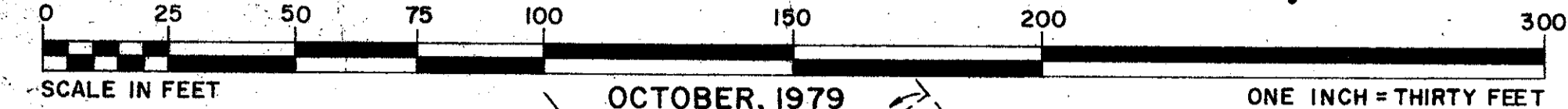


39-18

This instrument prepared by
Dennis Bauer of
McLaughlin Engineering Company
400 Northeast Third Avenue
Fort Lauderdale, Florida, 33301

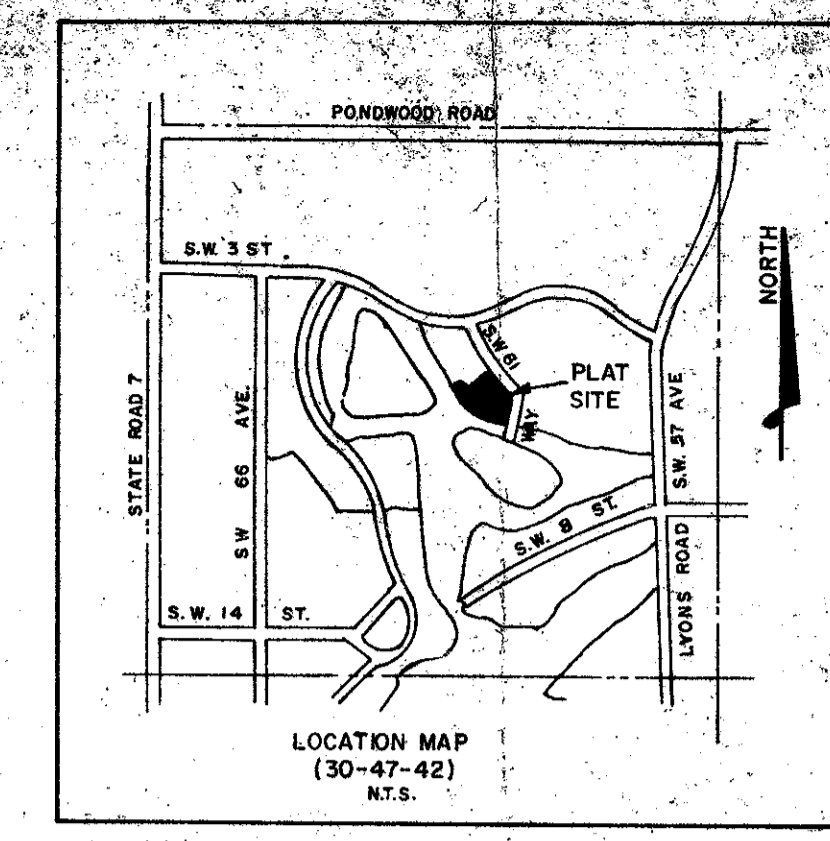
PLAT OF "VALLHALA VILLAGE"

BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY'S
PLAT NO. 3, PLAT BOOK 2, PAGE 53, SECTION 30, TOWNSHIP 47 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

