

PLAT NO. IV-B LE CHALET (P.U.D.)

IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 6 SHEETS SHEET NO. 1

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DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that LE CHALET, INC., a Florida Corporation, the owner of a tract of land lying and being in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as PLAT IV-B LE CHALET (P.U.D.), and being more particularly described as follows, to wit:

A parcel of land lying in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of said Section 14; thence South 00°-54'-00" West along the East line of said Section 14, a distance of 1593.38 feet; thence North 89°-06'-00" West, a distance of 25.00 feet to the Point of Beginning of the herein described parcel of land;

Thence South 00°-54'-00" West, a distance of 391.09 feet; thence South 88°-23'-01" East, a distance of 966.71 feet; thence South 10°-00'-49" West, a distance of 642.14 feet to a point in the North line of L.W.D.D. L-21 Canal; thence South 88°-24'-59" East along said North line of L.W.D.D. L-21 Canal, a distance of 1599.96 feet to a point in the East line of L.W.D.D. E-3 Canal; thence North 10°-12'-07" East along said East line of L.W.D.D. E-3 Canal, a distance of 1052.69 feet to a point in the South line of Plat No. II-B Le Chalet (P.U.D.) as recorded in Plat No. II-B Le Chalet (P.U.D.), a distance of 270.70 feet to a Point of Curvature; thence along the same by a curve to the left having a radius of 3000.73 feet, a Central Angle of 110°-18'-05" and an arc distance of 591.88 feet to a point of reverse curve; thence along the same by a curve to the right having a radius of 2197.45 feet; a Central Angle of 110°-21'-13" and an arc distance of 435.44 feet to a point at the Northwest corner of Plat No. IV-A Le Chalet (P.U.D.) P.BK.34 PGS. 22 & 23 thence South 62°-31'-15" East along said Plat No. IV-A Le Chalet (P.U.D.), a distance of 35.80 feet; thence South 160°-47'-44" East along the same, a distance of 339.00 feet to a point on a curve from which the radius point bears South 170°-14'-01" East; thence along said curve to the left having a radius of 1832.45 feet, a Central Angle of 30°-07'-48" and an arc distance of 100.10 feet; thence South 160°-47'-44" East, a distance of 62.07 feet to a point of curvature; thence along a curve to the right having a radius of 1150.78 feet, a Central Angle of 40°-13'-37" and an arc distance of 84.90 feet; thence North 77°-25'-53" East along a line radial to said curve a distance of 100.00 feet to a point on a curve, said curve being concentric with the previous mentioned curve; thence along said curve to the right having a radius of 1250.78 feet, a central angle of 00°-54'-35" and an arc distance of 19.86 feet; thence North 78°-20'-28" East along a line radial to the last mentioned curve, a distance of 60.00 feet; thence North 31°-38'-10" East, a distance of 34.29 feet to a point on a curve; thence along said curve to the right having a radius of 1672.45 feet, a Central Angle of 30°-11'-17" and an arc distance of 93.06 feet; thence South 110°-52'-52" East along a line radial to the last mentioned curve, a distance of 107.07 feet; thence South 00°-54'-00" West, a distance of 81.95 feet; thence South 89°-06'-00" East, a distance of 130.00 feet; thence South 00°-54'-00" West, a distance of 44.78 feet; thence South 88°-23'-01" East, a distance of 671.35 feet; thence North 00°-54'-00" East, a distance of 75.31 feet; thence South 89°-06'-00" East, a distance of 30.00 feet; thence North 00°-54'-00" East, a distance of 28.37 feet; thence South 89°-06'-00" East, a distance of 160.00 feet to the Point of Beginning.

Containing 53.727 Acres, More or Less.

TOGETHER WITH a parcel of land lying in Sections 14 and 15, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Commencing at the North Quarter (¼) Corner of said Section 14; thence South 19°-12'-07" West along the North-South Quarter Section Line of said Section 14, a distance of 1531.20 feet; thence North 88°-47'-53" West, a distance of 65.00 feet to a point in the West line of said L.W.D.D. Canal E-3, the Point of Beginning of the herein described parcel of land;

