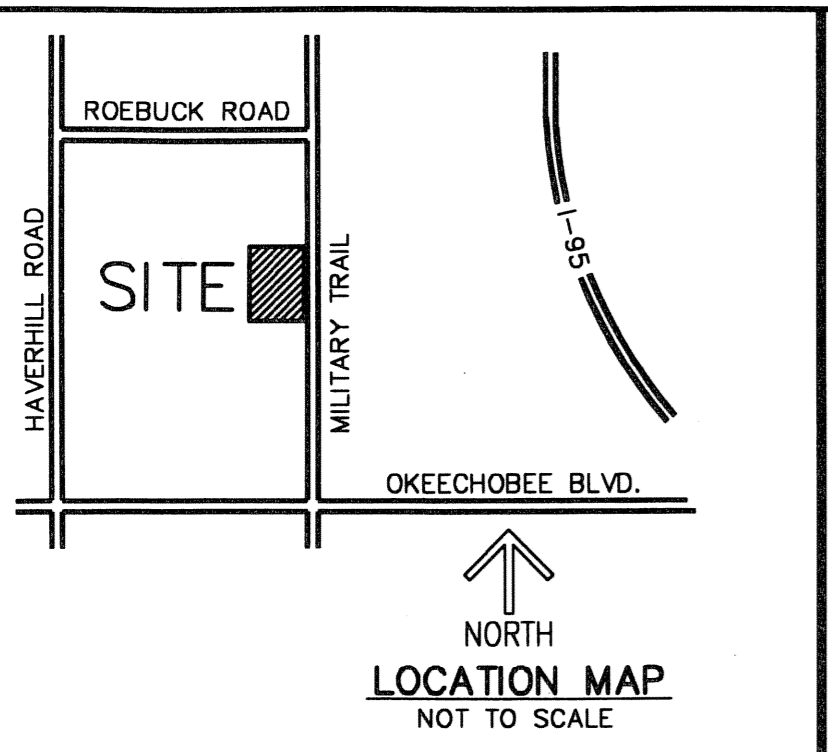


00074-088 20050355161

# MARAVILLA AT VILLAGO

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD ON 16th DAY OF April  
A.D. 2005 AND DULY RECORDED  
IN PLAT BOOK 125 ON  
PAGES 57 AND 52  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

SHEET 1 OF 2



### DESCRIPTION

THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LESS THE SOUTH 1,815.09 FEET THEREOF, AND FURTHER LESS AND EXCEPT THE LANDS IDENTIFIED AS PARCEL NO. 140, GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN OFFICIAL RECORD BOOK 11805, PAGE 1983, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE DESCRIPTION OF THE LANDS BEING PLATTED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N.01°59'20"E. ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 13, A DISTANCE OF 1815.09 FEET; THENCE N.88°34'18"W., A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 13037, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N.88°34'18"W., A DISTANCE OF 615.59 FEET TO THE SOUTHEAST CORNER OF THE PALM CLUB WEST-VILLAGO 1, AS RECORDED IN PLAT BOOK 49, PAGES 109 THROUGH 111 OF SAID PUBLIC RECORDS; THENCE N.01°51'49"E. ALONG THE EAST LINE OF SAID PALM CLUB WEST-VILLAGO 1, A DISTANCE OF 859.34 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE S.88°14'00"E. ALONG SAID NORTH LINE, A DISTANCE OF 617.45 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILITARY TRAIL; THENCE S.01°59'20"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 855.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 528,671 SQUARE FEET/12.137 ACRES MORE OR LESS.

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

KNOW ALL MEN BY THESE PRESENTS THAT HOVSTONE PROPERTIES FLORIDA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS: MARAVILLA AT VILLAGO, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

**1. PARCEL A**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR HOVSTONE PROPERTIES FLORIDA, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

**2. UTILITY EASEMENTS:**  
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, THIS 7<sup>TH</sup> DAY OF April, 2005.

HOVSTONE PROPERTIES FLORIDA, L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
TIMOTHY R. KELLY  
PRESIDENT

ATTEST TO BY: [Signature]  
STEPHEN B. LILLER  
VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOVSTONE PROPERTIES FLORIDA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7<sup>TH</sup> DAY OF April, 2005.

MY COMMISSION EXPIRES: 11-02-07  
COMMISSION NUMBER: DD263815

Jeff L. Johnson  
Notary Public  
Expires: Nov 02, 2007  
Atlantic Bonding Co., Inc.

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN B. LILLER, (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF HOVSTONE PROPERTIES FLORIDA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 7<sup>TH</sup> DAY OF April, 2005.

MY COMMISSION EXPIRES: 11-02-07

COMMISSION NUMBER: DD263815

[Signature]  
NOTARY PUBLIC  
Jeff L. Johnson  
PRINT NAME

### MORTGAGEES CONSENT:

STATE OF Illinois )  
COUNTY OF DuPage )

Jeff L. Johnson  
Commission #DD263815  
Expires: Nov 02, 2007  
Notary Public  
Atlantic Bonding Co., Inc.

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 RECORDS BOOK 18204, AT PAGE 614 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MICHAEL J. RYAN, THOMAS E. RYAN, THERESE ROONEY, MARY RYAN BANDING, DONNA RYAN COFFEY, AND EILEEN RYAN SEYFARTH DO HEREUNTO SET OUR HANDS THIS 10 DAY OF April, 2005.

