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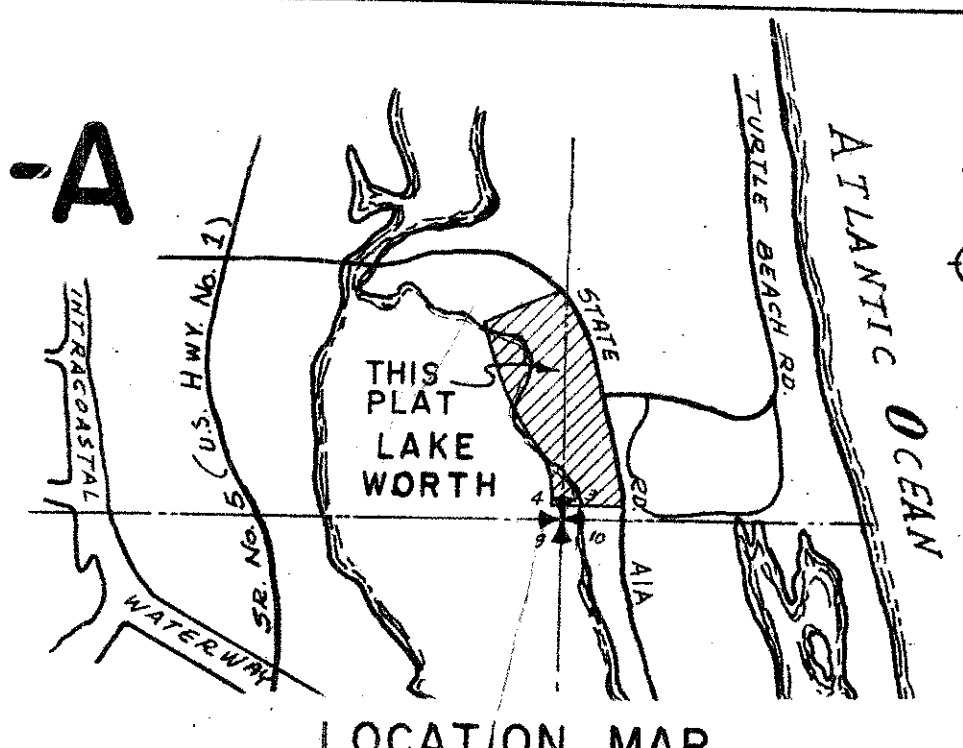
PLAT NO. 1-A OLD PORT VILLAGE
P.B. 28 - PG. 130

PLAT NO. 3 P.U.D. OLD PORT VILLAGE 4-A IN SECTIONS 3 & 4, TWP. 42S., RGE. 43E. PALM BEACH COUNTY, FLORIDA

Being a Replat of Part of SEMINOLE BEACH according to the Plat thereof recorded in Plat Book 22, Page 37 and part of Plat No. 1-A OLD PORT VILLAGE as recorded in Plat Book 28, Page 130, Public Records of Palm Beach County, Florida, and other lands.

100 50 0 100 200 300 400
SCALE IN FEET SCALE: 1"=100'

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
MAY 1974



5
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 22nd day of July, 1974, and duly recorded in Plat Book No. 31 on page 5.
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*, D.C.

DESCRIPTION & DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that LOST TREE VILLAGE CORP., a Florida Corporation, the owner of the tract of land lying in Sections 3 and 4, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as Plat No. 4-A OLD PORT VILLAGE and more particularly described as follows:

Beginning at the Northeastly Corner of Lot 54A of Plat No. 1-A OLD PORT VILLAGE as recorded in Plat Book 28, Page 130, Public Records of Palm Beach County, Florida; thence S.13°21'41"E. along the West Right of Way line of State Road No. A1A, a distance of 187.39 feet to the beginning of a curve concave to Northeast having a radius of 14.85.69 feet and a central angle of 15°43'07"; thence Southeastly along the arc of said curve, a distance of 407.58 feet; thence S.29°04'48"E. along the tangent to said curve, a distance of 321.29 feet to the beginning of a curve concave to the Southwest having a radius of 902.37 feet and a central angle of 23°35'36"; thence Southeastly and Southerly along the arc of said curve, a distance of 371.58 feet; thence N.89°04'03"W. along a line parallel to and 100 feet North of the South line of Section 3, Township 42 South, Range 43 East, Palm Beach County, Florida and making an angle with the tangent to the last described curve, measured from South to West, of 96°25'09", a distance of 507.20 feet to a point on the BULKHEAD LINE IN THE NORTH END OF THE WATERS OF LAKE WORTH as recorded in Plat Book 26, Page 135 of said Public Records; said point being on the arc of a curve being concentric with the last described curve and whose tangent at this point bears S.13°35'17"E; thence northwesterly along the arc of said curve having a radius of 402.37 feet and a central angle of 15°29'31", a distance of 108.79 feet; thence N.29°04'48"W. along said Bulkhead line and being 500 feet West of the West Right of Way line of said State Road No. A1A, a distance of 321.29 feet to the beginning of a curve concave to the Northeast having a radius of 1985.69 feet and a central angle of 15°43'07"; thence Northwestly along the arc of said curve, a distance of 544.76 feet; thence N.13°21'41"W. along the tangent to said curve, a distance of 101.60 feet to the Southwest corner of Lot 342 of said Plat No. 1-A, OLD PORT VILLAGE, said point being on the said Bulkhead line and 500 feet West of the West Right of Way line State Road No. A1A; thence continue N.13°21'41"W., a distance of 120.00 feet to the Northwestly corner of said Lot 342; thence N.76°38'19"E. along the northerly line of said Lot a distance of 250.25 feet to the Westerly Right of Way line of Old Harbour Road and a point on a curve concave to the Northeast having a radius of 85 feet, a central angle of 68°28'33" and whose tangent at this point bears South 17°46'51"E., thence Southerly, Southeastly

MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF PALM BEACH
MARTIN ERNEST MURPHY, JOHN EARL MURPHY and DOLORES ANN MURPHY MENDIA, Executors of the Estate of DOLORES KIMMEL MURPHY, hereby certify that they are holders of a certain mortgage on the land described hereon and do subordinate their mortgage to such dedication.
Signed this 19th day of July, 1974.

EXECUTORS OF THE ESTATE OF DOLORES KIMMEL MURPHY
[Signatures]
Witness
[Signatures]
Witness
[Signatures]
Witness
[Signatures]
Witness
[Signatures]
Witness

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
We, PAUL TITLE INSURANCE CORP., a title insurance company, 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 LOST TREE VILLAGE CORPORATION; that the current taxes have been paid; and that we find the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

[Signature]
Officer of Title Insurance Company licensed in Florida

MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF PALM BEACH
BANK OF PALM BEACH & TRUST COMPANY, hereby certify that they are holders of a certain mortgage on the land described hereon and do subordinate their mortgage to such dedication.
Signed this 22nd day of July, 1974.

[Signature]
President

CONTINUED:

and Easterly along the arc of said curve, a distance of 101.59 feet to a point of compound curvature and the beginning of a curve concave to the Northwest having a radius of 50 feet and a central angle of 98°41'53" thence Easterly, Northeastly and Northerly along the arc of said curve a distance of 86.13 feet to the Northerly line of said Lot 54A; thence N.76°38'19"E. along said Lot a distance of 125.83 feet to the POINT OF BEGINNING.
Subject to existing Drainage Easements of Record.

has caused the same to be surveyed and platted as shown hereon. All thoroughfares and Parcels A/B here hereby dedicated to LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION INC. and are private. Said Association does hereby grant unto the present and future purchasers and owners of property in said subdivision, their guests, domestic help, delivery and pick-up service, and unto the members of Lost Tree Club and their guests, and unto the residents and guests of any all motels and/or apartment buildings located within the boundaries of this subdivision, the right of ingress and egress over and across the network of thoroughfares shown hereon.

The Owner does hereby dedicate to LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., the Easements as shown for the construction and maintenance of Public Utilities and/or Drainage Purposes.

At the option of LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County or the governing body of any municipality having legal jurisdiction over the land encompassed by this Plat, all of the thoroughfares on this Plat may be dedicated to the public at any time.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Secretary and its corporate seal hereunto affixed, by and with the authority of its Board of Directors this 22nd day of July, A.D. 1974.

LOST TREE VILLAGE CORPORATION
Attest: *[Signature]* Secretary By: *[Signature]* President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, the undersigned Notary Public, personally appeared E.L. ECCLESTONE SR. and THOMAS W. LOCKWOOD, President and Secretary, respectively of LOST TREE VILLAGE CORP., a Florida Corporation, and they acknowledged before me that they executed such instrument as such officers of said Corporation.

WITNESS my hand and official seal this 22nd day of July, 1974.

[Signature]
Notary Public
State of Florida at large
My Commission expires: December 15, 1975

CONSENTEE

STATE OF FLORIDA
COUNTY OF PALM BEACH
LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Non-Profit Corporation, hereby consent to the incorporation of this Plat into the Association.
Signed this 17th day of MAY, 1974.

LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
Attest: *[Signature]* Secretary By: *[Signature]* President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, the undersigned Notary Public, personally appeared ALTON F. MARY VIRGINIA L. MAGNER, President and Secretary, respectively of LOST TREE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., and they acknowledged before me that they executed such instrument as such officers of said Association.