Thence South 71°-42'-05" West, a distance of 564.93 feet to a point of curvature; thence West along a curve concave to the North having a radius of 5367.05 feet, a central angle of 31°-18'-00", for an arc distance of 2931.96 feet to a point from which the radius point bears North 130°-00'-05" East; thence North 29°-01'-06" East, a distance of 355.52 feet to a point of curvature from which the radius point bears North 57°-24'-48" East; thence Northwesterly along said curve concave to the West having a radius of 150.00 feet, a central angle of 223°-25'-35" for an arc distance of 584.93 feet to a point of reverse curve; thence Northwesterly along a curve concave to the North-east having a radius of 100.00 feet, a central angle of 92°-34'-56" for an arc distance of 161.59 feet to a point of tangency; thence North 16°-34'-09" East, a distance of 697.49 feet to a point of curvature; thence Northwesterly along a curve concave to the West having a radius of 1000.00; a central angle of 120°-18'-42" for an arc distance of 214.87 feet to a point of reverse curve; thence Northwesterly along a curve concave to the Southeast having a radius of 50.00 feet, a central angle of 87°-16'-14" for an arc distance of 76.16 feet to a point of tangency; thence South 88°-28'-19" East, a distance of 140.40 feet to a point of curvature; thence Southwesterly along a curve concave to the Southwest having a radius of 50.00 feet, a central angle of 90°-11'-13" for an arc distance of 78.70 feet to a point of tangency; thence South 10°-42'-54" West, a distance of 159.38 feet to a point of curvature; thence Southwesterly along a curve concave to the Northeast having a radius of 210.00 feet, a central angle of 90°-00'-00" for an arc distance of 329.87 feet to a point of tangency; thence South 88°-17'-06" East, a distance of 100.00 feet to a point of curvature; thence Northwesterly along a curve concave to the Northwest having a radius of 210.00 feet, a central angle of 90°-00'-00" for an arc distance of 329.87 feet to a point of tangency; thence North 1°-42'-54" East, a distance of 310.00 feet to a point of curvature of which this last described line is radial; thence Southwesterly along a curve concave to the Southwest having a radius of 270.00 feet, a central angle of 52°-50'-14" for an arc distance of 248.99 feet; thence South 54°-33'-03" West along a line radial to the last mentioned curve, a distance of 100.00 feet to a point in a curve concentric with the said last mentioned curve; thence Southeast along said curve concave to the Southwest having a radius of 170.00 feet, a central angle of 24°-39'-46" for an arc distance of 73.18 feet to a point of tangency; thence South 10°-47'-06" East, a distance of 399.53 feet to a point of curvature; thence Southeast along a curve concave to the Northeast having a radius of 830.00 feet, a central angle of 26°-25'-26" for an arc distance of 382.78 feet to a point of reverse curve; thence Southerly along a curve concave to the West having a radius of 50.00 feet, a central angle of 80°-20'-34" for an arc distance of 70.11 feet to a point of compound curve; thence Southwesterly along a curve concave to the Northwest having a radius of 870.00 feet, a central angle of 25°-57'-23" for an arc distance of 394.13 feet to a point of compound curve; thence West along a curve concave to the North having a radius of 70.00 feet, a central angle of 27°-43'-14" for an arc distance of 33.87 feet to a point of reverse curve; thence Southwesterly along a curve concave to the East having a radius of 150.00 feet, a central angle of 228°-58'-25" for an arc distance of 599.45 feet to a point of reverse curve; thence Northwesterly along a curve concave to the Southeast having a radius of 70.00 feet, a central angle of 22°-19'-54" for an arc distance of 27.28 feet to a point of reverse curve; thence Northwesterly along a curve concave to the Northwest having a radius of 130.00 feet, a central angle of 14°-25'-42" for an arc distance of 284.56 feet to a point of reverse curve;

thence Southeasterly along a curve concave to the South having a radius of 50.00 feet, a central angle of 68°-06'-31" for an arc distance of 59.44 feet to a point of reverse curve; thence Southeast along a curve concave to the Northeast having a radius of 1090.00 feet, a central angle of 50°-10'-41" for an arc distance of 98.51 feet to a point of tangency; thence South 61°-19'-45" East, a distance of 85.10 feet to a point of curvature; thence Easterly along a curve concave to the North having a radius of 210.00 feet, a central angle of 85°-10'-24" for an arc distance of 312.18 feet to a point of reverse curve; thence Easterly along a curve concave to the South having a radius of 50.00 feet, a central angle of 120°-19'-05" for an arc distance of 193°-03'-25" for an arc distance of 38.74 feet to a point of tangency; thence South 13°-07'-39" East, a distance of 70.00 feet; thence North 76°-52'-21" East, a distance of 160.00 feet; thence South 13°-03'-25" East, a distance of 90.00 feet; thence North 76°-52'-21" East, a distance of 100.00 feet; thence North 13°-07'-39" West, a distance of 73.28 feet to a point of curvature; thence Northwesterly along a curve concave to the Southeast having a radius of 50.00 feet, a central angle of 78°-35'-08" for an arc distance of 68.58 feet to a point of tangency; thence North 65°-27'-29" East, a distance of 982.47 feet to a point in the aforementioned West line of L.W.D.D. Canal E-3; thence South 11°-12'-07" West along said line, a distance of 350.68 feet to the Point of Beginning.

