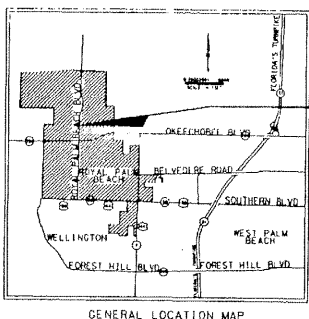


COUNTRY CLUB VILLAGE

BEING A REPLAT OF TRACT N AND THE NORTHERLY 305.37 FEET OF TRACT M, HAWTHORN II, AS RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 35 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 12:58 PM
This 7 day of Sept. 2001
and duly recorded in Plat Book No. 31
on page 179-180
DOROTHY WILKIN, Clerk of Circuit Court
Dorothy Wilkin



LOCATION SEPTEMBER, 2001

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB VILLAGE, INC. OWNER OF THE LAND SHOWN HEREON AS COUNTRY CLUB VILLAGE, BEING IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

TRACT N AND THE NORTHERLY 305.37 FEET OF TRACT M, HAWTHORN II, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 31, PAGES 26 THROUGH 36, INCLUSIVE.

CONTAINING 5.26 ACRES MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

PARCEL A, AS SHOWN HEREON AS "COUNTRY CLUB WAY", IS HEREBY DEDICATED IN PERPETUITY AS A PRIVATE ROAD TO THE COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC. FOR THE PURPOSE OF ACCESS, AND UTILITY AND DRAINAGE, IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

THE LANDSCAPE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC. FOR THE ACCESS AND MAINTENANCE OF LANDSCAPING AND IRRIGATION FACILITIES.

THE LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, COUNTRY CLUB VILLAGE, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT 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 24th DAY OF August 2001.

THE COUNTRY CLUB VILLAGE, INC.
BY: Gary Dario, President
ATTEST: Michael F. Aranda, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY DARIO AND MICHAEL F. ARANDA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE COUNTRY CLUB VILLAGE, INC., 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 24th DAY OF August, 2001.

Richard D. Fleisher, Notary Public
My Commission Expires: 12/31/02

COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF August 2001.

COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

BY: Gary Dario, President
ATTEST: Steven R. McGowan, Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY DARIO AND STEVEN R. MCGOWAN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE COUNTRY CLUB VILLAGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 SAID INSTRUMENT IS THE 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 24th DAY OF August 2001.

Richard D. Fleisher, Notary Public State of Florida
My Commission Expires: 12/31/02

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 12672 AT PAGE(S) 425 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF August 2001.

Witness: Joseph Magli, Vice President
EIRSI-UNION NATIONAL BANK, A FLORIDA CORPORATION

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH MAGLI WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK, 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 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 27th DAY OF August, 2001.

My Commission Expires: 12/31/02
Notary Public: Richard D. Fleisher

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, TEAN M. WOLFF, PRESIDENT OF ABSOLUTE TITLE COMPANY DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND TITLE TO THE PROPERTY IS VESTED TO COUNTRY CLUB VILLAGE, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ABSOLUTE TITLE CO
BY: [Signature] DATE: 8/24/01

VILLAGE OF ROYAL PALM BEACH APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT FOR RECORD THIS 24th DAY OF September, 2001.

VILLAGE OF ROYAL PALM BEACH A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA
BY: David Lodwick, Mayor
ATTEST: Mary Anne Gould, Village Clerk

VILLAGE ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF September, 2001.

BY: [Signature] PE
VILLAGE ENGINEER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID LODWICK AND MARY ANNE GOULD, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH, A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF September, 2001.

Diann M. DiSanto, Notary Public State of Florida
My Commission Expires: 5/19/02

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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, THAT PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE APPLICABLE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH FLORIDA.

JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- 3. BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF ROYAL PALM BEACH REGULATIONS.
- 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REVIEWING SURVEYOR'S APPROVAL
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.091 (1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.
REVIEWING SURVEYOR: Norman J. Howard
DATE: 9-27-01
FLORIDA CERTIFICATE: 5176

Village Engineer

