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COUNTRYWOOD PLAT NO. 4

BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3,
P.B. 2 PGS. 45 THRU 53
IN SECTIONS 32 AND 33 TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS SEPTEMBER, 1984

DEDICATION AND DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS THAT HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS COUNTRYWOOD PLAT NO. 4, LYING IN SECTIONS 32 AND 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACTS 14, 15, 16, 17, 18, 19, 46, 47 AND 48 AND A PORTION OF A 30.00 FOOT PLATTED RIGHT-OF-WAY NOW ABANDONED, SAID RIGHT-OF-WAY LYING NORTH AND IMMEDIATELY ADJACENT TO THE NORTH LINE OF TRACTS 44 THROUGH 48, OF THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3 ALL LYING IN BLOCK 32 OF SAID PLAT; RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH 53 INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 16, BLOCK 32 OF SAID PLAT; THENCE S 01° 00' 43" E ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 85 FEET TO THE SOUTH LINE OF THE NORTH 85.00 FEET OF SAID TRACT 16; THENCE N 88° 59' 17" E ALONG SAID SOUTH LINE A DISTANCE OF 22.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE S 01° 02' 27" E A DISTANCE OF 1825.04 FEET TO A PORTION OF THE LIMITS OF THE PLAT OF COUNTRYWOOD PLAT NO. 3 AS SAID PLAT IS RECORDED IN PLAT BOOK 47 PAGES 5, 6 AND 7 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE TRAVERSING ALONG SAID PORTION AND ALONG THE EASTERLY LIMITS OF SAID PLAT NO. 3 OF COUNTRYWOOD THROUGH THE FOLLOWING 12 COURSES AND DISTANCES:

- 1) N 88° 59' 17" E A DISTANCE OF 935.08 FEET
- 2) N 01° 00' 43" W A DISTANCE OF 75.00 FEET
- 3) N 46° 00' 43" W A DISTANCE OF 35.36 FEET
- 4) S 88° 59' 17" W A DISTANCE OF 24.26 FEET
- 5) N 01° 00' 43" W A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 AND A CENTRAL ANGLE OF 90°
- 6) NORTH AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE
- 7) S 88° 59' 17" W ALONG SAID TANGENT LINE A DISTANCE OF 475.92 FEET
- 8) N 01° 00' 43" W A DISTANCE OF 246.00 FEET
- 9) N 88° 59' 17" E A DISTANCE OF 350.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90°
- 10) EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE
- 11) N 01° 00' 43" W ALONG SAID TANGENT LINE A DISTANCE OF 409.04 FEET
- 12) N 88° 59' 17" E A DISTANCE OF 60.62 FEET; THENCE DEPARTING FROM THE EASTERLY LIMITS OF SAID PLAT OF COUNTRYWOOD PLAT NO. 3, N 01° 00' 43" W A DISTANCE OF 150.00 FEET; THENCE S 88° 59' 17" W A DISTANCE OF 87.16 FEET; THENCE N 01° 00' 43" W A DISTANCE OF 200.00 FEET; THENCE N 11° 53' 54" W A DISTANCE OF 61.10 FEET; THENCE N 01° 00' 43" W A DISTANCE OF 100 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL, L-14; THENCE S 88° 59' 17" W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 722.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID E-2 CANAL AND THE POINT OF BEGINNING.