Containing 51.739 Acres, more or less.

TOTAL ACREAGE OF THIS PLAT = 105.466 ACRES, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

- The streets as shown hereon and the additional Right-of-Way for Haverhill Road are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.
- The Lakes and buffer areas shown hereon as Tracts A thru D, are hereby dedicated to the Le Chalet Property Owners Association and are the perpetual maintenance obligation of said Association. Also Tracts "A", "B" and "C" (Lakes) are hereby dedicated to the public as drainage easements.
- The utility easements and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.
- All bearings shown hereon are referenced to the East Section Line of Section 14 (Centerline Haverhill Road) assumed to bear North 00°-54'-00" East.
- Tract "E" as shown hereon is hereby reserved for a portion of a golf course for recreational use as further described under Le Chalet Property Owners Association Documents as recorded in O.R.B. 2630, Pages 94 through 115 inclusive.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary, and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors, this 1st day of Feb, A.D., 1979.

LE CHALET, INC.

Attest: Rose Marie Boyd
Secretary

By: James Boyd
President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared James Boyd President, and Rose Marie Boyd Secretary to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 2nd day of March, A.D. 1979.

My Commission Expires November 30, 1980

Anthony M. Powers
Notary Public

P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	GROSS ACREAGE	PLAT DWELLING UNITS	GROSS ACREAGE	AGGREGATE TOTALS DWELLING UNITS	DENSITY D.U./ACRE
I	31	165 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A	34	22 & 23	*21.69	55	129.47	215	1.660
IV-B			105.421	175	234.891	390	1.660

*INCLUDES 15' ALONG HAVERHILL RD. IN PLAT II-A PREVIOUSLY PLATTED AND DEDICATED TO PUBLIC USE BUT NOT INCLUDED IN THE 24.87 AC.

MORTGAGEE CONSENT

STATE OF VIRGINIA
CITY OF NORFOLK

The undersigned hereby certifies that it is the holder of a mortgage dated March 30, 1973, upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Record Book 2139, Page 1522 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

VIRGINIA NATIONAL BANK

Witness: Garis E. Brogdon

By: Thomas C. Leffew

Witness: Kenneth M. Callahan

ACKNOWLEDGEMENT

STATE OF VIRGINIA
COUNTY OF

Before me personally appeared THOMAS C. LEFFEY to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 2nd day of March, A.D. 1979.

Anthony M. Powers
Notary Public

My Commission Expires: November 30, 1980

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, PIONEER NATIONAL TITLE INSURANCE COMPANY, 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 LE CHALET, INC.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

John A. Buggs

Subscribed and sworn to before me this 16th day of March, A.D. 1979, at the City of West Palm Beach, County of Palm Beach, State of Florida.

My Commission Expires 6-4-80

Anthony M. Powers
Notary Public

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 set and (P.C.P.'s) Permanent Control Points 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 and ordinances of Palm Beach County, Florida.

COUNTY ENGINEER:

