

20130208551

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS VILLAS ON ANTIQUE ROW, BEING A REPLAT OF LOTS 23 THROUGH 27, BLOCK 11, SOUTHLAND PARK ADDITION AS RECORDED IN PLAT BOOK 9, PAGE 18; ALL OF TULIP SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 23; ALL OF WENONAH PLACE TOWNHOMES AS RECORDED IN PLAT BOOK 60, PAGE 152 ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE NORTH 260 FEET OF GOVERNMENT LOT 4, IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 1 THROUGH 14, INCLUSIVE, AND PARCELS A AND B, WENONAH PLACE TOWN HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 2: LOTS 1, 2, 3 AND 4, TULIP SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF THAT ROAD RIGHT-OF-WAY SHOWN AS WENONAH PLACE, OF SAID TULIP SUBDIVISION, LESS THAT PORTION THEREOF ABANDONED BY DISCLAIMER RECORDED IN OFFICIAL RECORDS BOOK 5180, PAGE 1135, AND SHOWN AS PARCEL "B" ON THE PLAT OF WENONAH PLACE TOWN HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 152, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 3.84 CHAINS; THENCE RUNNING EAST TO WEST LINE OF OLIVE STREET; THENCE RUNNING NORTH ALONG THE WEST SIDE OF OLIVE STREET 3.94 CHAINS TO THE NORTH LINE OF SAID LOT 4; THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; ALSO KNOWN AS: THE NORTH 260 FEET OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY OF POINSETTIA AVENUE AS NOW LOCATED; AND LESS AND EXCEPT ALL OF TULIP SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND (PARCEL 4) LOTS 23, 24, 25, 26, AND 27 BLOCK 11, SOUTHLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 178,806 SQUARE FEET OR 4.10 ACRES MORE OR LESS

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

- 1. THE 10' UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. TRACT A: TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY PURPOSES INCLUDING THE DESIGNATION OF LOADING ZONES AND LOCATION OF REFUSE ENCLOSURES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. TRACTS B, C AND D: TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROADWAY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
4. TRACT E: TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC. FOR COMMON USE AND PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. TRACTS F, H, & J: TRACTS F, H, AND J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
6. TRACTS G & I: TRACTS G AND I, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, UTILITIES, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. UTILITY EASEMENTS AS HEREBY DEDICATED ARE DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS,

THIS 28 DAY OF March, 2013.

VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: HARRY L. POSIN, PRESIDENT

VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: HARRY L. POSIN

PRINT NAME: Harry L. Posin

WITNESS: NATALIE J. GOLDSTEIN

PRINT NAME: Natalie J. Goldstein

ACKNOWLEDGMENTS

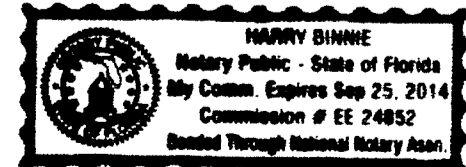
STATE OF FLORIDA COUNTY OF

BEFORE ME PERSONALLY APPEARED HARRY L. POSIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY 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 COMPANY SEAL OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

THIS 28 DAY OF March, 2013.

NOTARY PUBLIC

PRINT NAME: Harry Binnie



MY COMMISSION EXPIRES: 9-25-14 NUMBER: EE 24852

VILLAS ON ANTIQUE ROW

BEING A REPLAT OF

LOTS 23 THROUGH 27, BLOCK 11, SOUTHLAND PARK ADDITION AS RECORDED IN PLAT BOOK 9, PAGE 18;

ALL OF TULIP SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 23;

ALL OF WENONAH PLACE TOWNHOMES AS RECORDED IN PLAT BOOK 60, PAGE 152;

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND

BEING A PORTION OF THE NORTH 260 FEET OF GOVERNMENT LOT 4, ALL IN

SECTION 34, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH,

PALM BEACH COUNTY, FLORIDA, DATE MARCH 2013, SHEET 1 OF 4

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF

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 25849, AT PAGE 628, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF March, 2013.

