40-179

A P.U.D.

COUNTRY WEST

LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

January, 1980

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FOUR SQUARE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING THE NORTH ONE-HALF (N1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) AND THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4), SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, LESS THE RIGHT OF WAY OF STATE ROAD 7 AND THE WEST ONE-HALF (W1/2) OF THE NORTHWEST ONE QUARTER (NW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) AND THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST ONE QUARTER (SW1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, SUBJECT TO CANAL RIGHTS OF WAY, SAID LANDS SHOWN HEREON AS "COUNTRY WEST, A PLANNED UNIT DEVELOPMENT (P.U.D.)" AND ALSO DESCRIBED AS THE FOLLOWING:

COMMENCING FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE NORTH 89°56'10" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 98.73 FEET TO THE POINT OF BEGINNING. (P.O.B.)

THENCE, CONTINUE NORTH 89°56'10" WEST, ALONG SAID LINE, A DISTANCE OF 2357.07 FEET TO THE EAST RIGHT OF WAY LINE OF L.W.D.D. CANAL 24; THENCE, SOUTH 00°58'26" WEST, ALONG SAID LINE, PARALLEL TO AND DISTANT 160.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 25, A DISTANCE OF 2036.12 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 89°57'51" EAST ALONG SAID LINE, A DISTANCE OF 1753.23 FEET TO THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, NORTH 00°47'25" EAST, ALONG SAID LINE, A DISTANCE OF 623.04 FEET TO THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, NORTH 89°56'38" WEST, ALONG SAID LINE PARALLEL TO AND DISTANT 98.73 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, NORTH 00°51'52" EAST ALONG SAID LINE, A DISTANCE OF 678.18 FEET TO THE SOUTH LINE OF THE NORTH ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 89°57'24" EAST, ALONG SAID LINE, A DISTANCE OF 1806.93 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE, NORTH 00°44'45" EAST, ALONG SAID LINE, A DISTANCE OF 677.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.35 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

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

1. THE 50.00 FOOT ROAD EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
2. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF SAID ASSOCIATION.
3. THE 60.00 FOOT ROAD EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
5. THE 80.00 FOOT CANAL EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE COUNTRY WEST PROPERTY OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR THE MAINTENANCE AND CONSTRUCTION OF A CANAL FOR DRAINAGE AND OTHER FAMILY PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8TH DAY OF JULY, A.D. 1980.

ATTEST: Robert C. Scott, SECRETARY

FOUR SQUARE, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: Judy L. Massing, PRESIDENT

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF ____, A.D. 1980.

BY: ____, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF August, A.D. 1980.

BY: ____, COUNTY ENGINEER

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

BY: ____, DEPUTY CLERK

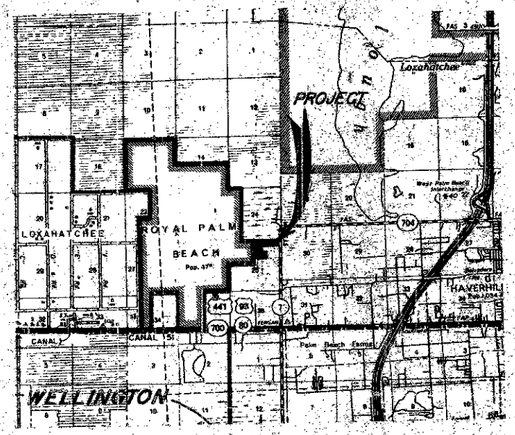
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED Judy L. Massing AND Robert C. Scott TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Secretary OF FOUR SQUARE, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, FOR THE PURPOSES THEREIN EXPRESSED; 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 8TH DAY OF JULY, A.D. 1980.

NOTARY PUBLIC
MY COMMISSION EXPIRES: JULY 26, 1983



LOCATION MAP
N.T.S.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HEREON, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3125, PAGE 0410, AND OFFICIAL RECORD BOOK 3197 AND 0089 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 2 OFFICERS AND ATTESTED BY ITS 2 OFFICERS AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF July, A.D. 1980.

FIRST NATIONAL BANK AND TRUST CO. OF RIVIERA BEACH, A NATIONAL BANKING ASSOCIATION OF THE STATE OF FLORIDA.

ATTEST: ____ BY: ____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED T.M. STRAIN AND Richard T. Reitze TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P. AND Vice President OF FIRST NATIONAL BANK AND TRUST COMPANY OF RIVIERA BEACH, A BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF July, A.D. 1980.

NOTARY PUBLIC
MY COMMISSION EXPIRES: DECEMBER 3, 1980

TITLE'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, ROBERT C. SCOTT, A DULY LICENSED ATTORNEY 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 THE PROPERTY IS VESTED TO FOUR SQUARE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: July 8, 1980 ATTORNEY: ROBERT C. SCOTT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COMMISSIONERS 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.

DATE: August DAY OF: July A.D. 1980.

BY: ____
WM. R. VAN CAMPEN
PROFESSIONAL LAND SURVEYOR, STATE OF FLORIDA NO. 2454

NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED NORTH 89°56'10" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 41 EAST.
2. ENCUMBRANCES ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
4. BUILDING SETBACK LINES SHALL BE REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED AS THUS: ■
6. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED AS THUS: ●
7. NO BUILDING OR PERMANENT CONSTRUCTION SHALL BE ALLOWED WITHIN THE BOUNDARIES OF THE NATURAL AREAS SHOWN HEREON.
8. FOR P.U.D. TABULATIONS AND AREA SUMMARIES, SEE SHEET 2 OF 2.

0228-000

BENCH MARK
land surveying and mapping, inc.
CONSULTANT OR CONSULTING ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 2454

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COUNTRY WEST

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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:45 A.M. THIS 6th DAY OF August A.D. 1980, AND DULY RECORDED IN PLAT BOOK 40 PAGES 179 AND 180.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: ____ D.C.