

PLAT NO. IV-A - LE CHALET (P.U.D.)

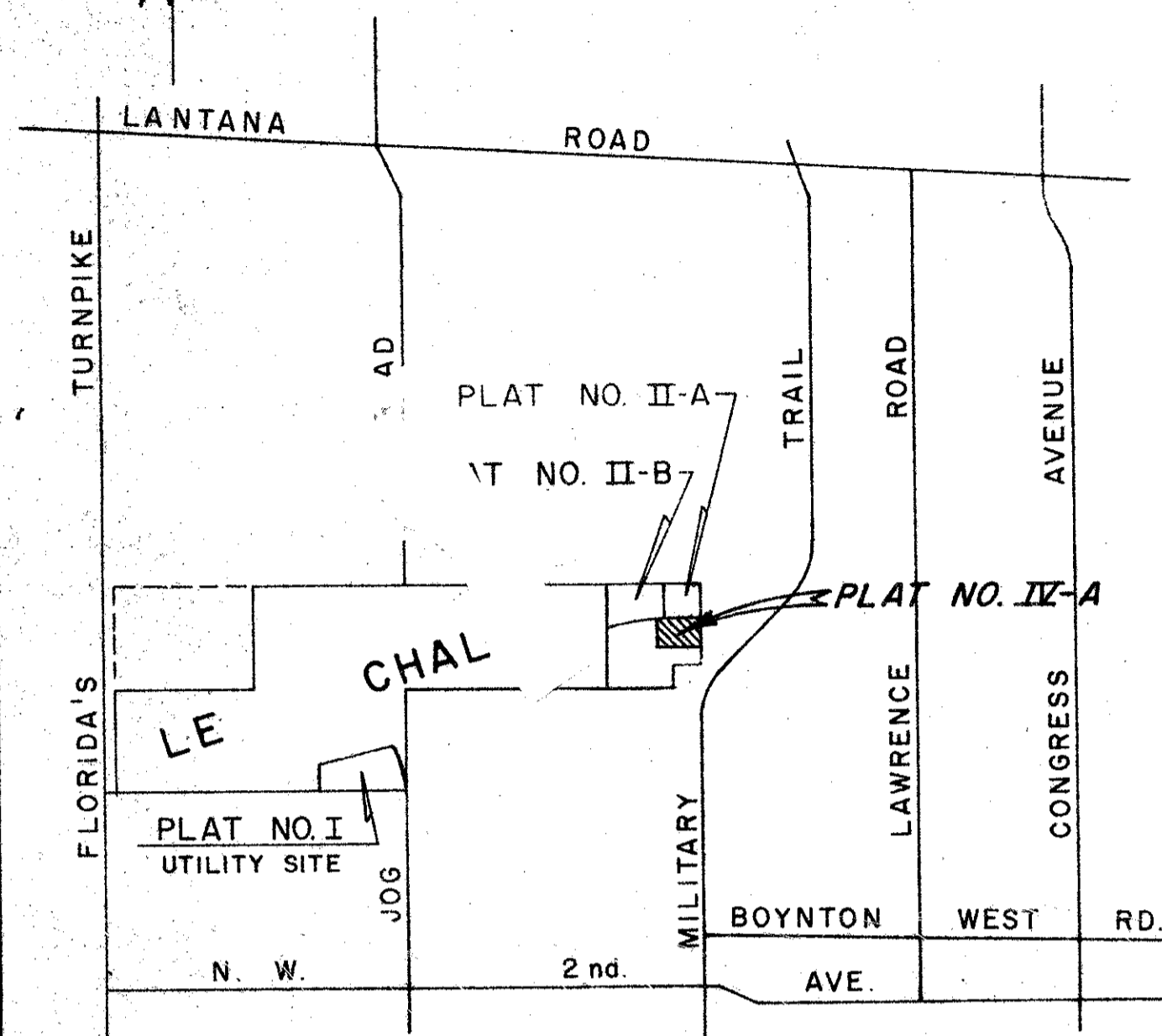
IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

