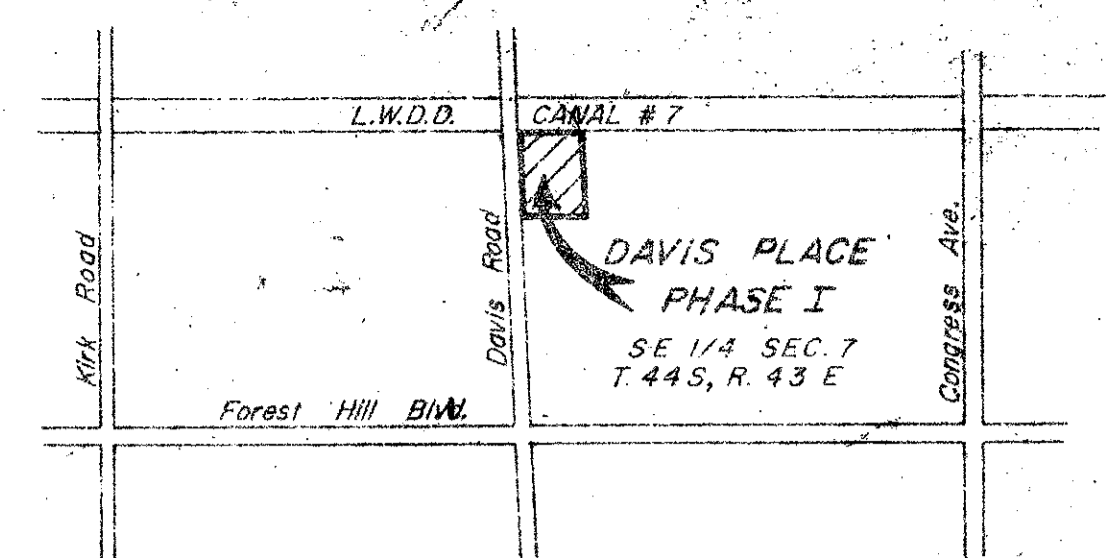
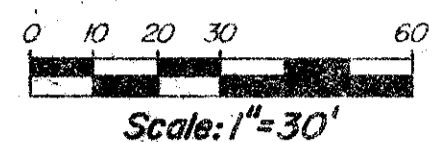


# PLAT OF DAVIS PLACE PHASE I

N.W. 1/4 OF THE S.E. 1/4 OF SECTION 7,  
TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
MARCH 1980  
**BISCAYNE ENGINEERING COMPANY INC.**  
FORMERLY  
**DWIGHT R. WEYANT & ASSOCIATES INC.**  
ENGINEERS · PLANNERS · SURVEYORS



**LOCATION MAP**  
NOT TO SCALE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
RECORD BOOK NO. 28  
PAGE 39  
MARCH 1980

Center of Sec. 7,  
T. 44 S., R. 43 E.

N.E. Corner of S.E. 1/4  
Sec. 7, T. 44 S., R. 43 E.

**DEDICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS, that GENE A. BECKSTROM CORPORATION a Florida corporation, TOGETHER WITH, STANLEY WILSON an individual, jointly together being owners of land shown hereon, being in the N.W. 1/4 of Section 7, Township 44 South, Range 43 East, Palm Beach County, Florida, shown hereon as DAVIS PLACE PHASE I, more particularly described as follows:

Being the North one half (1/2) of the West one half (1/2) of Lot 4 Block 4 Model Land Company's Subdivision Plat # 1, also known as Palm Beach Plantations, less the West 40 feet for road right of way and also less the North 60 feet for canal right of way. Being more particularly described as follows.

Commencing at Center of Section 7, Township 44 South, Range 43 East, Palm Beach County, Florida; thence S01°-28'-47"E a distance of 60.09 feet; thence S88°-20'-33"E a distance of 40.06 feet to the Point of Beginning; thence continuing along the previously described bearing a distance of 290.84 feet; thence S01°-28'-47"E a distance of 378.98 feet; thence N88°-17'-15"W a distance of 290.86 feet; thence N01°-28'-47"W a distance of 378.70 feet to the Point of Beginning. Containing an Area of 2.526 Acres more or less.

