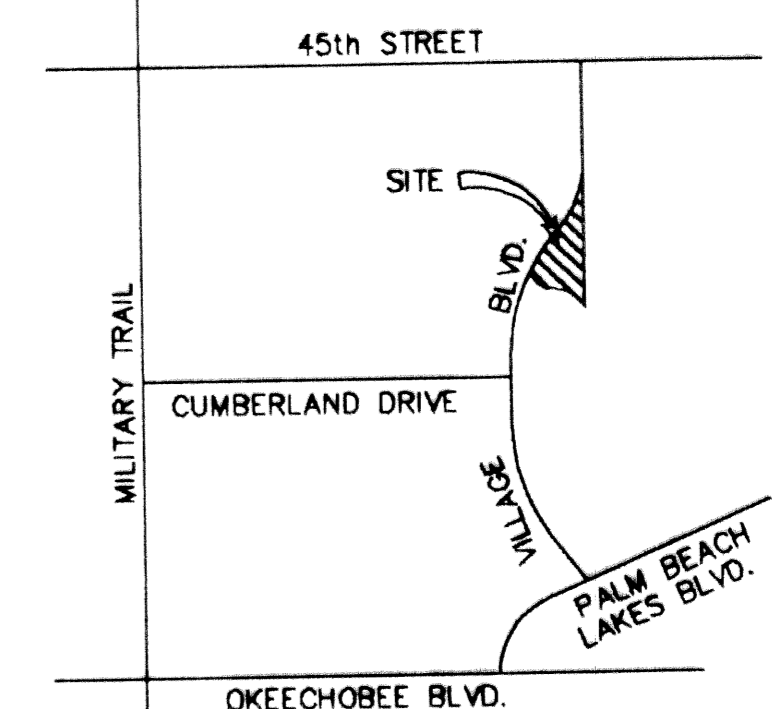
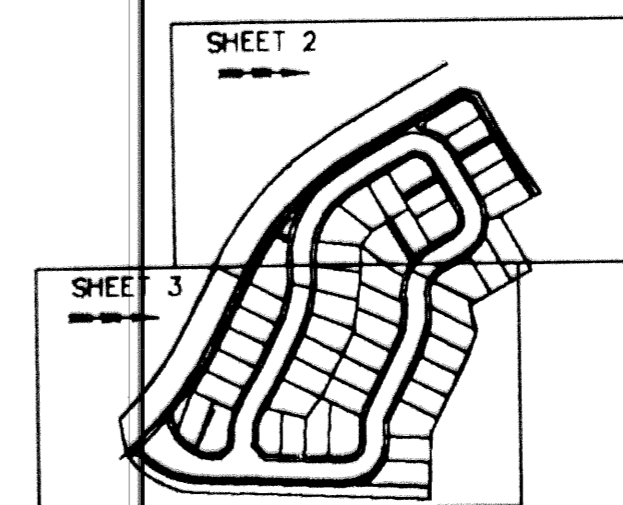


# PLAT OF NORMANDY VILLAGE

BEING A REPLAT OF A PORTION OF TRACT "Q-2" OF THE REPLAT OF TRACTS "Q-1" AND "BBB-1", REPLAT OF TRACTS "CCC", "AAA" AND A PORTION OF TRACT "BB" RECORDED IN PLAT BOOK 47 PAGE 181 IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 1994 SHEET 1 OF 3



198

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 11:21 AM, this 7 day of May, 1994, and duly recorded in Plat Book No. 76 on Pages 198 thru 200.  
DOROTHY WILKEN  
Clerk Circuit Court  
By: *[Signature]* D.C.

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that M/I SCHOTTENSTEIN HOMES, INC., a Ohio corporation, licensed to do business in the State of Florida, does hereby certify that it is the owner of the property described hereon and has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

A parcel of land being a portion of Tract Q-2 as shown on plat of "REPLAT OF TRACTS "Q-1" and "BBB-1", REPLAT OF TRACTS "CCC", "AAA", AND A PORTION OF TRACT "BB" as recorded in Plat Book 47, Page 181 of the Public Records of Palm Beach County, Florida lying in Section 18, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida being more particularly described as follows:

