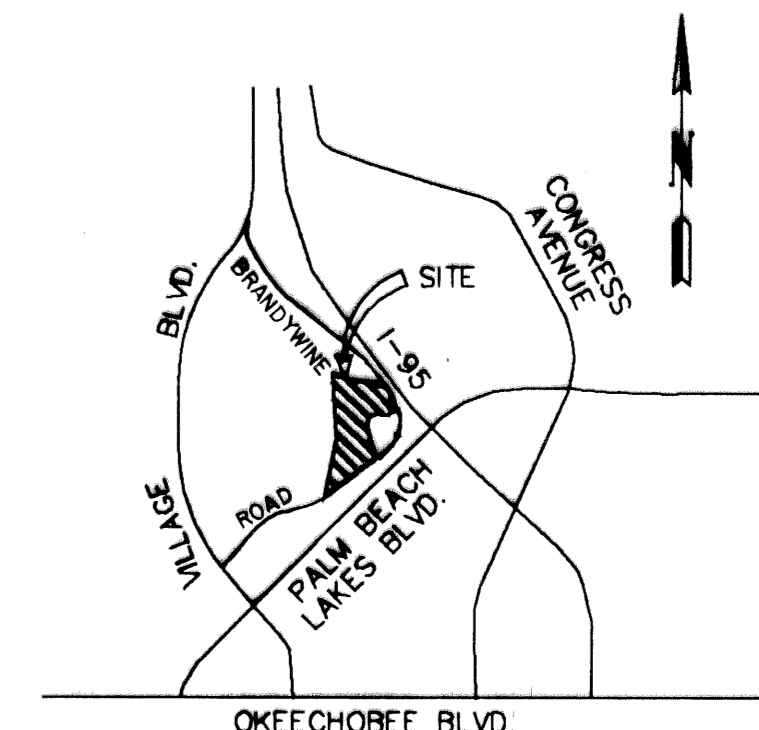
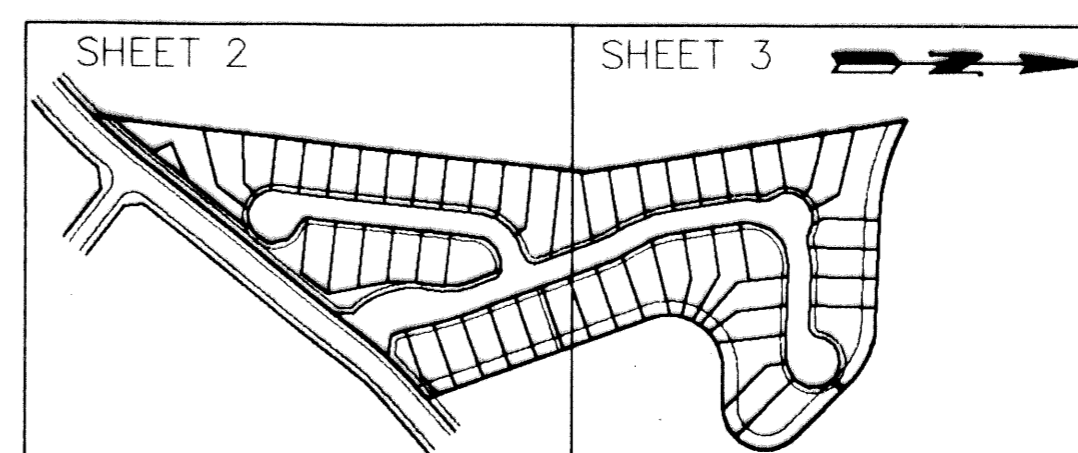


# AVONDALE

BEING A REPLAT OF TRACT "K" OF PALM BEACH LAKES PLAT No. 2 AS RECORDED IN PLAT BOOK 44, PAGES 1 THRU 19 SECTION 19, TOWNSHIP 43 SOUTH, RANGE 43 EAST CITY OF WEST PALM BEACH, FLORIDA - PALM BEACH COUNTY, FLORIDA

APRIL 1994 SHEET 1 OF 3



# 55

STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 3:32 P.M. this 5th day of August, 1994, and duly recorded in Plat Book No. 33 on Pages 55 thru 57

DOROTHY H. WILKEN Clerk Circuit Court By: *Sharon Churchwell*

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that M/I SCHOTTENSTEIN HOMES, INC., an 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:

Being a REPLAT of TRACT "K" of VILLAGES OF PALM BEACH LAKES PLAT NO. 2 as recorded in Plat Book 44, Page 1, of the Public Records of Palm Beach County, Florida lying in Section 19, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida. Containing 9.64 Acres, more or less.

1. AVONDALE LANE and AVONDALE COURT as shown hereon, are hereby dedicated to the AVONDALE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for private street and utility purposes 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 other appropriate governmental authorities and public utilities for ingress and egress over, upon and under said private streets and roads 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 AVONDALE. 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, therein.

2. TRACTS B AND C as shown hereon, are hereby reserved for the AVONDALE PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for landscape purposes and are 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 10 Foot wide drainage 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 without recourse to NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, and without recourse to the City of West Palm Beach, Florida.

5. TRACT A as shown hereon, is hereby dedicated to the OWNER OF LOT 46, its successors and assigns, for landscape purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the AVONDALE PROPERTY OWNERS ASSOCIATION, INC., however the AVONDALE PROPERTY ASSOCIATION INC., shall have the right but not the obligation to maintain TRACT A encompassed by the plot without recourse to the CITY OF WEST PALM BEACH, FLORIDA.

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 17th day of MAY, 1994.

ATTEST: *Richard N. Kleisley* Richard N. Kleisley, Vice President BY: *James D. Bagley* 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 17th day of May, 1994.

My commission expires: August 14, 1995 *Sharon Churchwell* SHARON CHURCHWELL Notary Public: Sharon Churchwell #CC 239697

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH The AVONDALE 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 stated hereon, dated this 17th day of May, 1994.

WITNESS: AVONDALE PROPERTY OWNERS ASSOCIATION INC. a Florida corporation not for profit BY: *Charles C. Sharman* CHARLES C. SHARMAN, PRESIDENT

### NOTES

- PM----- 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
PG.----- Page

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 S38°08'07"W as Per Palm Beach Lakes Plat No. 2 P.B. 44, Pages 1 thru 19.

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.

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.

There shall be no buildings, structures, construction of any kind, trees or shrubs shown 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.

### 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 AVONDALE 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 17th day of May, 1994.

My commission expires: August 14, 1995 *Sharon Churchwell* SHARON CHURCHWELL Notary Public: Sharon Churchwell #CC 239697

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH We, FIRST AMERICAN 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.

First American Title Insurance Company 2161 Palm Beach Lakes Boulevard West Palm Beach, Florida 33407

Dated: 5/10/94 BY: *Glenda Bellamy*

### 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 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.

*Allan Frank Oslund* 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 4th day of August, 1994.

Approved and accepted by: *Mayor Nancy Graham* Mayor: Nancy Graham *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 said District's existing 25 foot wide drainage easement as shown on Plat Book 44, Pages 1-19, of the Public Records of Palm Beach County, Florida, is shown hereon.

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

FILE AVONDALE PLAT SUBDIVISION # Avondale PAGE 55 BOOK 73 FLOOD MAP # FLOOD ZONE ZONING CHAD # ZIP CODE PUB. NAME C:\WPB\TJZ 10/23/93

COMPUTED DRAWN CHECKED APPROVED JOB NO. 93-421

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

