

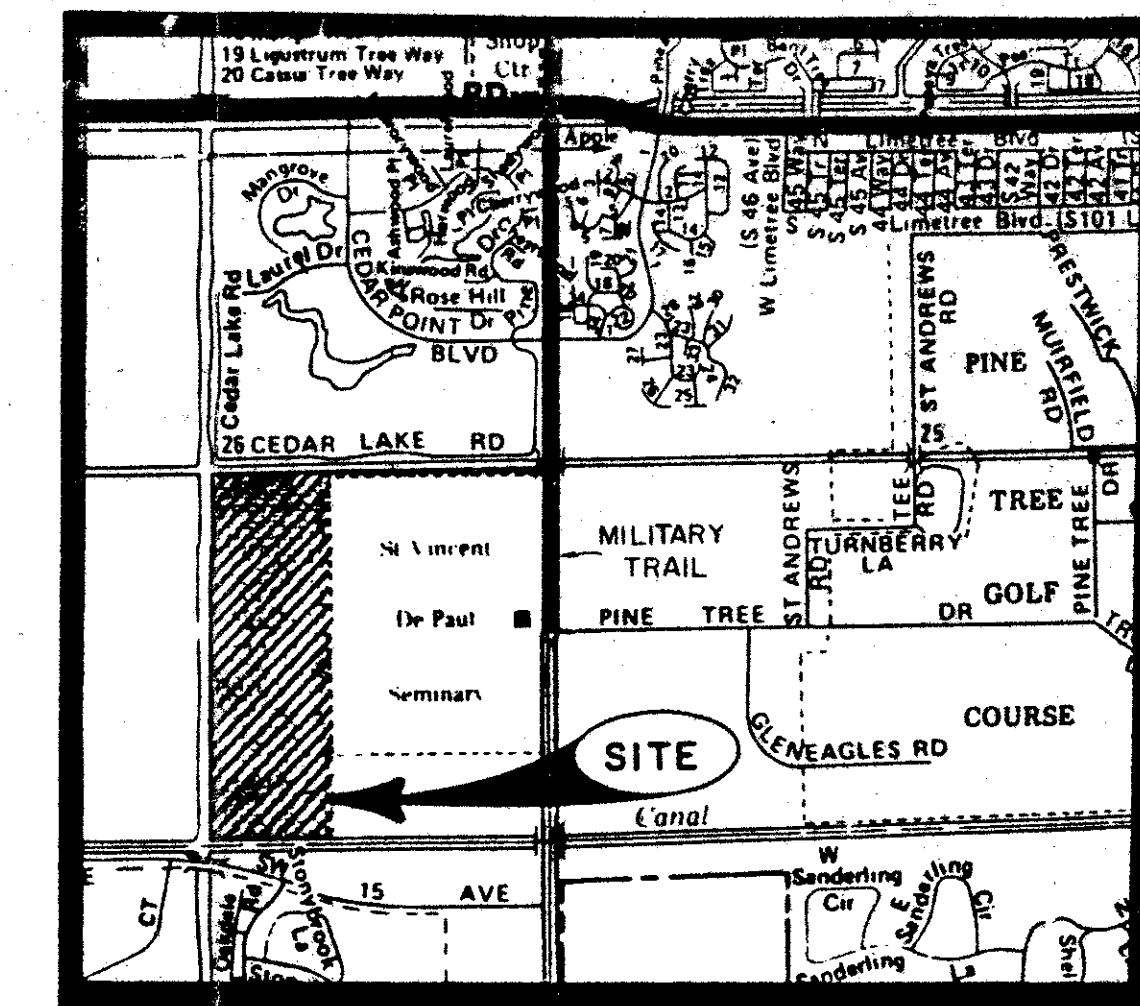
DRAWING NUMBER 49/51

# PALM CHASE (A PART OF SOUTHWICK ACRES P.U.D.)

SITUATE IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 25 THROUGH 32 OF THE SUBDIVISION OF SECTION 26 (PB 6 PG 26).