TD BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: PRINTED NAME: Vice President TITLE: Vice President

ADDRESS: 255 ALHAMBRA CIRCLE, 2ND FLOOR CORAL GABLES, FL 33134

WITNESS: Natalie J. Goldstein

PRINT NAME: Natalie J. Goldstein

WITNESS: Harry Binnie

PRINT NAME: Harry Binnie

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF TD BANK, N.A., A NATIONAL BANKING ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE / SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

THIS 28 DAY OF March, 2013.

NOTARY PUBLIC

PRINT NAME: Harry Binnie



MY COMMISSION EXPIRES: 9-25-14 COMMISSION NUMBER: EE 24852

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF

VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED

THIS 28 DAY OF March, 2013.

VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION,

BY: GARY CLEMENT, PRESIDENT

VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION,

WITNESS: Harry Binnie

PRINT NAME: Harry Binnie

WITNESS: Natalie J. Goldstein

PRINT NAME: Natalie J. Goldstein

ACKNOWLEDGMENTS

STATE OF FLORIDA COUNTY OF

BEFORE ME PERSONALLY APPEARED GARY CLEMENT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAS ON ANTIQUE ROW HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

THIS 28th DAY OF March, 2013.

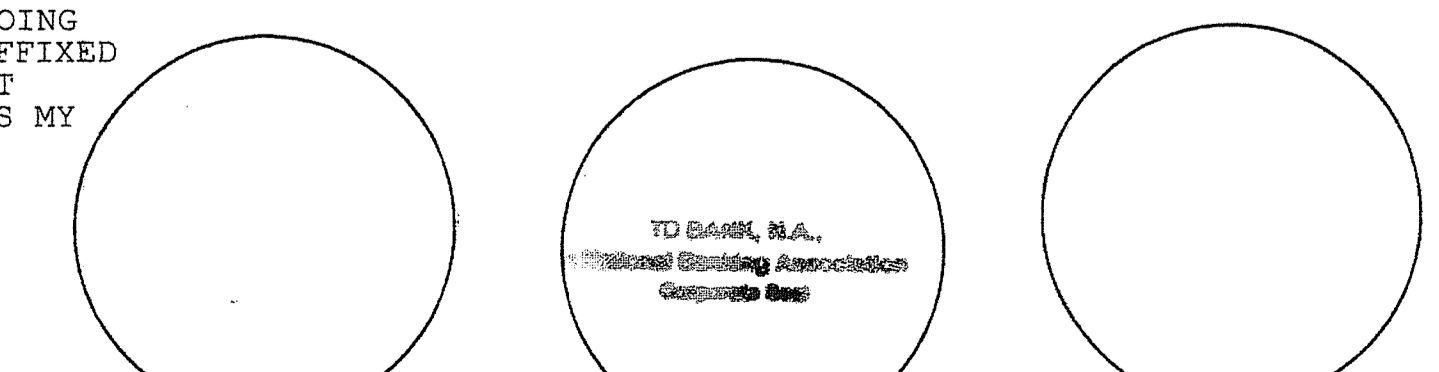
NOTARY PUBLIC

PRINT NAME: Harry Binnie



MY COMMISSION EXPIRES: 9-25-14 COMMISSION NUMBER: EE 24852

VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY SEAL



Location map showing the site location in West Palm Beach, Florida. Includes street names: Belvedere Road, Federal Highway, Monroe Drive, Dixie Highway, S. Drake Drive, Southern Boulevard. A title '1160' is handwritten in the top right corner.



TITLE CERTIFICATE:

STATE OF FLORIDA COUNTY OF WEST PALM BEACH COUNTY WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN VILLAS ON ANTIQUE ROW, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF 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.

DATE: 3-29-13 HARRY BINNIE, PRESIDENT HB-TITLE OF FLORIDA, INC.

