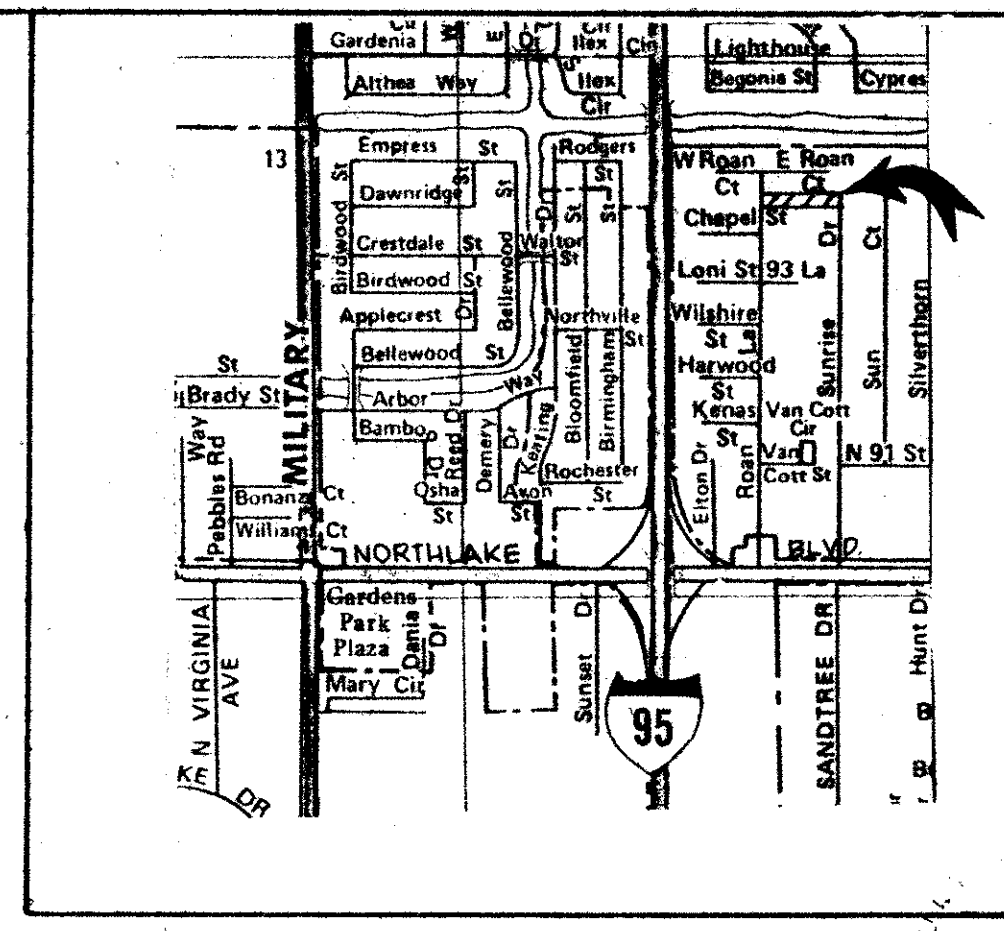


PLAT OF PARK LANE VILLAS

LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

MAY, 1984
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
10:13 A.M. THIS 10th DAY
OF May, 1984,
AND DULY RECORDED IN PLAT BOOK
48
35-36, ON PAGES
JOHN B. DUNKLE, CLERK OF THE
CIRCUIT COURT.
BY: *Dorothy Wheeler* D.C.

35

DRAWING NUMBER
48/35

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARJAR INVESTMENTS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF PARK LANE VILLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE HALF (N.1/2) OF THE NORTH ONE HALF (N.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4); LESS THE WEST 20 FEET THEREOF FOR ROAD PURPOSES, IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING IN ALL 2.46 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS

ADDITIONAL RIGHTS-OF-WAY: THE ADDITIONAL RIGHTS-OF-WAY FOR ROAN LANE AND SUNRISE DRIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

PRIVATE ACCESS TRACTS: THE PRIVATE ACCESS TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS, DRAINAGE AND UTILITY PURPOSES TO THE PARK LANE VILLAS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. EASEMENTS:

UTILITY AND DRAINAGE EASEMENTS: THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARK LANE VILLAS PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

LIMITED ACCESS EASEMENTS: 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.

LANDSCAPING EASEMENT: THE LANDSCAPING EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PARK LANE VILLAS PROPERTY OWNERS' ASSOCIATION, INC. FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

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 20 DAY OF December, 1983.

MARJAR INVESTMENTS, INC.
A FLORIDA CORPORATION

BY: *James Van Houten*
JAMES VAN HOUTEN
PRESIDENT

ATTEST:

Margaret Van Houten
MARGARET VAN HOUTEN
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES VAN HOUTEN AND MARGARET VAN HOUTEN, 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 THE MARJAR INVESTMENT, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGE 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 27 DAY OF December, 1983.

MY COMMISSION EXPIRES: 5/2/86
Paul G. Blumling
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3997 AT PAGE 446 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE LANDIS W. BOWEN, JOSEPHINE M. BOWEN, MARK M. SUMMERS AND KATHERINE SUMMERS DO HEREBY SET OUR HANDS AND SEALS THIS 24th DAY OF December, 1983.

Landis W. Bowen
LANDIS W. BOWEN
WITNESS

Josephine M. Bowen
JOSEPHINE M. BOWEN
WITNESS

Mark M. Summers
MARK M. SUMMERS
WITNESS

Katherine Summers
KATHERINE SUMMERS
WITNESS

Diane M. Keigin
DIANE M. KEIGIN
WITNESS

Diane M. Keigin
DIANE M. KEIGIN
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY LANDIS W. BOWEN, JOSEPHINE M. BOWEN, MARK M. SUMMERS AND KATHERINE SUMMERS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF December, 1983.

MY COMMISSION EXPIRES: August 30th, 1984
Diane M. Keigin
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4073 AT PAGE 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIDELTY FEDERAL SAVINGS BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF 1983.

BY: *Vince A. Elhilow*
VINCE A. ELHILOW
EXECUTIVE VICE PRESIDENT

ATTEST:

BY: *Gregory S. Rylls*
GREGORY S. RYLLS
ASSISTANT VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VINCE A. ELHILOW AND GREGORY S. RYLLS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF FIDELTY FEDERAL SAVINGS BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1983.

MY COMMISSION EXPIRES: NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EUGENE F. BIE, 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 MARJAR INVESTMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 3, 1984
Eugene F. Bie
EUGENE F. BIE
ATTORNEY AT LAW
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF May, 1984.

BY: *Ken Spillias*
KEN SPILLIAS
CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF May, 1984.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richards*
ELIZABETH RICHARDS
DEPUTY CLERK

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO ATTEST 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 GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART 1, AS AMENDED, AND ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.

DATE: April 10, 1984
Kenneth L. Scrape
KENNETH L. SCRAPE
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 2832

48/35

0397-000

PLAT OF
PARK LANE VILLAS
KENNETH L. SCRAPE, INC.
PROFESSIONAL LAND SURVEYORS
LAKE PARK, FL., PH. 844-6048
FIELD: R. McMILLEN OF: JF-15 DC: 5 JOB NO: JB3-89
OFFICE: ANNE DATE: APRIL 9, 1984 DWG. NO: C93-101
CK'D: K.S. FB: LP 1 PG: 70 SHEET 1 OF 2