BEGINNING at the Southernmost corner of said Tract Q-2; thence Northwesterly and Northeasterly along the Southwesterly line of said Tract Q-2, same lines also being the Northeasterly Right-of-Way lines of Brandywine Road (as now laid out and in use) the following five courses; thence Northwesterly along the arc of a curve concave to the Southwest having a radius of 805.00 feet and a central angle of 21°29'52" (the radius point bearing South 48°29'31" West from the arc beginning), for 302.04 feet; thence North 63°00'21" West along a line tangent to the last described curve, for 144.35 feet; thence Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 620.00 feet and a central angle of 33°30'01", for 362.51 feet; thence North 15°29'38" East, for 35.36 feet; thence North 60°29'40" East along the Northwesterly curve, for 254.37 feet; thence North 15°29'38" East, for 130.00 feet; thence South 29°30'20" West along a line tangent to the last described curve, for 167.20 feet; thence South 29°30'20" East, for 150.00 feet; thence North 60°29'40" East, for 144.35 feet; thence Northwesterly along the arc of a tangent curve concave to the Northwest having a radius of 1969.86 feet and a central angle of 04°51'47", same line also being the said Northwesterly line of Tract Q-2 and the said Southeastery Right-of-Way line of Village Boulevard, for 167.20 feet; thence South 29°30'20" East, for 96.78 feet; thence North 60°29'40" East, for 130.00 feet; thence South 29°30'20" East, for 150.00 feet; thence North 60°29'40" East, for 7.80 feet; thence North 76°45'23" East, for 42.33 feet; thence South 71°43'43" East, for 50.59 feet; thence South 63°00'21" East, for 180.07 feet; thence South 87°37'13" East, for 140.71 feet to a point of intersection with the Easterly line of said Tract Q-2; thence South 02°22'47" West along the said Easterly line of Tract Q-2, for 491.86 feet; thence Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 187.54 feet and a central angle of 53°03'42", for 173.68 feet to the POINT OF BEGINNING.

Containing 9.41 Acres, more or less.

1. NORMANDY CIRCLE as shown hereon, is hereby dedicated to the NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for private street purposes, including but not limited to, ingress and egress utilities and other purposes not inconsistent with this dedication and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach, Florida. A perpetual non-exclusive easement is dedicated to the City of West Palm Beach, Florida and under said private street and road for all governmental and public utilities for ingress and egress over, upon and under said private street and road for all governmental purposes and services and for the installation and maintenance of water, sewer and other utility systems deemed necessary to serve the residents of Normandy Village. However, such easement shall not be deemed to limit the ability to place landscaping and/or building improvements, as approved by the City of West Palm Beach, Florida, without recourse to Northern Palm Beach Water Control District.

2. TRACTS A & B as shown hereon, are hereby reserved for the NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach, Florida.

3. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction, installation, maintenance and operation of other utilities and shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

4. The drainage easements as shown hereon are for the construction, operation and maintenance of drainage facilities and is hereby reserved in perpetuity unto the NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, and without recourse to the CITY OF WEST PALM BEACH, FLORIDA.

5. TRACT C as shown hereon is hereby reserved for the NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of West Palm Beach, Florida and NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_ 1994.

M/I SCHOTTENSTEIN HOMES, INC.,  
a Ohio corporation, licensed to do business in the State of Florida

ATTEST: *[Signature]* Richard N. Kleisley, Vice President  
BY: *[Signature]* James D. Bagley, Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared James D. Bagley and Richard N. Kleisley who are personally known to me and who did not take an oath, and who executed the foregoing instrument as Vice President and Vice President of M/I SCHOTTENSTEIN 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 3<sup>rd</sup> day of May 1994.

My commission expires: 8/30/97

*[Signature]*  
Notary Public

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
The NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION INC. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as started hereon, dated this 4<sup>th</sup> day of May 1994.

NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION INC.  
a Florida corporation not for profit

BY: *[Signature]* Charles C. Sharman, President

## NOTES

- P.O.B. ----- Point of Beginning
- P.O.C. ----- Point of Commencement
- ----- Permanent Reference Monument (PLS #4659 except as noted)
- ----- Permanent Control Point
- R ----- Radius
- Δ ----- Delta
- L ----- Arc Length
- P.B. ----- Plat Book
- O.R.B. ----- Official Record Book
- P.C. ----- Page
- C ----- Centerline
- N.P.B.C.W.C.D. ----- Northern Palm Beach County Water Control District

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Bearings shown hereon are relative to the East Right Of Way Line of Brandywine Road being N83°00'21"W as per P.B.47, Page 181-184.

All lot lines are non-radial unless otherwise noted.

The building setbacks shall conform to the City of West Palm Beach zoning code.

No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Landscaping on utility easements other than for sewer or water shall require prior approval of all utilities occupying same.

There shall be no buildings, structures, construction of any kind, trees or shrubs placed on the existing 25 foot wide drainage easement, as shown hereon, unless approved in written permit form by the Northern Palm Beach County Water Control District.

Where drainage easements and any other type of easements cross, any and all uses for drainage purposes shall take precedence.

All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

Each lot shall have a 3 foot maintenance easement on any adjacent lot on the zero lot line side of the lot.

KEY MAP  
NOT TO SCALE

LOCATION MAP  
NOT TO SCALE

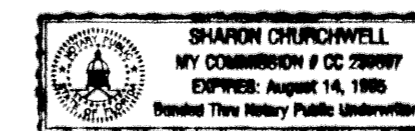
## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Charles C. Sharman who is personally known to me and who did not take an oath, and who executed the foregoing instrument as President of NORMANDY VILLAGE PROPERTY OWNERS ASSOCIATION INC., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 4<sup>th</sup> day of May 1994.