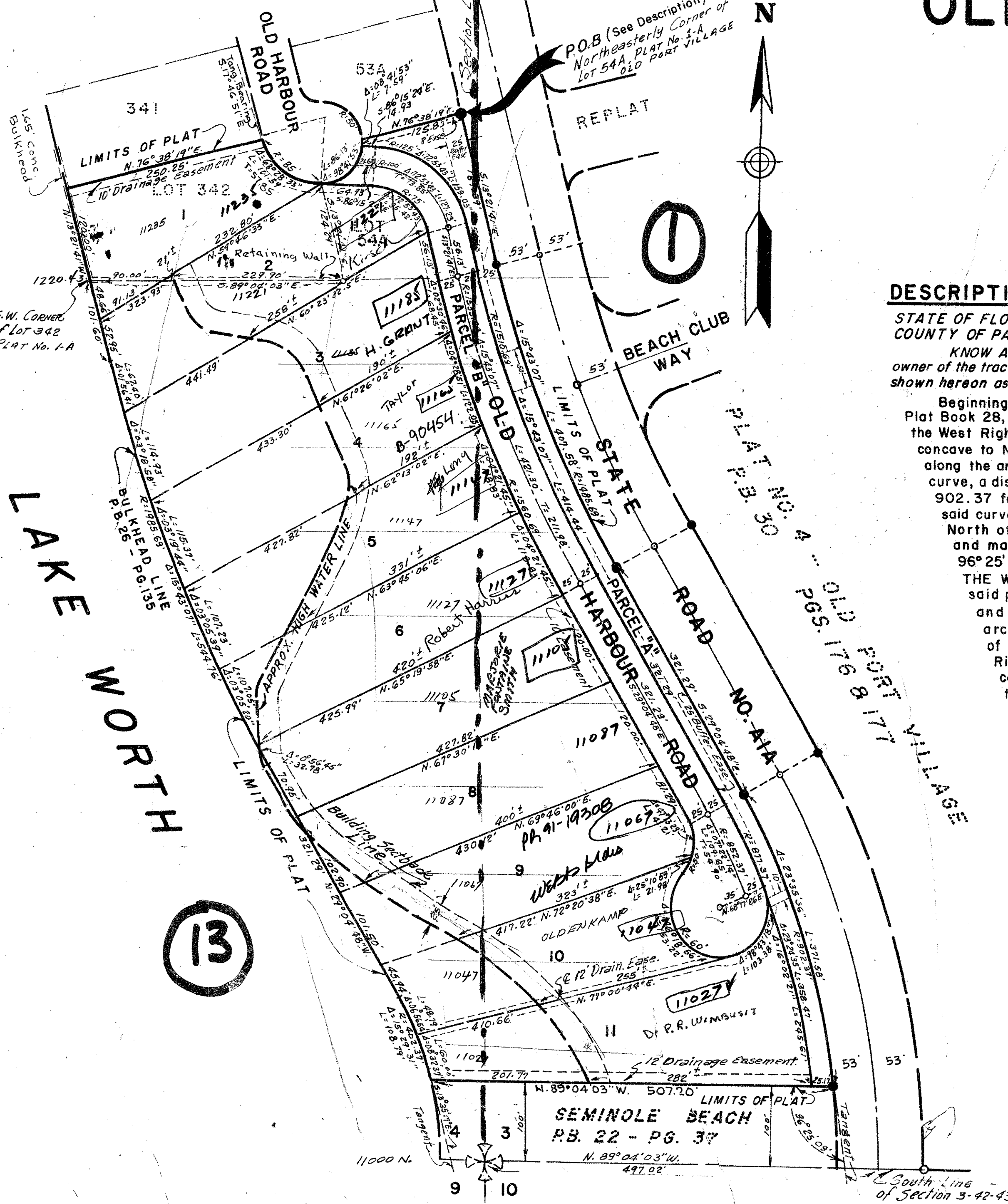
WITNESS my hand and official seal this 17th day of May, 1974.

[Signature]
Notary Public
State of Florida at large
My Commission expires: Nov 6, 1977

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, WILLIAM C. WALKER, JR., Registered Land Surveyor Florida Certificate No. 2283, do hereby certify that the plat shown hereon is a true and correct copy of a survey made under my responsibility and that the same is accurate to the best of my knowledge and belief. In addition, I certify that Permanent Reference Monuments have been placed on the land shown hereon in accordance with the law and that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and Ordinance 73-4 of Palm Beach County, Florida.

THIS INSTRUMENT WAS PREPARED BY WILLIAM C. WALKER, JR., Registered Land Surveyor Florida Certificate No. 2283
2015
West Palm Beach, Florida



Total Area 14.183 Acres
Total Number Dwellings 11
Density 1.3 Dwelling Units per Acre

NOTE
Easements are for Public Utilities unless otherwise noted.
Building setback lines shall be as required by Palm Beach County Zoning Regulations, except that it shall parallel and be 25 feet easterly of, the Approximate High Water Line as shown.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
The South line of Section 3-42-43 is assumed to bear N.89°04'03"W.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, the undersigned Notary Public, personally appeared J.E. MORGAN, JR. and JAMES S. MIZE, President and Assistant Cashier, respectively of BANK OF PALM BEACH & TRUST COMPANY, a Florida Corporation, and they acknowledged before me that they executed such instrument as such officers of said Corporation.
WITNESS my hand and official seal this 22nd day of July, 1974.

[Signature]
Notary Public
State of Florida at large
My Commission expires: _____

APPROVED BY BOARD OF COUNTY COMMISSIONERS
By: *[Signature]* Chairman
By: *[Signature]* County Engineer
ATTEST: JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS
By: *[Signature]* Deputy Clerk

OLD PORT VILLAGE 4A