

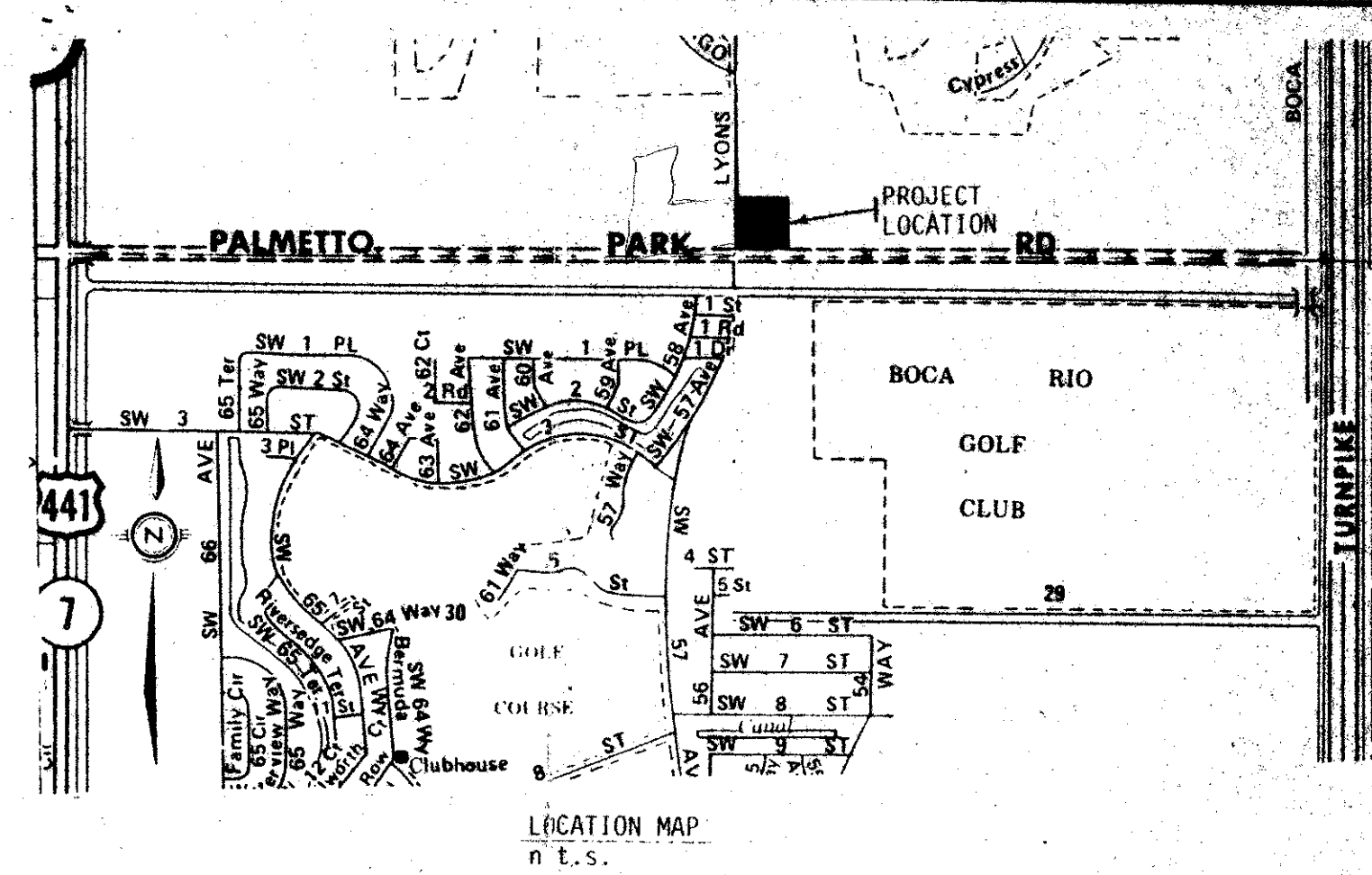
43/117

ARBOR WOOD VILLAS P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 20 AND 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF "RESIDENTIAL TRACT A", "ARBOR WOOD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39 AT PAGES 116 AND 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOV, 1981