My commission expires: August 14, 1995

*[Signature]*  
SHARON CHURCHWELL  
Notary Public



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
We, TICOR TITLE INSURANCE COMPANY, a title insurance company, as 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 vested to M/I SCHOTTENSTEIN HOMES, INC.; that the current taxes have been paid; that there are no mortgages of record.

TICOR TITLE INSURANCE COMPANY  
2393 South Congress Avenue  
West Palm Beach, Florida 33406

Dated: 4/13/94

BY: *[Signature]*  
James C. Cheels  
Asst. V.P.

## SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my personal direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been set and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the City of West Palm Beach, Florida, for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

*[Signature]*  
Allan Frank Oslund, PLS  
Registered Land Surveyor #4659  
State of Florida

## CITY APPROVALS AND ACCEPTANCE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
The plat shown hereon has been approved by the City Commission of the City of West Palm Beach, Florida, and the City does hereby formally accept the offers to dedicate contained on this plat, this 2<sup>nd</sup> day of June 1994.

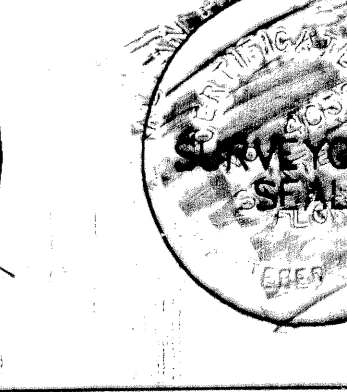
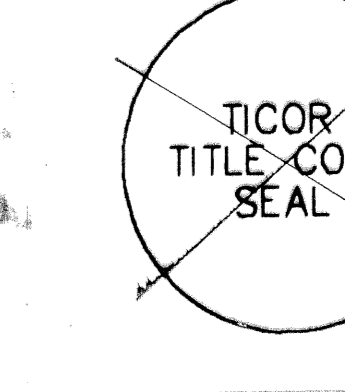
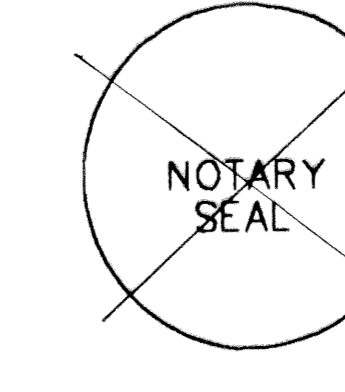
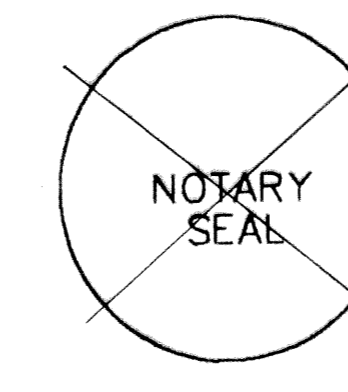
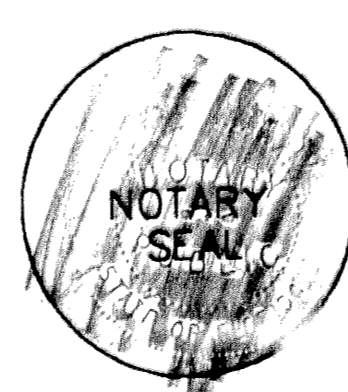
Approved and accepted by: *[Signature]* Mayor: Nancy Graham  
*[Signature]* William M. Moss  
City Planning Board Chairman: William M. Moss

## NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
The Northern Palm Beach County Water Control District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred by said District on this plat; and that the District's existing 25 foot drainage easement, which is contiguous with Water Management Tract 9 (as both are shown on Villages of Palm Beach Lakes Plat No. 2 as same is recorded in Plat Book 44, Pages 1-19 of the Public Records of Palm Beach County, Florida) is shown hereon.

ATTEST: *[Signature]* Peter L. Pimentel, Secretary, Board of Supervisors  
BY: *[Signature]* William L. Kerlake, President, Board of Supervisors

Dated: 4/27/94



COMPUTED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
JOB NO. 93-374

This instrument was prepared by:  
ALLAN FRANK OSLUND P.L.S.  
Gee & Jensen, Engineers, Architects, Planners, Inc.  
One Harvard Circle  
West Palm Beach, Florida 33409-1923

Plotted: 3/23/1994 3:45am  
Plot Scale: 1"=0.1'  
SUBDIVISION: PLAT OF NORMANDY VILLAGE  
BOOK: 72  
PAGE: 198  
FILED BY: [Signature]  
DATE: [Signature]