

# PLAT 3 OF LA CASA

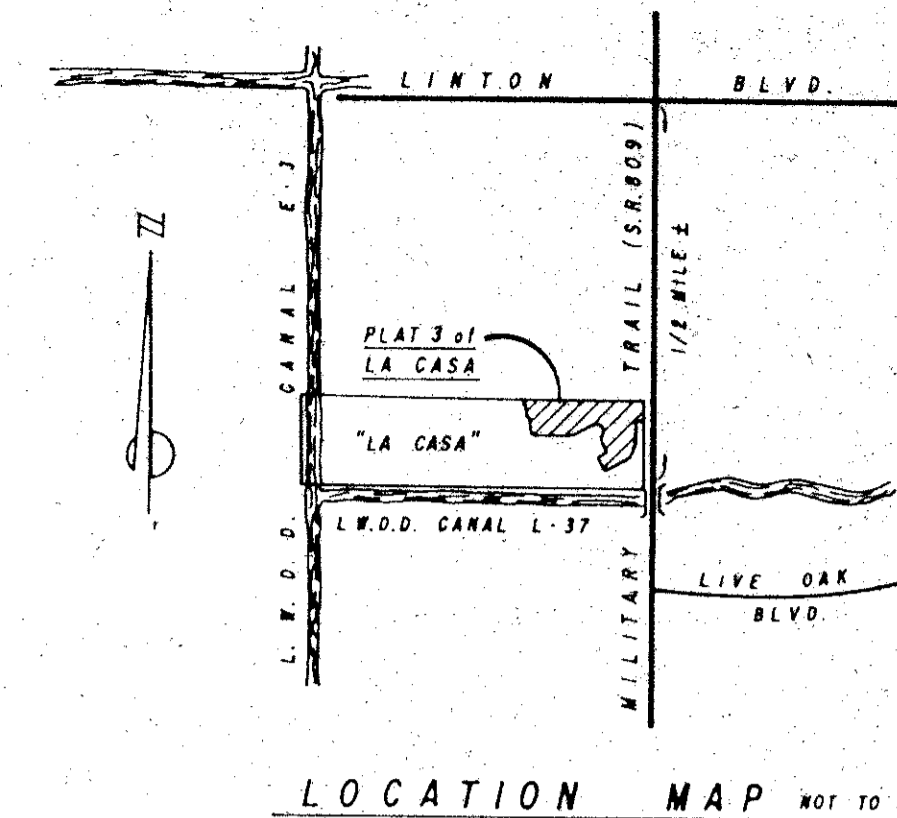
A P. U. D.

LYING IN THE EAST HALF OF  
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

DECEMBER 1987 SHEET 1 OF 2

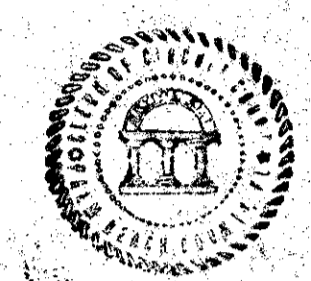
EWING AND SHIRLEY, INC.  
land surveyors and planners

3767 Lake Worth Road • Suite 118 • Lake Worth Florida 33461 • (305) 968-0421



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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 2:33 P.M.  
the 15<sup>th</sup> day of July  
1988 and duly recorded in Plat Book No.  
60 on page 79+80  
JOHN B. DUNKLE, Clerk Circuit Court  
Verbae P. Platt



