

43/119



# PART OF A PLANNED UNIT DEVELOPMENT PALM HILL VILLAS UNIT THREE



# 119

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:38 AM  
this 19 day of November  
1981 and duly recorded in Plat Book No.  
43 on page 119 & 120  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *[Signature]*

A REPLAT OF A PORTION OF LOT 5 BLOCK 3 SECTION 12 TOWNSHIP 44 SOUTH, RANGE 42 EAST OF PALM BEACH PLANTATIONS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 20 AND A REPLAT OF TRACT H OF PALM HILL VILLAS UNIT ONE AS RECORDED IN PLAT BOOK 40 PAGES 188 AND 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Forest Hill Venture, a joint venture by and between Forest Hill Development Corp, a Florida Corporation, Green Forest Hill Corp., a Florida Corporation and Inversiones Brunante S.A. a Panamanian Corporation, authorized to do business in Florida, owner of land shown hereon, being in Section 12, Township 44 South Range 42 East Palm Beach County, Florida, shown hereon as Palm Hill Villas Unit Three have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as shown.

#### 1. UTILITIES EASEMENT

The utility easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to Florida Power and Light Company and other public utilities for the construction, operation, maintenance inspection, replacement and repair of utility facilities, equipment and appurtenances.

#### 2. STREETS

The streets and access ways, hereon shown as tracts A, B and C are hereby dedicated to the Palm Hill Villas Homeowners Association its successors and assigns for the purpose of ingress and Egress, for the installation of utilities and drainage facilities and is the perpetual maintenance obligation of said Association.

#### 3. RECREATION AREA

The handball court, 25 foot buffer and Tract I, hereon shown, is dedicated to the Palm Hill Villas Homeowners Association its successors and assigns for recreation and is the perpetual maintenance of said Association.

#### 4. TRACTS

Tracts D, E, and F, as shown hereon, are hereby dedicated to the Palm Hill Villas Homeowners Association its successors and assigns for use as common areas limited, including limited parking spaces, installation of utilities and drainage facilities and is the perpetual maintenance obligation of said Association.

Tract H, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County Florida, for the purpose of control and jurisdiction of access rights.

#### 5. WATER MANAGEMENT AREA

Tract G, and drainage easements as shown hereon, are hereby dedicated to the Palm Hill Villas Homeowners Association its successors and assigns for recreation, water management, installation of utilities and drainage facilities and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above-named corporations have caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto by and with the authority of its Board of Directors, this 18th day of August, 1981.

Forest Hill Development Corp, a corporation of the State of Florida.

ATTEST: *[Signature]*  
Carlos Granados Vice-President

By: *[Signature]*  
Felix Granados Sr. President

Green Forest Hill Corp, a corporation of the State of Florida.

ATTEST: *[Signature]*  
Carlos Granados Vice-President

By: *[Signature]*  
Felix Granados Jr. President

Inversiones Brunante S.A. a Panamanian Corporation.

ATTEST: *[Signature]*  
Eugenio R. Fernandez Vice-President

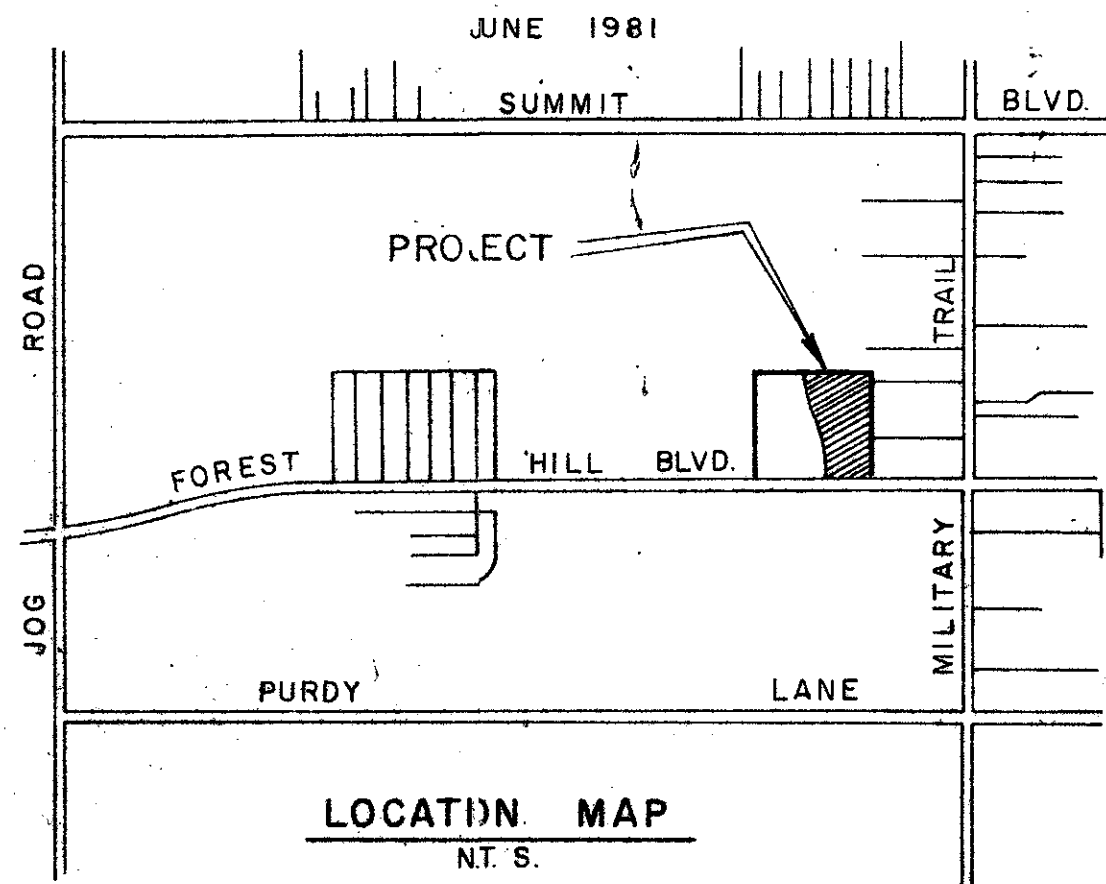
By: *[Signature]*  
Lourdes Fernandez Acevedo de Miranda President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados Sr., Felix Granados Jr., Lourdes Fernandez Acevedo de Miranda, Carlos Granados and Eugenio R. Fernandez to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Presidents and Vice-Presidents of Forest Hill Development Corp., Green Forest Hill Corp. and Inversiones Brunante S.A. Corporations, and severally acknowledge to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 18th day of August, 1981.  
My commission expires Dec 26th 1983  
*[Signature]*  
Notary Public



