

THIS PLAT WAS FILED FOR
RECORD AT 9:56 AM
THIS 21 DAY OF MARCH
AD, 1979 AND DULY RECORDED
IN PLAT BOOK 37 ON PAGES
30 THROUGH 33.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

SPANISH ISLES PLAT II

LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45-54, INCLUSIVE, AS FOUND AMONG THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (A CERTAIN 30 FOOT WIDE ROAD RIGHT-OF-WAY THEREIN BEING VACATED IN OFFICIAL RECORD BOOK 2909, PAGE 1305) MARCH, 1979

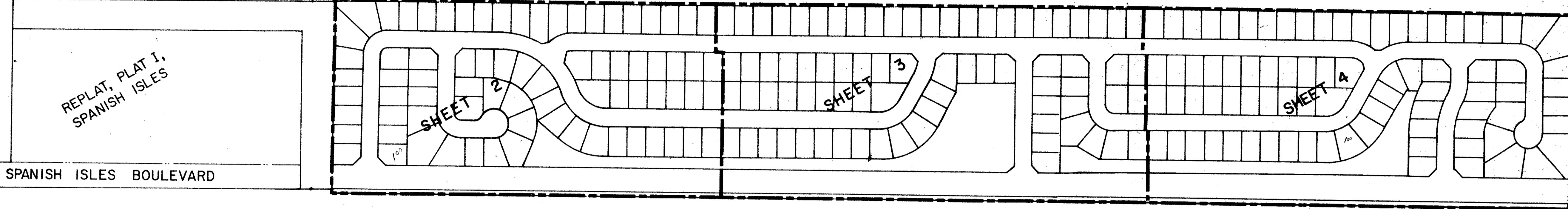
RANGE 41 EAST
RANGE 42 EAST

36 31



NO SCALE

S.R. 7



SPANISH ISLES BOULEVARD

REPLAT, PLAT I,
SPANISH ISLES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES OF FLORIDA, INC. A NEVADA CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF THE EAST 15 FEET OF TRACT 51, TOGETHER WITH TRACTS 52 THRU 64, ALL IN BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PLAT 1, SPANISH ISLES, AS RECORDED IN PLAT BOOK 29, PAGE 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID POINT OF BEGINNING ALSO BEING A POINT ON THE NORTHERLY LINE OF TRACT 51, BLOCK 73, AS SHOWN ON THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG THE NORTHERLY LINE OF TRACTS 51 THROUGH 64, BLOCK 73 OF SAID PALM BEACH FARMS CO. PLAT NO. 3 A DISTANCE OF 4330.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID TRACT 64 A DISTANCE OF 660.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 64; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID TRACTS 64 THROUGH 51 A DISTANCE OF 4331.88 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID TRACT 51 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PLAT 1, SPANISH ISLES; THENCE N 0°05'25"E ALONG THE EASTERLY LINE OF SAID PLAT 1, SPANISH ISLES A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.63 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 2) THE ROAD RIGHTS-OF-WAY, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.
- 3) TRACTS 66B AS SHOWN, ARE HEREBY DEDICATED TO THE SPANISH ISLES HOMEOWNERS' ASSOCIATION, INC., TO BE USED AS A WATER MANAGEMENT TRACT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 5) TRACT "C" ADDITIONAL ROAD RIGHT-OF-WAY FOR LYONS ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, CENTEX HOMES OF FLORIDA, INC. A NEVADA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Vice-President*, AND ATTESTED BY ITS *ASSISTANT CONTROLLER*, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12TH DAY OF MARCH, A.D., 1979.

CENTEX HOMES OF FLORIDA, INC. A CORPORATION OF THE STATE OF NEVADA

ATTEST: *Juan M. Menocal* BY: *Henry E. Marks*

ACKNOWLEDGEMENT:
STATE OF TEXAS) ss
COUNTY OF DALLAS)

BEFORE ME PERSONALLY APPEARED HENRY E. MARKS AND JUAN M. MENCAL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE-PRESIDENT AND ASSISTANT CONTROLLER OF THE CENTEX HOMES OF FLORIDA, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID 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 12 DAY OF March 1979, A.D.

Vander L. Sorenz
(NOTARY PUBLIC)
My Commission Expires: 4-1-80

MORTGAGEE'S COMMENT

STATE OF TEXAS) ss
COUNTY OF DALLAS)

CENTEX CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREIN 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, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2953, PAGE 871, 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 *Executive Vice President* AND ATTESTED BY ITS *Assistant Secretary* AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF March A.D., 1979.

ATTEST: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF TEXAS) ss
COUNTY OF DALLAS)

BEFORE ME PERSONALLY APPEARED *John Jones* AND *James E. Lewis* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Assistant Secretary* AND *Executive Vice President* OF THE CENTEX CORPORATION, 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 6 DAY OF March, 1979 A.D.

Vicki A. Roberts
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: 10/1/80

TITLE CERTIFICATION:

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

WE, SECURITY ABSTRACT & INSURANCE COMPANY D/B/A STEWART TITLE OF PALM BEACH COUNTY, A DULY LICENSED TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THAT THE TITLE IS VESTED TO CENTEX HOMES OF FLORIDA, INC., A NEVADA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: *March 2, 1979*

[Signature]
LEIGH E. BROWER, VICE-PRESIDENT

SURVEYOR'S CERTIFICATE

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 WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS 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.

DATE: MARCH 14, 1979

[Signature]
ROBERT C. FINLAY
REGISTERED LAND SURVEYOR NO. 2576
STATE OF FLORIDA

SHEET 1 OF 4

NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SAID PLAT 1, SPANISH ISLES (SAID EASTERLY LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF L.W.D.D. CANAL E-1) BEING N 0°05'25"E (ASSUMED) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
8. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS:

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF March A.D., 1979

BY: *[Signature]*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF MARCH A.D., 1979.

BY: *[Signature]*
HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

ATTEST JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY TOM WALKER IN THE OFFICES OF EDM SURVEYING AND MAPPING, INC., 2330 PALM BEACH LAKES BLVD., SUITE 109, WEST PALM BEACH, FLORIDA. PHONE: 684-3770.

TURNOUT REQUIRED

EDM EDM SURVEYING & MAPPING, INC.
2330 PALM BEACH LAKES BOULEVARD
SUITE 109 WEST PALM BEACH, FLORIDA 33409
PHONE: 684-3770

DRAWN	DATE	MAR 1979
DESIGNED	BY	EDM
CHECKED	DATE	MAR 78-154
FIELD BOOK NO.	NO.	78-3-154

SPANISH ISLES
PLAT II

0310-300

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37/20

Spanish Isles PLAT II