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:25 AM THIS 21st DAY OF SEPTEMBER AD, 1984 AND DULY RECORDED IN PLAT BOOK 49 ON PAGES 52 AND 53  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]* D.C.



SHEET 1 OF 3

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### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ORIOLE HOMES CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PALM CHASE, SITUATE IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 25 THROUGH 32 OF THE SUBDIVISION OF SECTION 26 IN TOWNSHIP 45 SOUTH OF RANGE 42 EAST, AS RECORDED IN PLAT BOOK 6 AT PAGE 26 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING BOUNDED AS FOLLOWS:

- ON THE NORTH, BY THE NORTHERLY LINE OF SAID TRACT 25;
- ON THE SOUTH, BY A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 28, SAID PARALLEL LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. L-26 AS RECORDED IN OFFICIAL RECORD BOOK 3383 AT PAGE 991 OF THE AFORESAID PUBLIC RECORDS;
- ON THE EAST, BY A LINE 1014.46 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINES OF SAID TRACTS 25 THROUGH 32;
- ON THE WEST, BY THE WESTERLY LINES OF SAID TRACTS 25 THROUGH 32.

CONTAINING 60.00 ACRES, MORE OR LESS.

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

- PALM CHASE DRIVE AND THE BIKE PATH EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CHASE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CHASE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A THROUGH J SHALL BE RESERVED FOR RESIDENTIAL HOUSING PURPOSES AND OTHER PROPER PURPOSES.
- THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CHASE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS P-1 THROUGH P-15 ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CHASE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CHASE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. SAID TRACT SHALL BE USED IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PALM CHASE, TO BE RECORDED AMONG THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, ORIOLE HOMES CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF MARCH, 1984.

ATTEST: *[Signature]* A. NUENZ, ASSISTANT SECRETARY  
BY: *[Signature]* R.D. LEVY, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED R.D. LEVY AND A. NUENZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ORIOLE HOMES CORP., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 28th DAY OF MARCH, 1984  
MY COMMISSION EXPIRES: JAN 14, 1986 *[Signature]*  
NOTARY PUBLIC

SEAL ORIOLE HOMES CORP.

SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC

SEAL BLAZE INTERNATIONAL, INC.

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF DADE )

EDWARD A. MCCARTHY, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HEREBY CERTIFIES THAT HE IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT HIS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 416 AT PAGE 0543 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, I DO HERETOBY SET MY HAND AND SEAL THIS 17th DAY OF FEB, 1984.  
WITNESS: *[Signature]*  
EDWARD A. MCCARTHY, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED EDWARD A. MCCARTHY, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, 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 RECITED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Feb, 1984.  
MY COMMISSION EXPIRES: June 9, 1985 *[Signature]*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF DADE )

THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 416 AT PAGE 0554 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS RESIDENT 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 3rd DAY OF APRIL, 1984.

ATTEST: *[Signature]* HARVEY GELLEN, SECRETARY  
BY: *[Signature]* HARVEY GELLEN, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME PERSONALLY APPEARED HARVEY GELLEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BLAZE INTERNATIONAL, INC., A GENERAL PARTNER OF THE SOUTHWICK GROUP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 3rd DAY OF APRIL, 1984.  
MY COMMISSION EXPIRES: JAN 14, 1986 *[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD )

ME, ALPHA TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED 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 ORIOLE HOMES CORP.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Aug 10, 1984  
BY: *[Signature]* TITLE OFFICER

### 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 2114-6 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 15th DAY OF MAY, 1984.  
*[Signature]*  
WESLEY B. WAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N80°53'32"E ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS:   
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF SEPTEMBER 1984.  
BY: *[Signature]*  
KEN SPICELIAS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF September 1984.  
BY: *[Signature]*  
S. H. HANCOCK, JR., P.E., DIST. COUNTY ENGINEER

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

0376-300

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2200 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

49/51

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	NOV 1983
CHECKED	SCALE	NONE	
DRAWING NO.	83-P-073		

PALM CHASE