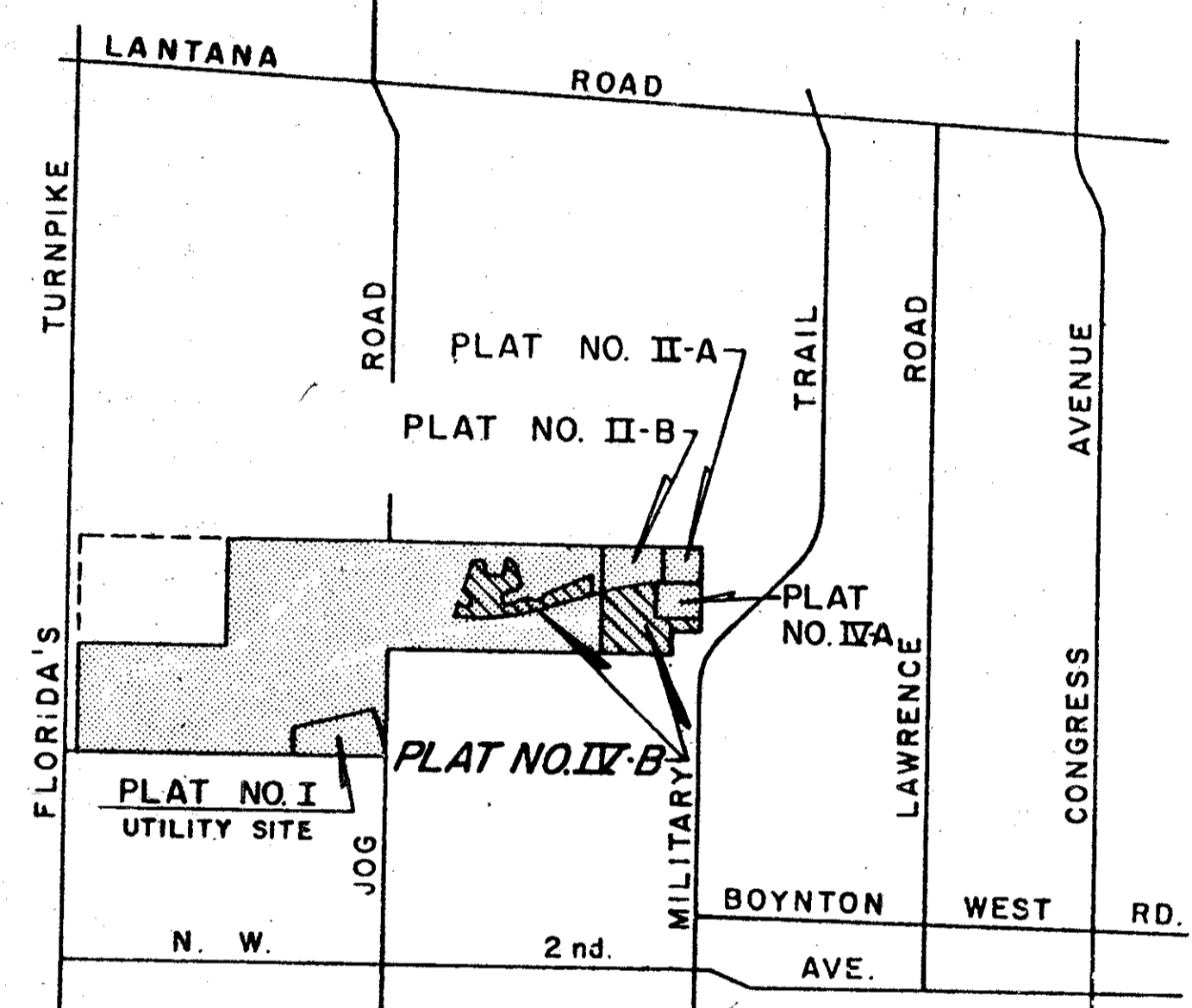
TURNOUT REQUIRED

This Plat is hereby approved for record this 23rd day of APRIL, A.D., 1979.

THIS INSTRUMENT WAS PREPARED BY R.L. SHEPARD IN THE OFFICE OF

By: R.F. Kahlert, County Engineer

ROSSI AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA		PLAT NO. IV-B LE CHALET (P.U.D.) IN 6 SHEETS SHEET NO. 1	
Date	FEBRUARY, 1979	Scale	1" = 200'
Designed		Job No.	
Drawn	P. STEVISON	File No.	
Checked			



VICINITY SKETCH

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 3rd day of April, A.D., 1979.

By: Bill Bailey
Chairman

ATTEST: John B. Dunkle, Clerk

By: Leo Tuley
Deputy Clerk

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COUNTY ENGINEER:

TURNOUT REQUIRED

This Plat is hereby approved for record this 23rd day of APRIL, A.D., 1979.

THIS INSTRUMENT WAS PREPARED BY R.L. SHEPARD IN THE OFFICE OF

By: R.F. Kahlert, County Engineer

Le Chalet Plat # IV - P.U.D.