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT 3 OF LA CASA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", PLAT 1 OF LA CASA, AS RECORDED IN PLAT BOOK 58, PAGES 187 THROUGH 190, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809);  
THENCE, NORTH 01°23'37" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 141.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-EIGHTH OF THE NORTHEAST QUARTER OF SAID SECTION 26;  
THENCE, SOUTH 09°23'43" WEST, ALONG SAID NORTH LINE OF THE SOUTH ONE-EIGHTH OF THE NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 545.05 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF COUNTRY LAKE, AS RECORDED IN PLAT BOOK 45, PAGE 165, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
THENCE, SOUTH 01°22'37" EAST, ALONG SAID BOUNDARY OF THE PLAT OF COUNTRY LAKE, A DISTANCE OF 506.75 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF COUNTRY LAKE;  
THENCE, SOUTH 89°19'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 346.99 FEET TO A POINT ON THE BOUNDARY OF PLAT 1 OF LA CASA, AS RECORDED IN PLAT BOOK 58, PAGES 187 THROUGH 190, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;  
THENCE, SOUTH 00°40'30" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 25.00 FEET;  
THENCE, SOUTH 13°19'24" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 107.55 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 09°50'23" AND A CHORD BEARING OF NORTH 76°56'19" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 14.94 FEET TO THE END OF SAID CURVE;  
THENCE, SOUTH 08°08'30" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 121.11 FEET;  
THENCE, SOUTH 66°24'40" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 56.56 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°10'35" AND A CHORD BEARING OF NORTH 74°14'13" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 15.80 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 89°19'30" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 236.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 28°46'36" AND A CHORD BEARING OF NORTH 74°56'12" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 30.13 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 60°32'54" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 173.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 28°04'29" AND A CHORD BEARING OF NORTH 74°35'09" EAST;  
THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 29.40 FEET TO THE POINT OF TANGENCY;  
THENCE, NORTH 88°37'23" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 26.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 97°35'36" AND A CHORD BEARING OF SOUTH 42°34'49" EAST;  
THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 39.18 FEET TO THE POINT OF TANGENCY;  
THENCE, SOUTH 06°12'59" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 26.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 51°27'33" AND A CHORD BEARING OF SOUTH 31°56'46" WEST;  
THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 53.89 FEET TO THE END OF SAID CURVE;  
THENCE, SOUTH 29°27'06" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 145.08 FEET;  
THENCE, SOUTH 60°32'54" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 85.74 FEET;  
THENCE, SOUTH 29°27'06" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 113.00 FEET;  
THENCE, NORTH 63°46'58" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 198.04 FEET;  
THENCE, NORTH 45°07'00" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 66.00 FEET;  
THENCE, NORTH 02°26'19" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 192.97 FEET;  
THENCE, NORTH 01°22'37" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 65.63 FEET;  
THENCE, NORTH 88°37'23" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AND THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

### EASEMENTS

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.

THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFER EASEMENT AS SHOWN IS HEREBY DEDICATED FOR LANDSCAPING AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### TRACTS

TRACT "N", AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF PASSIVE RECREATION, LANDSCAPING, AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "P-7" AND "P-8", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS PARKING TRACTS FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, PALACIO DEL REY DEVELOPMENT COMPANY, INC., WHICH IS THE MANAGING GENERAL PARTNER OF PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS AUTHORIZED ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15<sup>th</sup> DAY OF APRIL, 1988.

ATTEST:  
  
ROBERT EVANS,  
AUTHORIZED ASSISTANT SECRETARY

PALACIO ASSOCIATES, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY PALACIO DEL REY DEVELOPMENT COMPANY, INC.  
A FLORIDA CORPORATION  
MANAGING GENERAL PARTNER  
BY:   
CARLOS DOUGNAC, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS DOUGNAC AND ROBERT EVANS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AUTHORIZED ASSISTANT SECRETARY OF PALACIO DEL REY DEVELOPMENT COMPANY, INC., AS MANAGING GENERAL PARTNER, 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 15<sup>th</sup> DAY OF APRIL, 1988.

MY COMMISSION EXPIRES: \_\_\_\_\_

JUDI A. HUBER  
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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5119 AT PAGE 1032 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 REGIONAL VICE PRESIDENT AND ATTESTED TO BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>th</sup> DAY OF April, 1988.

ATTEST

ENSIGN BANK, FSB  
A CORPORATION OF THE STATE OF  
BY:   
H. BRUCE GOSMAN, REGIONAL VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN AND \_\_\_\_\_ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL VICE PRESIDENT AND \_\_\_\_\_ OF ENSIGN BANK, FSB, 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 15<sup>th</sup> DAY OF APRIL, 1988.

MY COMMISSION EXPIRES: April 28, 1990

MARILYN A. PINAULT  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
IN THE OFFICE OF EWING AND SHIRLEY, INC.  
3767 LAKE WORTH ROAD, SUITE 118  
LAKE WORTH, FLORIDA 33461

### P. U. D. TABULATION

TOTAL AREA	6.08 AC.
PARKING STREETS	0.65 AC.
PASSIVE RECREATION AREA	0.51 AC.
NUMBER OF UNITS (SINGLE FAMILY)	15 UNITS
NUMBER OF UNITS (MULTI-FAMILY - FEE SIMPLE)	20 UNITS
TOTAL NUMBER OF UNITS	35 UNITS
DENSITY	5.76 U/A

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF JULY, 1988

CAROL A. ADAMS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY:   
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF JULY, 1988

HERBERT F. KAHLER, P.E.  
COUNTY ENGINEER

### TITLE CERTIFICATION

I, RONALD R. FIELDSTONE, ATTORNEY AND AGENT FOR LAWYER'S TITLE INSURANCE CORPORATION, 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 PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: April 22, 1988

RONALD R. FIELDSTONE, ATTORNEY

### SURVEYOR'S CERTIFICATE

THIS IS TO 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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: APRIL 15, 1988

KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

0509-002  
PET. 86-66



26/06/82  
#3  
PLAT 3 OF LA CASA  
PAGE 79  
FILED IN 2208  
PLAT BOOK 60  
PAGE 37  
INDEXED 33445

Duplicate 6/25/88