22

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:17 AM
this 8th day of February
1977, and duly recorded in Plat Book No.
34 on page 22 + 23
JOHN B. DUNKLE, Clerk Circuit Court
By: *Dyle Shireffo*



VICINITY SKETCH

DEDICATION

STATE OF FLORIDA ss
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that LE CHALET, INC., a Florida Corporation, the owner of a Tract of land lying and being in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as Plat No. IV-A, LE CHALET (P.U.D.), and being more particularly described as follows, to wit:

A parcel of land lying in Section 14, Township 45 South, Range 42 East, Palm Beach County, Florida, said parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of said Section 14, thence South 0°-54'-00" West along the East Line of said Section 14, a distance of 891.47 feet; thence North 89°-06'-00" West, a distance of 60.00 feet to the Point of Beginning of the herein described parcel of land;

Thence South 44°-06'-00" East, a distance of 42.42 feet; thence South 0°-54'-00" West, a distance of 671.91 feet; thence North 89°-06'-00" West, a distance of 160.00 feet; thence South 0°-54'-00" West a distance of 28.37 feet; thence North 89°-06'-00" West, a distance of 30.00 feet; thence South 0°-54'-00" West, a distance of 75.31 feet; thence North 88°-23'-01" West, a distance of 641.35 feet; thence North 89°-06'-00" West, a distance of 30.00 feet; thence North 0°-54'-00" East, a distance of 44.78 feet; thence North 89°-06'-00" West, a distance of 130.00 feet; thence North 0°-54'-00" East, a distance of 81.95 feet; thence North 11°-52'-52" West along a line radial to the next mentioned curve, a distance of 107.07 feet to a point on said curve; thence along a curve to the left having a radius of 1672.45 feet and a central angle of 3°-11'-17", an arc distance of 93.06 feet; thence South 31°-38'-10" West, a distance of 34.29 feet; thence South 78°-20'-28" West along a line radial; to the next mentioned curve, a distance of 60.00 feet to a point on said curve; thence along a curve to the left having a radius of 1250.78 feet and a central angle of 0°-54'-35", an arc distance of 19.86 feet; thence South 77°-25'-53" West along a line radial to said curve, a distance of 100.00 feet to a point on a curve, said curve being concentric to the previous mentioned curve; thence along said curve to the left having a radius of 1150.78 feet and a central angle of 4°-13'-37", an arc distance of 84.90 feet to a point of tangency; thence North 16°-47'-44" West, a distance of 62.07 feet to a point on a curve from which the radius point bears South 20°-51'-49" East; thence along said curve to the right having a radius of 1832.45 feet and a central angle of 3°-07'-48", an arc distance of 100.10 feet; thence North 16°-47'-44" West, a distance of 339.00 feet; thence North 62°-31'-15" West, a distance of 35.80 feet to a point on a curve from which the radius point bears South 18°-14'-47" East, said point also being on the South line of Plat No. II-B - Le Chalet, as recorded in Plat Book 31, Page 217 - 219, Public Records, Palm Beach County, Florida; thence along said South line and the South line of Plat II-A - Le Chalet, as recorded in Plat Book 31, Pages 175 and 177, Public Records, Palm Beach County, Florida, by a curve to the right having a radius of 2197.45 feet and a central angle of 19°-08'-47", an arc distance of 734.32 feet to a point of tangency; thence South 89°-06'-00" East along the said South line of Plat II-A, a distance of 615.00 feet to the Point of Beginning.

Containing 21.312 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

1. The streets as shown hereon and the additional Right-of-Way for Haverhill Road are hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes.

2. The lakes and buffer areas shown hereon as Tracts A, B and C, are hereby dedicated to the Le Chalet Property Owners Association and are the perpetual maintenance obligation of said Association. Also Tracts "A" & "B" (Lakes) are hereby dedicated to the public as drainage easements.