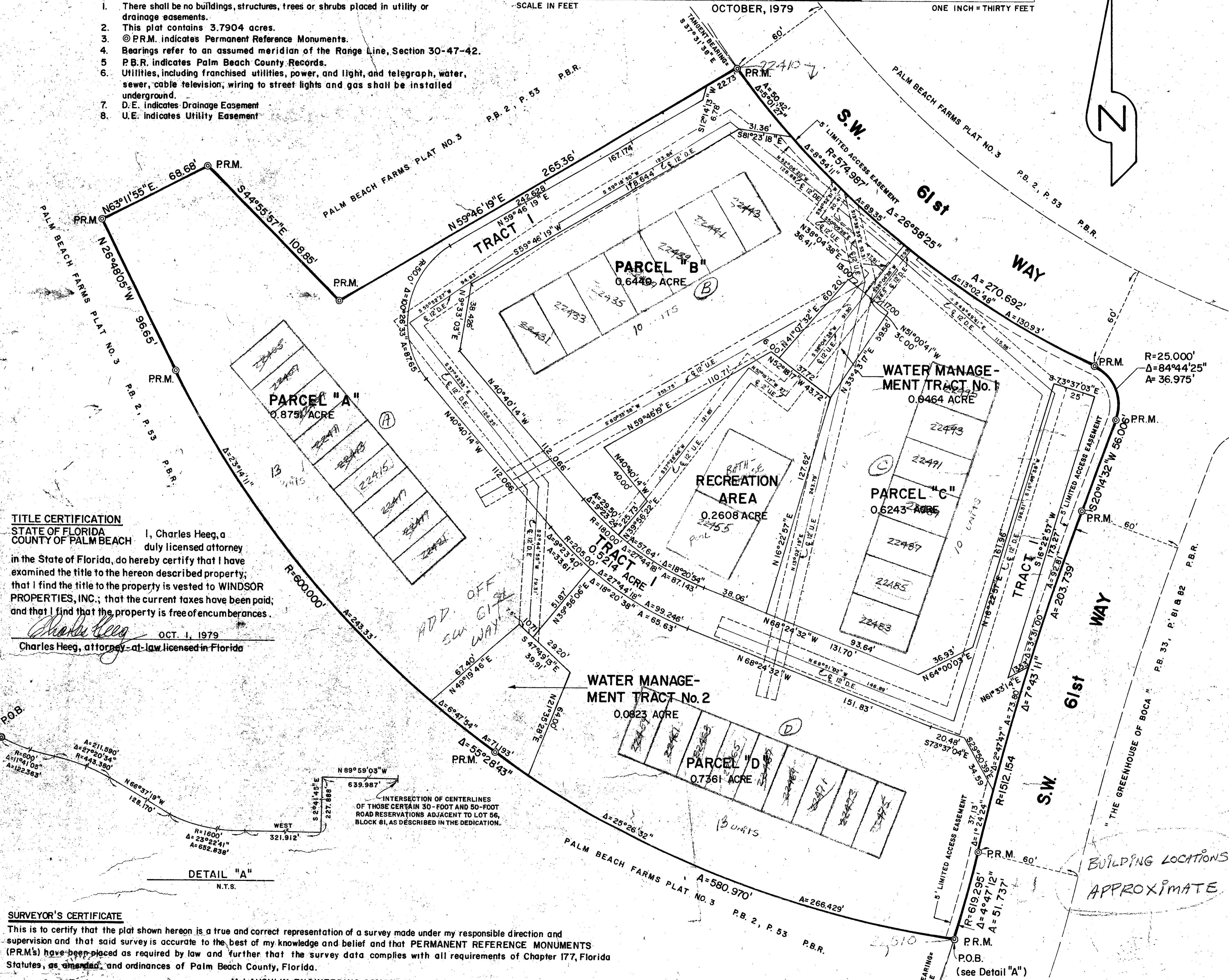


NOTES

1. There shall be no buildings, structures, trees or shrubs placed in utility or drainage easements.
2. This plat contains 3.7904 acres.
3. © P.R.M. indicates Permanent Reference Monuments.
4. Bearings refer to an assumed meridian of the Range Line, Section 30-47-42.
5. P.B.R. indicates Palm Beach County Records.
6. Utilities, including franchised utilities, power, and light, and telegraph, water, sewer, cable television, wiring to street lights and gas shall be installed underground.
7. D.E. Indicates Drainage Easement
8. U.E. Indicates Utility Easement



9:39A
24 January
30
39 18
H. E. Kähler



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Charles Heeg, a
duly licensed attorney
in 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 WINDSOR
PROPERTIES, INC.; that the current taxes have been paid;
and that I find that the property is free of encumbrances.