LOCATION MAP  
NT. S.

### P.U.D. TABULATIONS

Total No. of Units	70
Density	4.84 DU/AC
Building Coverage	20%
Streets & Uncovered Parking	11%
Open Spaces	69%

### LEGAL DESCRIPTION

Commence at the N.W. corner of the S.W. 1/4 of Section 12, Township 44 South, Range 42 East, Palm Beach County, Florida; thence South 88°24'29" East a distance of 775.37 feet to the point of Beginning; thence South 88°24'29" East a distance of 561.49 feet; thence South 01°06'51" East a distance of 1269.06 feet; thence North 88°28'03" West a distance of 458.85 feet; thence North 43°28'03" West a distance of 35.36 feet; thence North 01°31'57" East a distance of 207.50 feet to a point of curvature; thence along the arc of a curve concave to the Southwest through a central angle of 18°44'18" and having a radius of 530.00 feet a distance of 173.33 feet to the point of tangency; thence North 17°12'21" West a distance of 17.65 feet thence North 72°47'39" East a distance of 85.00 feet; thence North 17°12'12" West a distance of 306.71 feet; thence North 01°35'31" East a distance of 250.27 feet; thence North 88°24'29" West a distance of 85.00 feet; thence North 01°35'31" East a distance of 280.69 feet to the point of Beginning on the North line of the S.W. 1/4 of said Section 12, containing 14.46 Acres more or less.

### SURVEYOR'S NOTES

- There shall be no building or any kind of construction or trees or shrubs placed so as to interfere with any drainage or other utility lines.
- There shall be no building or other permanent structures placed on any easements.
- Indicate P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
- Indicate P.C.P. Permanent Control Point.
- Indicate P.C., P.I., P.T., P.C.C. or P.R.C.
- All bearings are based on a bearing of S88°24'29"E along the North line of the S.W. 1/4 of Sec. 12 TWP. 44 South Range 42 East, Palm Beach County as shown on the right of way map of Haverhill Blvd. Road Plat Book 4 Pgs. 165-170.

### 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 placed as required by law, P.C.P.'s 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.

*[Signature]*  
Eugenio R. Fernandez  
Registered Surveyor No. 3133  
State of Florida

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage 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 which is recorded in Official Record Book 3213, Pages 1806 to 1809 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 23rd day of July, 1981.

Witham, N.V., a corporation of the Netherlands Antilles

ATTEST: *[Signature]*  
Christian Rey-Millet Secretary

By: *[Signature]*  
Yves Jacques Rey-Millet President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Yves Rey-Millet and Christian Rey-Millet, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the Witham N.V., 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 23rd day of July, 1981.

My commission expires: May 31, 1983  
*[Signature]*  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

# 0290-302

I Glenn G. Kalk, 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 Forest Hill Venture, 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.

*[Signature]*  
Glenn G. Kalk  
Attorney-at-Law  
Palm Hill Villas #3  
APPROVALS  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 17 day of November, 1981 A.D.

COUNTY ENGINEER  
*[Signature]*  
Frank Foster, Chairman  
This plat is hereby approved for recording, this 17th day of November, 1981 A.D.  
JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS  
*[Signature]*  
Deputy Clerk  
DRAWING # 811  
SHEET 1 OF 2