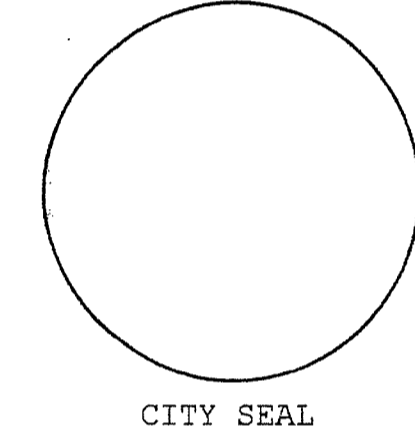
CITY OF WEST PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO THE DEDICATE CONTAINED ON THIS PLAT THIS 9 DAY OF April, 2013.

BY: Geraldine Muoto, Mayor

APPROVED: April 9, 2013, 2013

CITY PLANNING BOARD

BY: Steven Mayans, Planning Board Chairman



SURVEYORS NOTES:

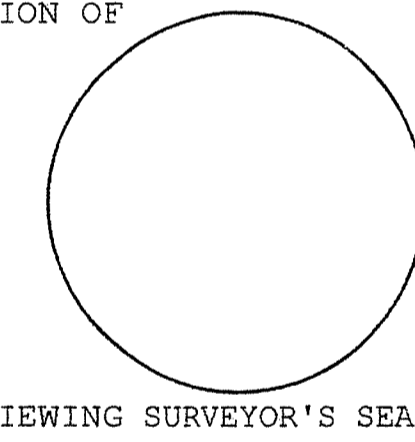
- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [] PRM LB#7768
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE CENTERLINE OF FEDERAL HIGHWAY AS SHOWN HEREON AS S01°44'54"E.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE MUNICIPAL APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. DISTANCES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL PLANE AND ARE IN US SURVEY FEET.
6. ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THE VERTICAL DATUM IS: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. THE APPROVAL OF THIS REPLAT BY THE CITY OF WEST PALM BEACH, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THIS REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THIS REPLAT.
8. SEE SHEET 2 FOR AREA TABLE PLAT AREA: 4.1 ACRES.
9. THE PLAT SHOWN HEREON IS SUBJECT TO THE DECLARATION FOR THE VILLAS ON ANTIQUE ROW, AS RECORDED IN OFFICIAL RECORD BOOK 25910, PAGE 1546 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE MODIFIED OR REPLACED.

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.S.).

VINCENT J. NOEL PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 4169

DATE: 4/4/13

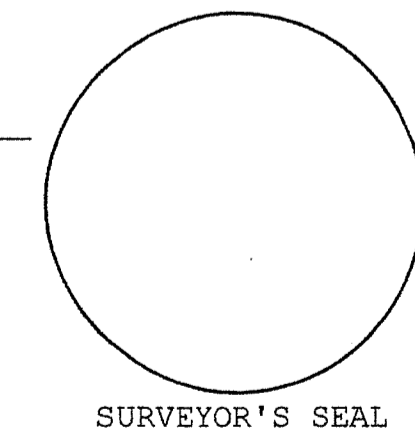


SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S.) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 THE ORDINANCES OF WEST PALM BEACH, FLORIDA

GARY A. RAGER, FSM LICENSE NO. LS 4828 STATE OF FLORIDA

DATE: 4-2-2013



THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. LS4828 STATE OF FLORIDA. GEOPOINT SURVEYING, INC. 5601 CORPORATE WAY, SUITE 200, WEST PALM BEACH, FLORIDA 33407. CERTIFICATE OF AUTHORIZATION NO. LB7768

Table with 2 columns: Item, Value. Includes title 'VILLAS ON ANTIQUE ROW', date 'JANUARY 2013', scale '1" = 30'', and job number 'SAW-AR-003'.



5601 CORPORATE WAY, #200 WEST PALM BEACH, Florida 33407 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geoointsurvey.com Licensed Business Number LB 7768