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SAN SIMEON P.U.D.

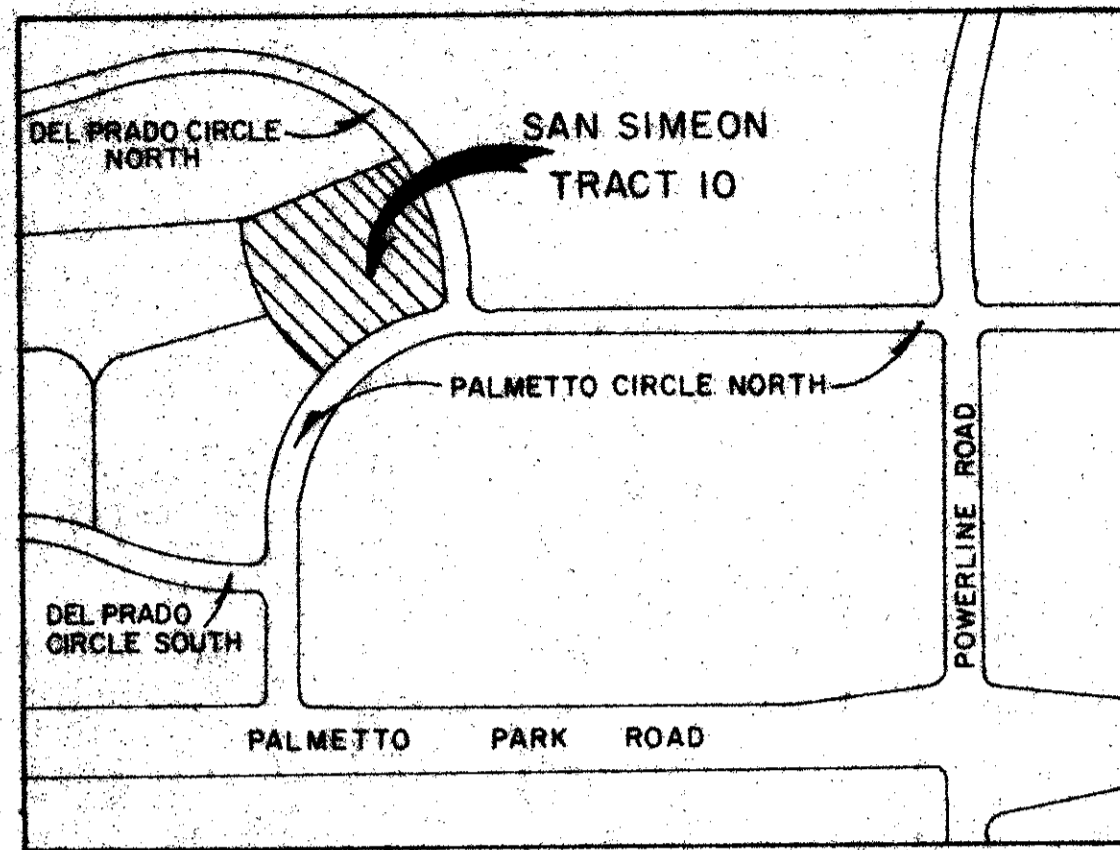
A PLAT OF A PORTION OF SECT. 21, TWP. 47S, RGE. 42 E. AND ALSO BEING

A REPLAT OF TRACT 10, BOCA DEL MAR No. 5, AS RECORDED IN PLAT BOOK 30, PAGES 127 & 128 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

JANUARY 1981
SHEET 1 OF 2

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LOCATION MAP
NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTERN RESERVE DEVELOPMENT CORP., a Florida Corporation, owner of the land shown hereon, being in Section 21, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as SAN SIMEON, being more particularly described as follows:

Tract 10, BOCA DEL MAR NO. 5 as recorded in Plat Book 30, Pages 127-128 of the Public Records of Palm Beach County, Florida, has caused the same to be surveyed and plotted as shown hereon and does hereby dedicate as follows:

1. Streets:

That tract for private road purposes as shown is hereby dedicated to the SAN SIMEON HOMEOWNERS' ASSOCIATION INC., its Successors or Assigns, and is the perpetual maintenance obligation of said association. This tract is also dedicated in perpetuity for the construction and maintenance of utilities and drainage.

2. Easements:

The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

3. Limited Access Easements:

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.