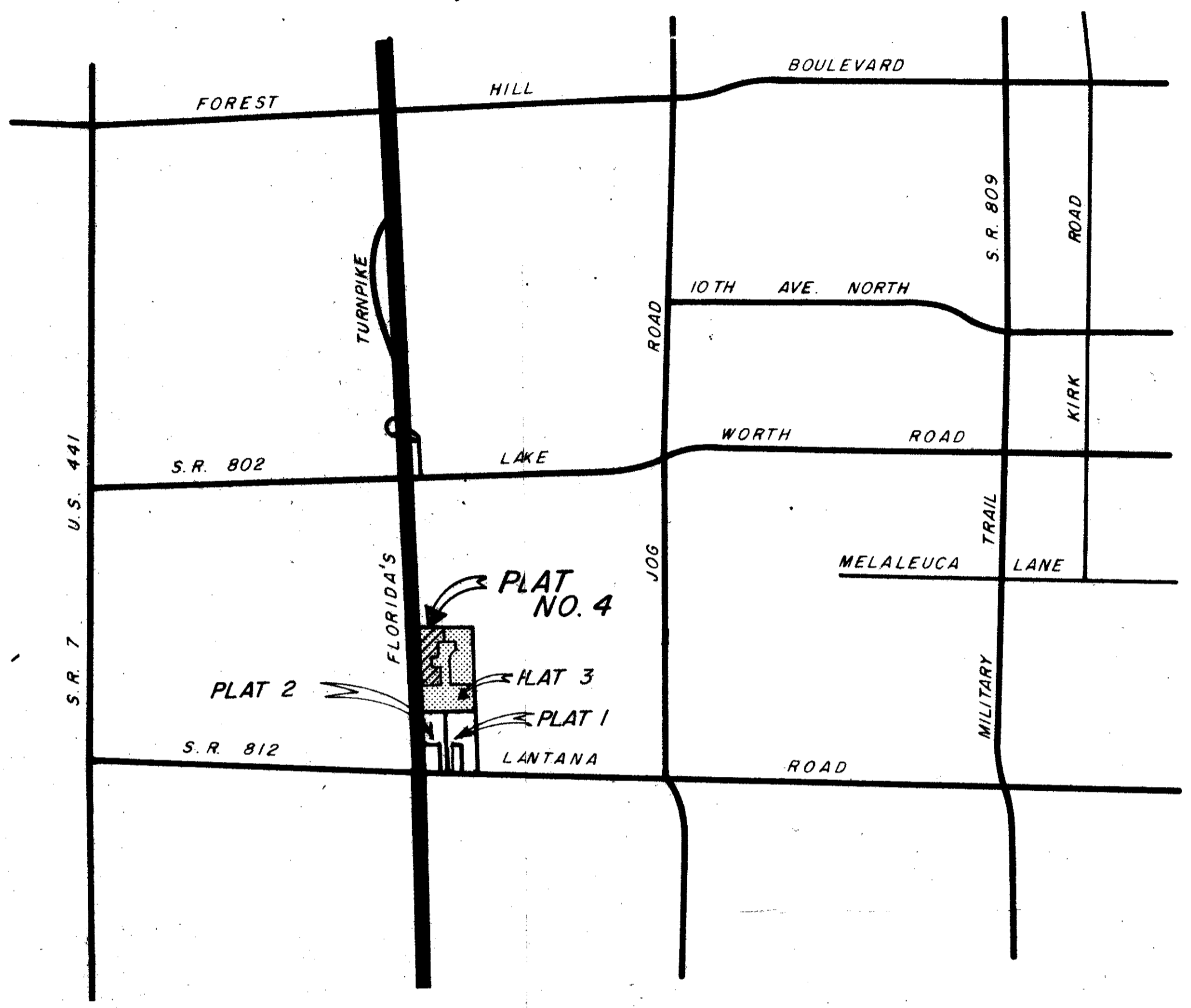
CONTAINING 30.3466 ACRES MORE OR LESS.

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

1. STREETS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF October, 1984.

ATTEST:
Richard Monprode
ASST. SECRETARY
RICHARD MONPRODE
Robert Monprode
VICE PRESIDENT
ROBERT MONPRODE



LOCATION MAP

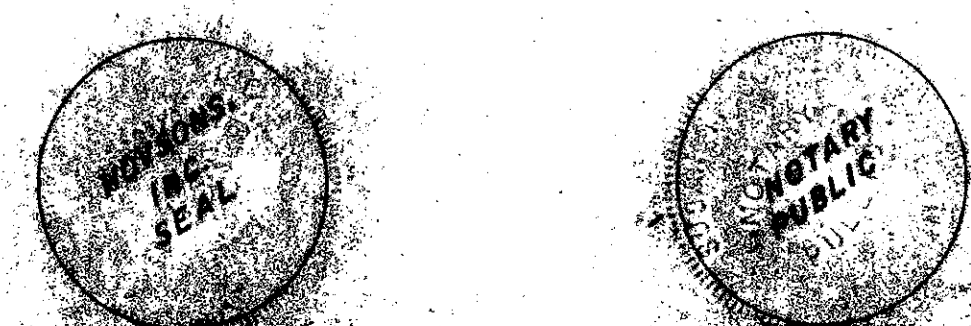
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT MONPRODE AND RICHARD MONPRODE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 THE REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1984.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ANNIE W. COLLETT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HOVSONS, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: 10/11/84
Annie W. Collette
ATTORNEY AT LAW LICENSED IN FLORIDA



TABULAR DATA

TOTAL ACREAGE.....	30.3466
TOTAL DWELLING UNITS.....	152
DWELLING UNITS PER ACRE.....	5.01

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 10:27 AM
this 26th day of DECEMBER
1984, and duly recorded in Plat Book No.
50 on page 45+46
JOHN B. DUNKLE, Clerk Circuit Court
By *Margaret A. Hunsley*, D.C.



COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF December, A.D., 1984.

BY: *Ken Spillias*
KEN SPILLIAS, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BY: *Lucy H. Compton*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December, A.D., 1984.

BY: *H.F. Karlert*
H.F. KARLERT, COUNTY ENGINEER

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY: ■ P.R.M.
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY: ◆ P.C.P.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARINGS CITED HEREIN ARE IN A MERIDIAN ASSUMING NORTH 88° 59' 17" EAST, ALONG THE NORTH LINE OF TRACT 16, BLOCK 32, PALM BEACH FARMS CO. PLAT NO. 3.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

I HEREBY 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 SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

DATE: Oct 15, 1984
Joseph M. Tucker
JOSEPH M. TUCKER
FLORIDA CERTIFIED SURVEYOR NO. 175

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI & MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BLVD., SUITE 401, WEST PALM BEACH, FLORIDA 33401. TELEPHONE: 737-6546

ROSSI & MALAVASI
ENGINEERS, INC.

COUNTRYWOOD
PLAT NO. 4

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TURNOUT REQUIRED