

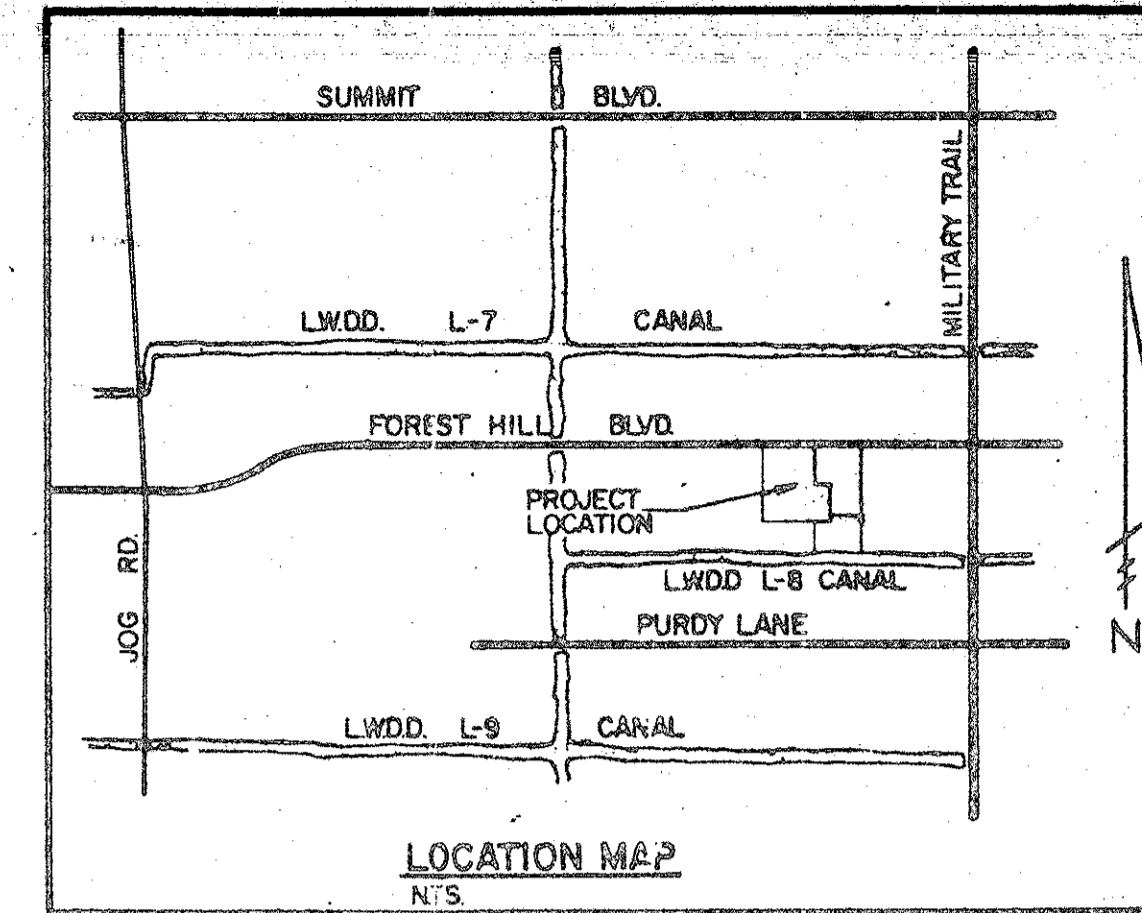
44/100

THE VILLAS OF PALM BEACH PLAT NO. 3

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY, 1982 SHEET 1 OF 2

100



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:13am THIS DAY OF FEBRUARY AD, 1982 AND DULY RECORDED IN PLAT BOOK 44 ON PAGES 100 AND 101.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE VILLAS OF PALM BEACH PLAT NO. 3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF VILLAS OF PALM BEACH PLAT NO. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 40 ON PAGES 198 AND 199 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY. THENCE N 88°46'16"W, ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 34 ON PAGE 132 OF SAID PUBLIC RECORDS, 752.76 FEET TO THE WEST LINE OF SAID SECTION 12; THENCE S 01°30'05"E, ALONG SAID WEST LINE OF SECTION 12, A DISTANCE OF 890.15 FEET; THENCE N 88°29'55"E A DISTANCE OF 134.00 FEET; THENCE N 77°18'39"E A DISTANCE OF 50.97 FEET; THENCE N 88°29'55"E A DISTANCE OF 80.00 FEET; THENCE N 01°30'05"W A DISTANCE OF 0.09 FEET; THENCE N 88°29'55"E A DISTANCE OF 80.00 FEET; THENCE N 85°22'14"E A DISTANCE OF 50.07 FEET; THENCE N 88°29'55"E A DISTANCE OF 160.00 FEET; THENCE S 77°22'17"E A DISTANCE OF 51.56 FEET; THENCE N 88°29'55"E A DISTANCE OF 78.34 FEET; THENCE S 01°30'05"E A DISTANCE OF 176.96 FEET; THENCE S 88°47'49"E A DISTANCE OF 82.11 FEET TO A POINT ON THE PERIMETER OF VILLAS OF PALM BEACH PLAT NO. 2, AS RECORDED IN PLAT BOOK 43 ON PAGE 2 OF THE AFORESAID PUBLIC RECORDS; THENCE, ALONG THE PERIMETER OF SAID PLAT NO. 2, CONTINUE S 88°47'49"E A DISTANCE OF 212.97 FEET; THENCE N 50°41'03"W A DISTANCE OF 134.16 FEET; THENCE N 01°29'44"W A DISTANCE OF 169.61 FEET TO A POINT ON THE PERIMETER OF AFORESAID PLAT NO. 1; THENCE, ALONG THE PERIMETER OF SAID PLAT NO. 1, CONTINUE N 01°29'44"W A DISTANCE OF 351.36 FEET; THENCE N 88°46'16"W A DISTANCE OF 163.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 80.00 FEET; THENCE S 88°46'16"E A DISTANCE OF 19.00 FEET; THENCE N 01°13'44"E A DISTANCE OF 50.00 FEET; THENCE N 46°13'44"E A DISTANCE OF 35.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 240.00 FEET; THENCE N 43°46'16"W A DISTANCE OF 35.36 FEET; THENCE N 01°13'44"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17.058 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO BE USED FOR, BUT NOT LIMITED TO, THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, OR REPAIR OF UTILITY FACILITIES.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. TRACT "A", 10 FOOT ADDITIONAL RIGHT-OF-WAY FOR FOREST HILL BOULEVARD AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