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

- The Utility Easements and Drainage Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
- The Limited Access Easement as shown is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the Purposes of Control and Jurisdiction over access rights.
- The Water Retention Area and Drainage Easements as shown are dedicated to the Davis Place Homeowners' Association for the proper purposes and are the perpetual maintenance obligation of said association.
- The Street as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- The Common Space and Parking Tracts as shown are hereby dedicated to the Davis Place Homeowners' Association and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its president and attested by its secretary-treasurer and its corporate seal to be affixed hereto by and with the authority of its board of directors, this 17th day of MARCH, 1980.

GENE A. BECKSTROM CORPORATION,  
a corporation of the State of Florida.

ATTEST: [Signature]  
SECRETARY-TREASURER

By: [Signature]  
GENE A. BECKSTROM, President

IN WITNESS WHEREOF, I STANLEY WILSON do hereunto set my hand and seal this 17th day of MARCH, 1980.

[Signature]  
Witness  
[Signature]  
Witness  
[Signature]  
STANLEY WILSON

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared GENE A. BECKSTROM and to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of GENE A. BECKSTROM 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 17th day of MARCH, 1980.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGEMENT**

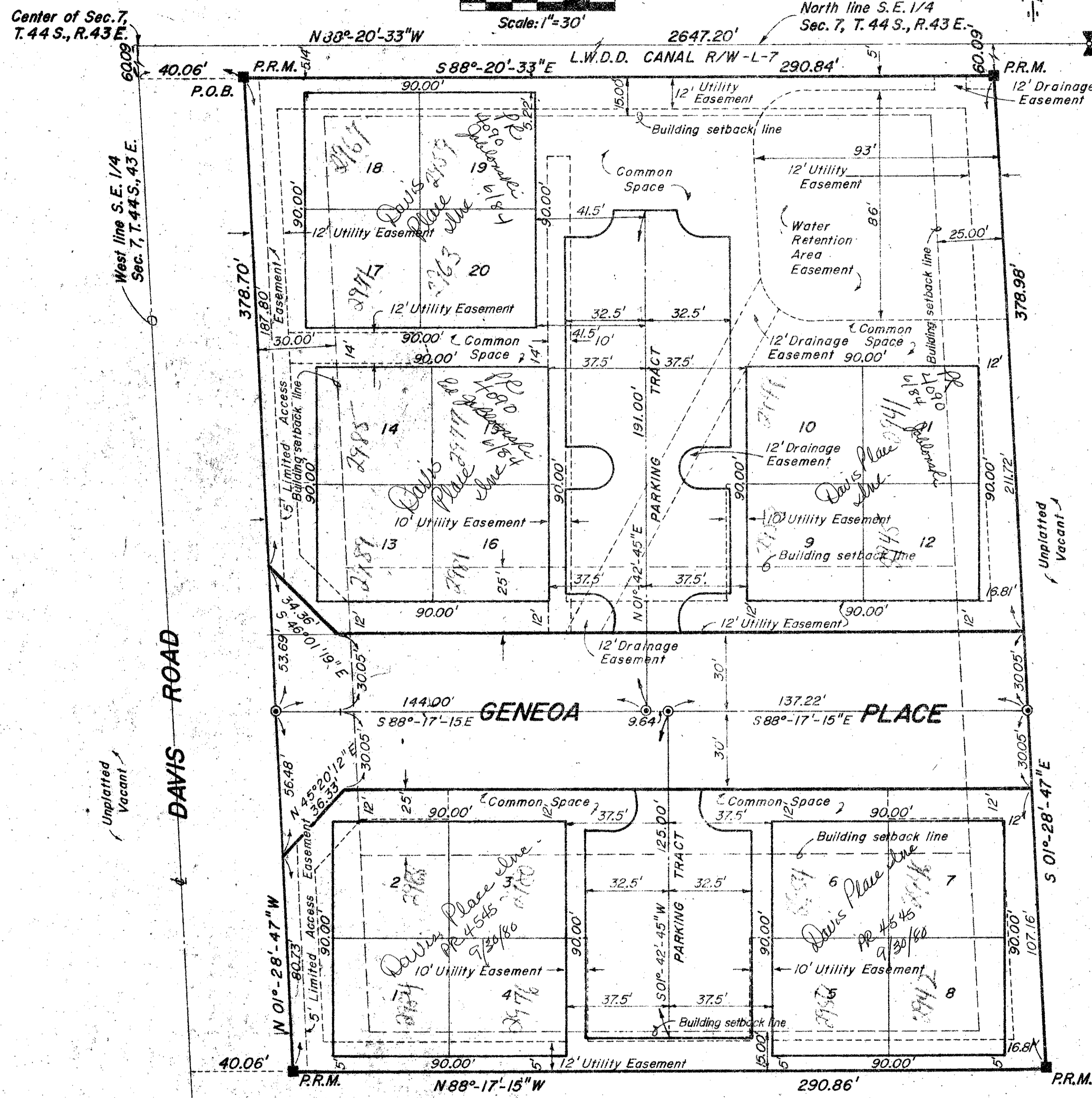
STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared STANLEY WILSON, 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 17th day of MARCH, 1980.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



**APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 25 day of MARCH, 1980.

[Signature]  
DENNIS P. KOEHLER, CHAIRMAN

ATTEST: JOHN B. DUNKLE, Clerk

By: [Signature]  
Deputy Clerk

COUNTY ENGINEER:

This plat is hereby approved for record this 25 day of MARCH, 1980.

[Signature]  
H.F. KAHLERT, P.E., COUNTY ENGINEER

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

WE, SOUTH FLORIDA TITLE AND GUARANTEE COMPANY, a title insurance company, duly licensed in the state of Florida do hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to GENE A. BECKSTROM CORPORATION, that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

SOUTH FLORIDA TITLE AND GUARANTEE COMPANY

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

THE UNDERSIGNED hereby certifies that it is the holder of a mortgage, lien, or other encumbrance 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, lien, or other encumbrance which is recorded in official record book \_\_\_\_\_ at page \_\_\_\_\_ 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 assistant vice president and attested to by its secretary and its corporate seal to be affixed hereon by and with the authority of its board of directors this 17th day of MARCH, 1980.

ATTEST: [Signature]  
Secretary  
[Signature]  
Assistant Vice President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared [Signature] and to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, as assistant vice president and secretary of the South Florida Title and Guarantee Company, 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 17th day of MARCH, 1980.

My Commission Expires: \_\_\_\_\_  
Notary Public

**NOTES**

- Permanent Reference Monuments are 6" dia. x 24" concrete monuments and are designated hereon thus: ■
- Bearings cited hereon are relative to the West line S.E. 1/4 Section 7, also being the center line of Davis Road, is N01°-28'-47"W.
- Building setback lines shall be as required by Palm Beach County Zoning Regulations.
- There shall be no buildings or any kind of construction or any trees or shrubs placed on Drainage Easements.
- There shall be no buildings or other structures placed on Utility Easements.
- Where Utility and Drainage Easements intersect, the areas within the intersection are Utility and Drainage Easements. Construction and Maintenance of Utilities shall not interfere with Drainage facilities or their operations within these areas of intersection.
- Permanent Control Points to be set are designated thus: ⊙

This instrument was Prepared By EARNEST E. MITCHELL  
DWIGHT R. WEYANT & ASSOCIATES, INC.  
LAKE WORTH, FLORIDA

DAVIS PLACE PH I

**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 the said survey is accurate to the best of my knowledge and that (P.R.M.'S) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'S) Permanent Control Points will be set under the guarantees posted 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.

DWIGHT R. WEYANT and ASSOCIATES  
[Signature]  
ERNEST E. MITCHELL  
Registered Surveyor No. 371  
State of Florida

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