IN WITNESS WHEREOF, the said corporation, WESTERN RESERVE DEVELOPMENT CORP., has caused these presents to be signed by its President, J. W. PEOPLES, and attested by its Secretary, FRANK LUDLOW, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2 day of JUNE A.D. 1981

Attest: Frank Ludlow
FRANK LUDLOW
Secretary

By: J. W. Peoples
J. W. PEOPLES, President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared J. W. PEOPLES and FRANK LUDLOW, to me well known and known to me to be the individuals COUNTY OF PALM BEACH } described in and who executed the foregoing instrument as J. W. PEOPLES, President, and FRANK LUDLOW, Secretary, of the above named WESTERN RESERVE DEVELOPMENT CORP., a Florida corporation, and they acknowledged to and before me that they executed such instrument as such President and Secretary respectively, of said Corporation, 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 2nd day of JUNE A.D. 1981

November 16, 1984
My Commission Expires

Mauden B. Hartnett
Notary Public, State of Florida

TABLE OF AREAS

TOTAL AREA OF TRACT 10	5.331 AC.
TOTAL AREA OF LOTS	4.584 AC.
TOTAL AREA OF ROAD R/W	0.747 AC.
NO. UNITS ALLOWED, TRACT 10	37
NO. UNITS PROPOSED, TRACT 10	32
DENSITY PROPOSED, TRACT 10	6.00 UNITS/AC.
LAND USE - TOWNHOUSE	

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the COUNTY OF PALM BEACH } 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, lien or other encumbrance, which is recorded in Official Record Book 3457, Pages 35, 39, 46 and 62, and in Official Record Book 3501 Page 132 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice President and attested by its Corporate Secretary, and its corporate seal to be affixed hereon by and with the authority of its board of directors, this 16th day of June A.D. 1981.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH
Attest: Corinne Brooks
CORINNE BROOKS, Corporate Secretary
By: James A. Brooks
JAMES A. BROOKS, Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared JAMES A. BROOKS and CORINNE BROOKS to me well known, and known COUNTY OF PALM BEACH } to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Corporate Secretary of the above named FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY BEACH, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such Senior Vice President and Corporate Secretary respectively, of said corporation, 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 16th day of June A.D. 1981.
March 11, 1983
My Commission Expires
Shawn J. Chapman
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } We, TYLANDER, DE CLAIRE and SLINEY, Chartered, duly licensed attorneys in the State of Florida, hereby COUNTY OF PALM BEACH } certify that we have examined the title to the hereon described property; that we find the title of the property is vested to WESTERN RESERVE DEVELOPMENT CORP.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon and that we find that all mortgages are shown and are true and correct.

June 3, 1981
Date
Thomas E. Sliney
TYLANDER, DE CLAIRE and SLINEY, Chartered
by THOMAS E. SLINEY
Attorneys-at-law, Licensed in Florida

SURVEYORS CERTIFICATE

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 placed as required by law and (P.C.P.'s) Permanent Control Points will be set under the guarantee 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.

June 24, 1981
Date
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 13 day of October A. D. 1981
By: Frank Foster
FRANK FOSTER, Chairman

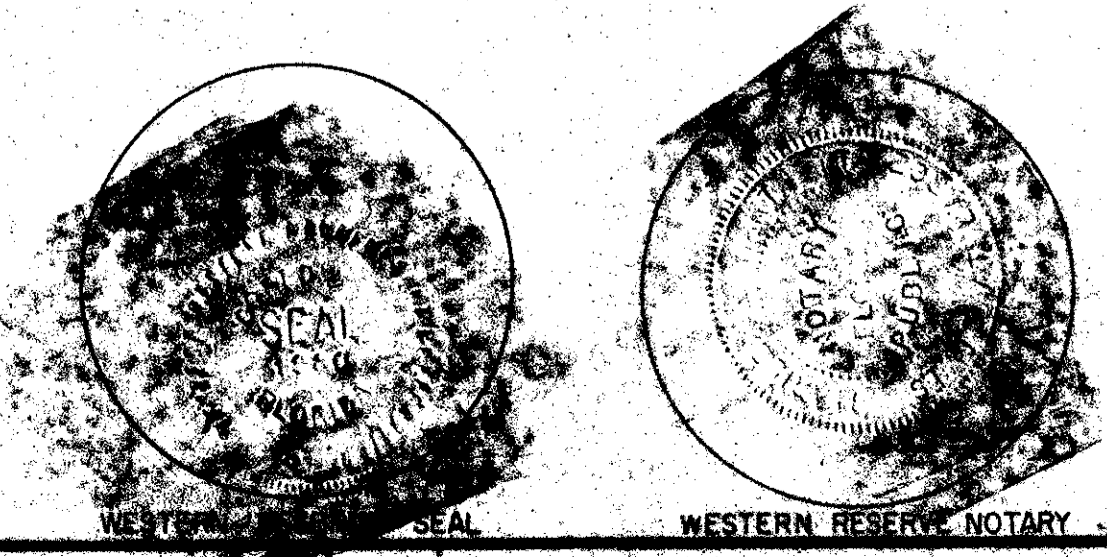
COUNTY ENGINEER

This plat is hereby approved for record this 13 day of October A. D. 1981
By: H. F. Kahlert
H. F. KAHLERT, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: Elizabeth Richards
DEPUTY CLERK

SAN SIMEON P.U.D.
43/102

This instrument Prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3253 North Federal Highway, Boca Raton, Florida 33431



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat Book was recorded at 10:15 AM
this 13 day of October
1981 and duly recorded in Plat Book No.
43 on page 102-103
JOHN B. DUNKLE, Clerk, Circuit Court
By: Elizabeth Richards