3. The utility easements and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.

4. The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

5. All bearings shown hereon are referenced to the East Section Line of Section 14 (Centerline Haverhill Road) assumed to bear North 0°-54'-00" East.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be affixed hereto, by and with the authority of its Board of Directors, this 27th day of JANUARY, A.D. 1977.

LE CHALET, INC.

Attest: *Rose Marie Boyd* Secretary-Treasurer By: *James Boyd* President

ACKNOWLEDGEMENT

STATE OF FLORIDA ss
COUNTY OF PALM BEACH

Before me personally appeared James Boyd, President, and Rose Marie Boyd, Secretary-Treasurer, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 27th day of January, A.D. 1977.

Shirley A. Koch
Notary Public

My Commission Expires: _____

MORTGAGEE CONSENT

STATE OF VIRGINIA
CITY OF NORFOLK

The undersigned hereby certifies that it is the holder of a mortgage dated March 30, 1973, upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage is recorded in Official Record Book 2139, Page 1522 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

VIRGINIA NATIONAL BANK

Witness: *Justin D. Morgan* and *Carl Holmberg* By: *J. F. Madden* Vice President

Witness: *Alvin D. Wood*
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF VIRGINIA
COUNTY OF

Before me personally appeared *J. F. Madden* to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 8th day of FEBRUARY, A.D. 1977.

Lois M. Powers
Notary Public

My Commission Expires: *December 30, 1980*

P.U.D. DENSITY INFORMATION

PLAT NO.	PLAT BOOK NO.	PAGES	PLAT		AGGREGATE TOTALS		
			GROSS ACREAGE	DWELLING UNITS	GROSS ACREAGE	DWELLING UNITS	DENSITY D.U./ACRE
I	31	166 & 167	42.35	0	42.35	0	
II-A	31	176 & 177	24.87	57	67.22	57	0.847
II-B	31	217, 218, 219	40.56	103	107.78	160	1.484
IV-A			*21.69	55	129.47	215	1.660

* INCLUDES 15' ALONG HAVERHILL RD. IN PLAT II-A PREVIOUSLY PLATTED AND DEDICATED TO PUBLIC USE BUT NOT INCLUDED IN THE 24.87 AC.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, PIONEER NATIONAL TITLE INSURANCE COMPANY, 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 LE CHALET, INC.; that the current taxes have been paid; and that we find that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

George L. Cochran

Subscribed and sworn to before me this 11th day of MARCH, A.D. 1977, at the City of West Palm Beach, County of Palm Beach, State of Florida.

James A. Quinn
Notary Public

My Commission Expires: *JUNE 4, 1980*

0270-308

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ss
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 and that (P.R.M.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points have been set in compliance with the laws of the State of Florida and ordinances of Palm Beach County, 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.

Richard L. Shephard
Registered Land Surveyor, No. 2674
State of Florida

Subscribed and sworn to before me this 10th day of MARCH, A.D. 1977, at the City of West Palm Beach, County of Palm Beach, State of Florida.

James A. Quinn
Notary Public

My Commission Expires: *JUNE 4, 1980*

34-22

APPROVALS - PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this _____ day of _____ A.D. 1978.

By: *Peggy B. Evatt*
Chairman, Peggy B. Evatt

COUNTY ENGINEER

This plat is hereby approved for record, this 7 day of Feb A.D. 1978.

By: *Herbert Kahler*
County Engineer, Herbert Kahler, P.E.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: *Marjorie R. Jennings*
Deputy Clerk

ROSS AND MALAVASI ENGINEERS, INC. WEST PALM BEACH, FLORIDA

PLAT NO. IV-A
LE CHALET (P.U.D.)
IN 2 SHEETS SHEET NO. 1

Date: DECEMBER, 1975. Drawn: R. ANDERSON. Scale: 1" = 50'. Job No. 4201-74. Sheet No. 3-1085-006

#4-A LE CHALET