SHEET 1 OF 2



117

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:33 AM ON THIS 19 DAY OF NOVEMBER AD. 1981 AND DULY RECORDED IN PLAT BOOK 43 ON PAGES 117 AND 118.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John Shreffler* DC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M.A.P. BUILDERS, INC., A FLORIDA CORPORATION, AND ARBOR WOOD LTD, A FLORIDA LIMITED PARTNERSHIP OWNERS OF THE LAND SHOWN HEREON, BEING ALL OF LOTS 101 AND 102, BLOCK 79, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN SECTIONS 20 AND 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS ARBORWOOD VILLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 101, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF LYONS ROAD, A 50 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE, WITH THE NORTHERLY RIGHT-OF-WAY OF PALMETTO PARK ROAD (PONDWOOD ROAD), A 50 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE N 00°00'00"E, ALONG SAID EASTERLY RIGHT-OF-WAY OF LYONS ROAD AND ALONG THE WEST LINE OF SAID LOT 101, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 101 AND THE SOUTHERLY LINE OF GLADES OF BOCA LAGO AS RECORDED IN PLAT BOOK 35 AT PAGES 44 AND 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 90°00'00"E ALONG SAID LINE A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 102; THENCE S 00°00'00"E ALONG THE EASTERLY LINE OF SAID LOT 102 A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 102 AND THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD (PONDWOOD ROAD); THENCE S 90°00'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD (PONDWOOD ROAD), A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: 1. THE 140.00 FOOT ADDITIONAL R/W FOR PALMETTO PARK ROAD (PONDWOOD ROAD) AND THE 29.00 FOOT ADDITIONAL R/W FOR LYONS ROAD ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

- THE WATER MANAGEMENT TRACT "A", AS SHOWN, IS HEREBY DEDICATED TO THE ARBORWOOD VILLAS HOMEOWNERS ASSOCIATION FOR THE PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE RECREATION TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ARBORWOOD VILLAS HOMEOWNERS ASSOCIATION FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE ACCESS TRACT AS SHOWN IS HEREBY DEDICATED TO THE ARBORWOOD VILLAS HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF May, 1980.

M.A.P. BUILDERS, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *E.C. Jensen*
E.C. JENSEN, SECRETARY

BY: *B.L. Martz*
B.L. MARTZ, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED B.L. MARTZ AND E.C. JENSEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF M.A.P. BUILDERS, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 21 DAY OF May, 1980.

MY COMMISSION EXPIRES: *Deanna Adams*
NOTARY PUBLIC

IN WITNESS WHEREOF, I B.L. MARTZ DO HERETO SET MY HAND AND SEAL THIS 21 DAY OF May, 1980.

Randall C. Southland
WITNESS
William B. Harris
WITNESS

ARBOR WOOD LTD,
FLORIDA LIMITED PARTNERSHIP
BY: *B.L. Martz*
B.L. MARTZ, PRESIDENT
M.A.P. BUILDERS, INC.
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED B.L. MARTZ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF May, 1980.

MY COMMISSION EXPIRES: *Deanna Adams*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DADE) SS

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 3051 AT PAGE 1096 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF May, 1980.

CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, A CORPORATION OF THE UNITED STATES OF AMERICA

ATTEST: *Marion S. Baker* BY: *Jason E. Harris*

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED *George E. Harris* and *Marion S. Baker* 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 THE CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 23 DAY OF May, 1980.

MY COMMISSION EXPIRES: *David J. Lopez*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, ROBERT B. COOK 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 M.A.P. BUILDERS, INC. AND ARBOR WOOD LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 10/29/81

Robert B. Cook
ROBERT B. COOK, ATTORNEY

SURVEYOR'S 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 SET, AND THAT (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.

William A. Herx
WILLIAM A. HERX
REGISTERED SURVEYOR NO. 3182
STATE OF FLORIDA

DATE: 27 Nov 1980

SURVEYOR'S NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF THE WESTERLY LINE OF LOT 101, BLOCK 79, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 AS BEING N 00°00'00"E.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
- PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:
- L.A.E. NOTES LIMITED ACCESS EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- U.E. DENOTES UTILITY EASEMENT.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF November 1980.

BY: *Frank Foster*
FRANK FOSTER, CHAIRMAN

COUNTY ENGINEER.

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: *Herbert F. Karlert*
HERBERT F. KARLERT, COUNTY ENGINEER

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

BY: *Kathryn S. Miller*
DEPUTY CLERK

0196-000

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA.

SHEET 1 OF 2 SIGNATURE SHEET

SHEET 2 OF 2 MAP SHEET

SEE SHEET 2 OF 2 FOR P.U.D. DATA

Arbor Wood Villas P.U.D.

SEAL COUNTY ENGINEER
SEAL DEPUTY CLERK
SEAL SURVEYOR

Meridian
Surveying and mapping, inc.
2328 So. Congress Ave.
Suite 2-D
West Palm Beach, Florida 33406
ARBOR WOOD VILLAS NOV, 1981
12-10 MBL