[Signature]  
Kristie Coughlin

WITNESS: (AS TO BOTH) (PRINTED NAME) Colleen Rott

BY: [Signature]  
MICHAEL J. RYAN, ATTORNEY IN FACT

(PRINTED NAME) Colleen Rott THOMAS E. RYAN, ATTORNEY IN FACT

### ACKNOWLEDGMENT:

STATE OF Illinois )  
COUNTY OF DuPage )

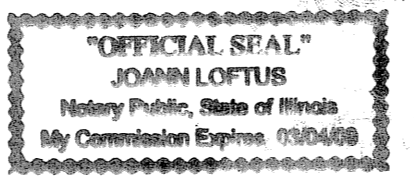
BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN AND THOMAS E. RYAN, RESPECTIVELY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR MICHAEL J. RYAN, THOMAS E. RYAN, THERESE ROONEY, MARY RYAN BANDING, DONNA RYAN COFFEY, AND EILEEN RYAN SEYFARTH, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF April, 2005.

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

[Signature]  
NOTARY PUBLIC  
Jeff L. Johnson  
PRINT NAME



HOVSTONE PROPERTIES FLORIDA, L.L.C.

HOVSTONE PROPERTIES FLORIDA, L.L.C.  
NOTARY (KELLY)

HOVSTONE PROPERTIES FLORIDA, L.L.C.  
NOTARY (LILLER)

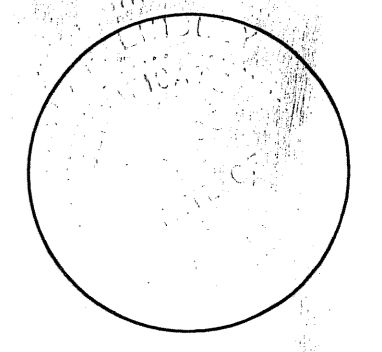
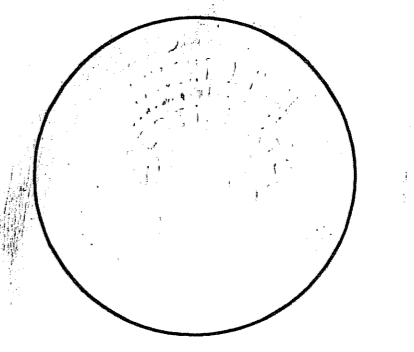
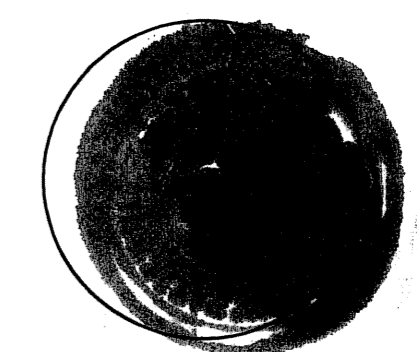
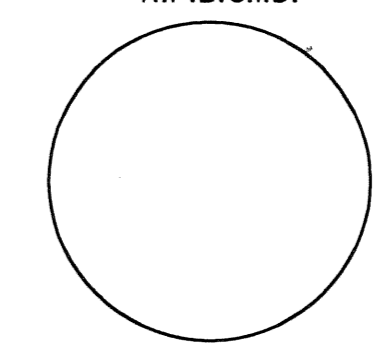
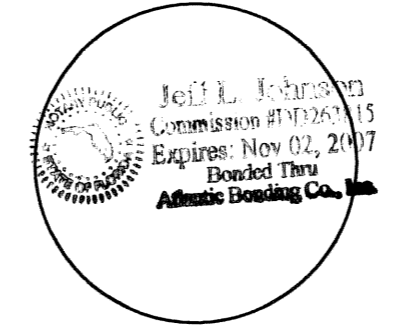
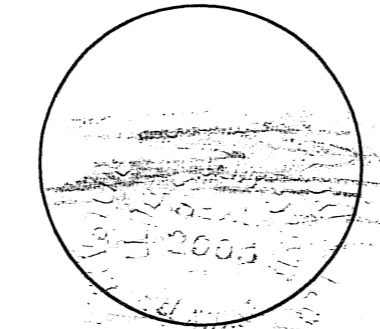
MORTGAGEES  
NOTARY

N.P.B.C.I.D.

CITY OF  
WEST PALM BEACH

CITY OF  
WEST PALM BEACH  
SURVEYOR

SURVEYOR



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

UNIT OF DEVELOPMENT NO. 4

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

DATE: 4/27/05

HUGO UNRUH, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST: [Signature]  
ONEAL BARDIN JR., SECRETARY  
BOARD OF SUPERVISORS

### CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.

VINCENT J. NOEL, PSM  
REGISTRATION NO 4169  
STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

WE, INDEPENDENCE TITLE INSURANCE, INC., A TITLE INSURANCE COMPANY, AS 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 IN HOVSTONE PROPERTIES FLORIDA, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/14/05

[Signature]  
RONALD L. PLATT, PRESIDENT  
INDEPENDENCE TITLE INSURANCE COMPANY

### 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 RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 4/18/05

[Signature]  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591