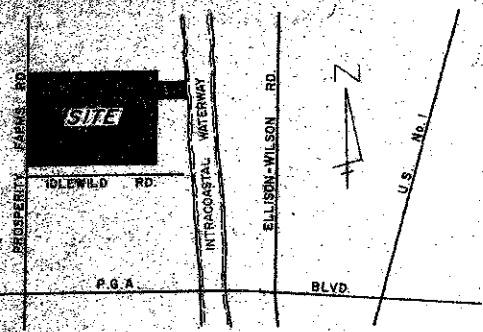


PLAT OF PROSPERITY BAY VILLAGE

LYING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA.

118



VICINITY SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS C. MATEVIA, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF PROSPERITY BAY VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 88° 50' 12" EAST 6 ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE AMENDED PLAT, SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 27, PAGE 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH LINE OF SAID SECTION 5 AND THE CENTERLINE OF THE RIGHT-OF-WAY OF EDGEWATER DRIVE AS SHOWN ON THE PLAT OF MAHED ESTATES AS RECORDED IN PLAT BOOK 26, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE UNRECORDED PLAT OF H. BUDD PROPERTIES, INC., AS PREPARED BY JOHN P. DAVIS & ASSOCIATES, DATED OCTOBER 18, 1969, A DISTANCE OF 135 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD; THENCE RUN SOUTH 01° 32' 33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF SAID UNRECORDED PLAT BY JOHN P. DAVIS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ON THE PRE-EXISTING RECORDED COURSE A DISTANCE OF 881.44 FEET TO A POINT ON A LINE 100 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF IDLEWILD AS SHOWN ON THE UNRECORDED PLAT AS PREPARED BY KARL RIDDLE; THENCE SOUTH 87° 47' 42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1177.18 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 01° 37' 48" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID UNRECORDED PLAT AS PREPARED BY KARL RIDDLE; THENCE NORTH 01° 37' 48" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1092.95 FEET TO THE SOUTHWEST CORNER OF SAID UNRECORDED PLAT OF H. BUDD PROPERTIES, INC.; THENCE NORTH 88° 50' 12" WEST, ALONG THE SOUTH LINE OF SAID UNRECORDED PLAT OF H. BUDD PROPERTIES, INC., A DISTANCE OF 1178.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL NO. 2 AS SHOWN ON FLORIDA INLAND NAVIGATION DISTRICT'S RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 17, PAGE 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE NORTH BY A LINE PARALLEL TO AND 300 FEET NORTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE HEREIN; ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON SAID RIGHT-OF-WAY MAP; AND ON THE WEST BY THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5. BEING RIGHT-OF-WAY IN D.R. 922 P. 363. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:**
THAT TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN ARE HEREBY DEDICATED TO THE PROSPERITY BAY VILLAGE HOMEOWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- ACCESS WATERWAYS:**
THE ACCESS WATERWAYS AS SHOWN ARE HEREBY DEDICATED TO THE PROSPERITY BAY VILLAGE HOMEOWNER'S ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- EASEMENTS:**
 - UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
 - LIMITED ACCESS STRIP - THE LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND SUPERVISION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, THOMAS C. MATEVIA, TRUSTEE, DO HERE-
TOFORE SET MY HAND AND SEAL THIS 15TH DAY OF MAY, 1979.

Thomas C. Matevia
THOMAS C. MATEVIA, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS C. MATEVIA TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF MAY, 1979.

MY COMMISSION EXPIRES: June 19, 1979

Betty J. Cozoll
NOTARY PUBLIC

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 HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2982 AT PAGE 546 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 SENIOR VICE PRESIDENT AND TRUST OFFICER, AND ASSISTANT CASHIER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15TH DAY OF MAY, 1979.

FIRST MARINE BANK AND TRUST, CO. OF THE PALM BEACHES, F/K/A FIRST MARINE BANK AND TRUST, CO. OF RIVIERA BEACH, A CORPORATION OF THE STATE OF FLORIDA.

BY: Christopher H. Williams
SENIOR VICE PRESIDENT AND TRUST OFFICER

ATTEST:

Margaret Sefhton
REGISTERED CHIEF TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER H. WILLIAMS AND MARGARET SEFHTON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND TRUST OFFICER, AND ASSISTANT CASHIER OF THE FIRST MARINE BANK AND TRUST, CO. OF THE PALM BEACHES, F/K/A FIRST MARINE BANK AND TRUST, CO. OF RIVIERA BEACH, 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 15TH DAY OF MAY, 1979.

MY COMMISSION EXPIRES: June 19, 1979

Betty J. Cozoll
NOTARY PUBLIC

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 2982 AT PAGE 546 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 PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15TH DAY OF MAY, 1979.

FIRST AMERICAN BANK OF PALM BEACH COUNTY, F/K/A, FIRST AMERICAN BANK OF NORTH PALM BEACH, A CORPORATION OF THE STATE OF FLORIDA.

BY: Robert J. Zammit
ROBERT J. ZAMMIT, PRESIDENT

ATTEST:

John H. Grieb
JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT J. ZAMMIT AND JOHN H. GRIEB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT OF THE FIRST AMERICAN BANK OF PALM BEACH COUNTY, F/K/A FIRST AMERICAN BANK OF NORTH PALM BEACH, 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 15TH DAY OF MAY, 1979.

MY COMMISSION EXPIRES: 5-4-83
Shirley D. Riggs
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, THOMAS C. MATEVIA, A DULY LICENSED ATTORNEY OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THOMAS C. MATEVIA, TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Thomas C. Matevia
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

0300-303

SURVEYOR'S CERTIFICATE

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 PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE BEEN REFERRED TO BY THE PLAT AS THE SURVEYOR OF SAID PROPERTY AND FURTHERMORE THAT ALL REQUIRED IMPROVEMENTS AND THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 127, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Ray Williams
RAYMOND W. WILLIAMS
PROFESSIONAL SURVEYOR
FL. CERTIFICATE NO. 11111

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF MAY, 1979.

ATTEST: John B. Dunkle, Clerk
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF MAY, 1979.

THIS INSTRUMENT WAS FILED FOR RECORD IN OFFICIAL RECORD BOOK 2982 AT PAGE 546 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THIS 15TH DAY OF MAY, 1979.

PLAT OF PROSPERITY BAY VILLAGE
WILLIAM L. HALL
COUNTY ENGINEER

F.S. 7
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June 25
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