Charles Heeg
OCT. 1, 1979
Charles Heeg, attorney-at-law licensed in Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That WINDSOR PROPERTIES, INC. owner of the lands shown hereon, being in Section 30, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon, as VALLHALA VILLAGE, being more particularly described as follows:
A portion of Block 81, PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, Page 53, of the public records of Palm Beach County, Florida, more fully described as follows:
Commencing at the intersection of the centerline of that certain 50-foot road reservation lying East of and adjacent to Lot 56, of said Block 81, and the centerline of that certain 30-foot road reservation lying South of and adjacent to said Lot 56; thence North 89°59'03" West, along the centerline of the said 30-foot road reservation, a distance of 639.987 feet; thence South 2°41'45" East, a distance of 227.888 feet; thence due West a distance of 321.912 feet to a point of curve; thence West, along a curve to the right, with a radius of 1600 feet and a central angle of 23°22'41", an arc distance of 652.838 feet to a point of tangency; thence North 66°37'19" West, a distance of 128.170 feet to a point of curve; thence West, along a curve to the left, with a radius of 443.380 feet and a central angle of 27°20'34", an arc distance of 211.590 feet to a point of reverse curve; thence West, along a curve to the right, with a radius of 600 feet and a central angle of 11°41'05", an arc distance of 122.363 feet to the Point of Beginning; thence continuing West, along a curve to the right, with a radius of 600 feet and a central angle of 55°28'43", an arc distance of 580.970 feet to a point of tangency; thence North 26°48'05" West, a distance of 96.650 feet; thence North 63°11'55" East, a distance of 68.680 feet, thence South 44°55'57" East a distance of 108.85 feet, thence North 59°46'19" East, a distance of 265.360 feet to a point on a curve, thence Southeast, along a curve to the left, whose tangent bears South 37°31'38" East, having a radius of 574.987 feet and a central angle of 26°58'25", an arc distance of 270.692 feet to a point of reverse curve; thence Southeast, along a curve to the right, having a radius of 25 feet and a central angle of 84°44'25", an arc distance of 36.975 feet to a point of tangency; thence South 20°14'32" West, a distance of 56.006 feet to a point of curve; thence South, along a curve to the left, having a radius of 1512.154 feet and a central angle of 7°43'11", an arc distance of 203.739 feet to a point of reverse curve; thence South, along a curve to the right, having a radius of 619.295 feet and a central angle of 4°47'12", an arc distance of 51.737 feet to the Point of Beginning.
Tract 1, as shown, shall be used for the sole purpose of ingress, egress, drainage and utilities, and is hereby dedicated to the VALLHALA VILLAGE CONDOMINIUM ASSOCIATION, INC., and is the perpetual maintenance obligation of said association.
The utility and drainage easements, as shown, are hereby dedicated in perpetuity for the construction of utilities and drainage.
The Water Management Tracts, as shown, are hereby dedicated to the VALLHALA VILLAGE CONDOMINIUM ASSOCIATION, INC. for proper purposes, and are the perpetual maintenance obligation of said Association.
The recreation area, as shown, is hereby dedicated to VALLHALA VILLAGE CONDOMINIUM ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association.
The 5-foot Limited Access Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
IN WITNESS WHEREOF, the above-named 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 20th day of Sept, 1979.

ATTEST:

By: *Kurt Deeg* Secretary By: *John T. Mihroth* President
Kurt Deeg John T. Mihroth

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME personally appeared JOHN T. MIHROTH and KURT DEEG, 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 WINDSOR PROPERTIES, INC., 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 20th day of Sept, 1979.
My commission expires the 11th day of Sept, 1982.
NOTARY PUBLIC STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS - PALM BEACH COUNTY, FLORIDA
This plat is approved for record this 15th day of January, 1980
By: *James F. Kohn* Chairman, *Dennis Kuebler*
ATTEST: John B. Dunkle, Clerk
By: *Maureen B. Jennings* Deputy Clerk
COUNTY ENGINEER
This plat is approved for record this 15 day of January, 1980
By: *H. E. Kähler* H. E. Kähler, P.E., County Engineer

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'s) have been placed as required by law and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

MCLAUGHLIN ENGINEERING COMPANY
By: *James M. McLaughlin* Registered Land Surveyor No. 2021, State of Florida

VALLHALA VILLAGE 39/18