

45/83

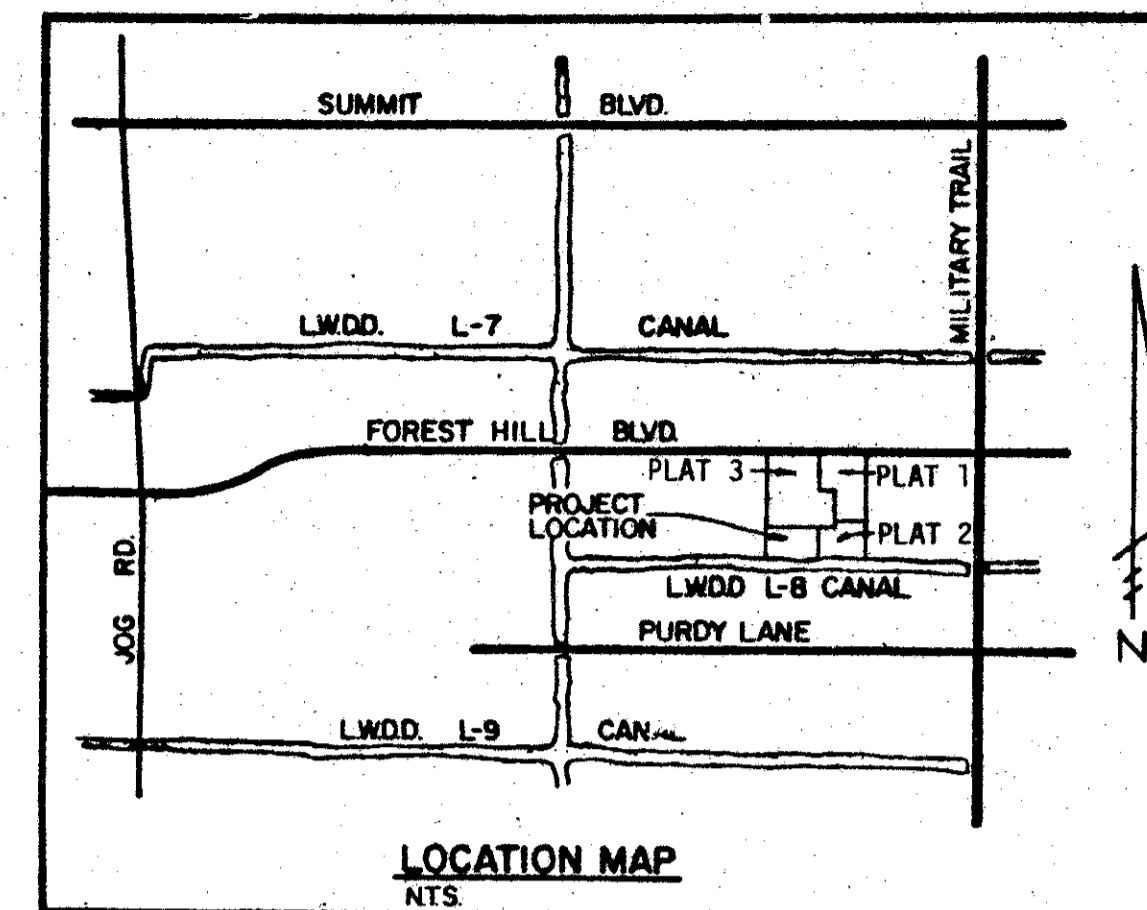
THE VILLAS OF PALM BEACH PLAT NO. 4

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

83

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:09 A.M. THIS 17 DAY OF FEBRUARY AD, 1982 AND DULY RECORDED IN PLAT BOOK 45 ON PAGES 29 AND 37.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY *John B. Dunkle*



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. 4", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE N 01°30'05"W ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

FROM THE POINT OF BEGINNING, CONTINUE N 01°30'05"W ALONG SAID SECTION LINE 354.84 FEET TO THE SOUTH LINE OF "VILLAS OF PALM BEACH PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ON PAGES THROUGH OF THE PUBLIC RECORDS OF AFORESAID PALM BEACH COUNTY; THENCE ALONG THE PERIMETER OF SAID PLAT NO. 3 N 88°29'55"E A DISTANCE OF 134.00 FEET; THENCE N 77°18'39"E A DISTANCE OF 50.57 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 THE WESTERLY LINE OF "VILLAS OF PALM BEACH PLAT NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ON PAGES THROUGH OF THE AFORESAID PUBLIC RECORDS; THENCE DEPARTING FROM THE PERIMETER OF SAID PLAT NO. 3 AND ALONG THE PERIMETER OF SAID PLAT NO. 2, S 01°12'11"W A DISTANCE OF 130.00 FEET; THENCE S 88°47'49"E A DISTANCE OF 27.24 FEET; THENCE S 01°12'11"W A DISTANCE OF 80.00 FEET TO A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF AFORESAID SECTION 12, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-8, AS RECORDED IN OFFICIAL RECORD BOOK 1732 ON PAGES 612 THROUGH 851 OF THE AFORESAID PUBLIC RECORDS; THENCE, DEPARTING FROM THE PERIMETER OF SAID PLAT NO. 2, N 88°47'49"W ALONG AFORESAID PARALLEL LINE AND NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 782.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.342 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" 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.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DUVAL) 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 23rd DAY OF September, 1982.

MY COMMISSION EXPIRES: 6-15-84

James H. Simburs
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 23rd DAY OF September, 1982.

Wesley B. Hanks
WESLEY B. HANKS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1982

BY: *Peggy B. Ewart*
PEGGY B. EWATT CO. COMM. CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF February, 1982

BY: *Herbert F. Kahlekt*
HERBERT F. KAHLEKT, COUNTY ENGINEER

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

BY: *Elizabeth B. Richards*
DEPT. CLERK

THIS INSTRUMENT WAS PREPARED BY MARCIA HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2378 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406

SHEET NO. 1 - SIGNATURE SHEET
SHEET NO. 2 - LOT LAYOUT SHEET

TURNOUT REQUIRED

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 23 DAY OF SEPT., 1982.

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

ATTEST: *Norman Rauch*
NORMAN RAUCH, SECRETARY

BY: *Harry Rauch*
HARRY RAUCH, PRESIDENT

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 NESTED TO NORMAN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE 2/4/82

Boyer Fenwick
FLAGLER TITLE COMPANY

SEAL
NORMAN HOMES, INC.

SEAL
NOTARY PUBLIC

SEAL
REGISTERED LAND SURVEYOR

SEAL
COUNTY ENGINEER

12-44-42
0328-303
45/83

Meridian Surveying and Mapping Inc. WEST PALM BEACH, FLORIDA

DATE	M.E.H.	DATE	AUG, 1981
CREATED	<i>W.H.</i>	SCALE	1"=200'
DRAWING NO.	79-1172		

THE VILLAS OF PALM BEACH PLAT NO. 4