6. TRACT "B" WATER MANAGEMENT TRACT, AS SHOWN IS HEREBY DEDICATED TO THE VILLAS OF PALM BEACH HOMEOWNERS ASSOCIATION, INC., FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. TRACT "C" RECREATION AREA, AS SHOWN IS HEREBY DEDICATED TO THE VILLAS OF PALM BEACH HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
8. TRACT "D" 54 FOOT REQUIRED RIGHT-OF-WAY FOR HAVERHILL ROAD, AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 26 DAY OF FEBRUARY, 1982.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* NORMAN RAUCH, SECRETARY
BY: *[Signature]* HARRY RAUCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED HARRY RAUCH AND NORMAN RAUCH, 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 NORMAN HOMES, 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 26 DAY OF February, 1982.

MY COMMISSION EXPIRES: March 6, 1983 *[Signature]*
NOTARY PUBLIC

SEAL NORMAN HOMES, INC. SEAL NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DUVAL) 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 34 ON 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 PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF FEBRUARY, 1982.

STOCKTON, WHATLEY, DAVIN & COMPANY, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *[Signature]* Assistant Secretary BY: *[Signature]* Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF THE STOCKTON, WHATLEY, DAVIN & COMPANY, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF February, 1982.

MY COMMISSION EXPIRES: April 2, 1983 *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, FLAGLER TITLE 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 NORMAN HOMES, INC.; 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.

DATE 6-15-82 *[Signature]*
FLAGLER TITLE COMPANY

SEAL STOCKTON, WHATLEY, DAVIN & COMPANY SEAL NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 1st DAY OF March, 1982. *[Signature]*
WILLIAM A. HERX
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3182

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June, 1982.

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF June, 1982.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET 1 OF 3 SIGNATURE SHEET
SHEET 2 OF 3 SIGNATURE SHEET
SHEET 3 OF 3 MAP SHEET

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Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA
DATE: JUNE 1981
CHECKED: M.B.L. SCALE:
79-P-172
THE VILLAS OF PALM BEACH PLAT NO. 3