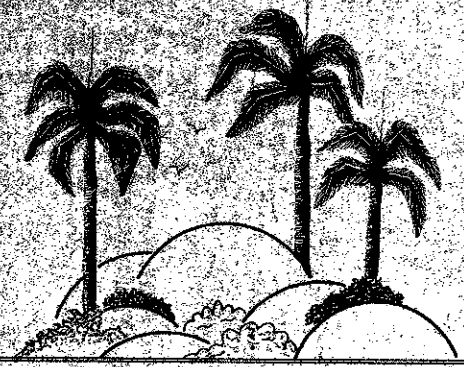


88-14



# PART OF A PLANNED UNIT DEVELOPMENT PALM HILL VILLAS UNIT ONE



188

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record in the  
Official Record Book No. 5213  
on the 22<sup>nd</sup> day of July 1980  
at 10:00 A.M. and duly recorded in Plat Book  
No. 188 on page 188  
JOHN B. DUNKLE, Clerk  
County Engineer

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, that Forest Hill Venture, a joint venture by and between Forest Hill Development Corp., a Florida Corporation, Green Forest Hill Corp., a Florida Corporation and Inversiones Brunate S.A. a Panamanian Corporation, owners of land shown hereon, being in Section 12, Township 44 South Range 42 East Palm Beach County, Florida, shown hereon as Palm Hill Villas Unit One have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

**UTILITIES EASEMENT**  
The utility easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to Florida Power and Light Company and other public utilities for the construction, operation, maintenance, inspection, replacement and repair of utility facilities, equipment and appurtenances.

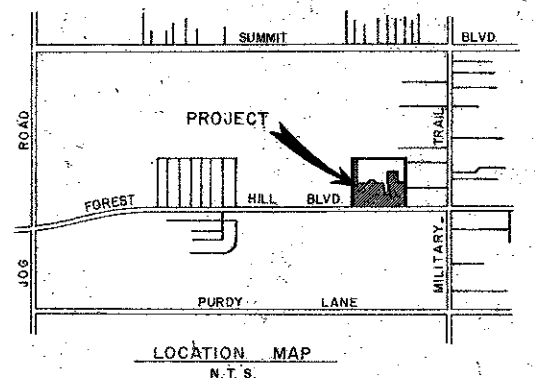
**STREETS**  
The streets and access ways, hereon shown as Tracts A and B, are hereby dedicated to the Palm Hill Villas Homeowners Association for the purpose of ingress and egress, for the installation of utilities and drainage facilities, and perpetual maintenance obligation. The additional right of way of Forest Hill Blvd. and the right of way of Haverhill Road are dedicated to the Board of County Commissioners of Palm Beach County, Florida. For the perpetual use of the public for proper purposes. The owners hereby reserves onto itself, its successors or assigns a perpetual easement for the purpose of ingress and egress over Tract A, and for utilization of drainage facilities.

**RECREATION AREA**  
Tract E (tennis courts) hereon shown, is dedicated to the Palm Hill Villas Homeowners Association for recreation and perpetual maintenance.

**TRACTS**  
Tract C as shown hereon, is hereby dedicated to the Palm Hill Villas Homeowners Association for use as common areas limited, including limited parking spaces, installation of utilities and drainage facilities and perpetual maintenance obligation. Tracts I, J, K as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction of access rights. Tract G is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the maintenance of a lift station.

**WATER MANAGEMENT AREA**  
Tracts B and H as shown hereon, are hereby dedicated to the Palm Hill Villas Homeowners Association for recreation, water management, installation of utilities and drainage facilities and perpetual maintenance obligation.

**A REPLAT OF A PORTION OF LOTS 5 & 6 BLOCK 3 SECTION 12 TOWNSHIP 44 SOUTH, RANGE 42 EAST OF PALM BEACH PLANTATIONS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA**  
JUNE 1980



**P. U. D. TABULATIONS**

Total No. of Units	122
Density	5.2 DU/AC
Building Coverage	7.5 %
Streets & Uncovered Parking	14 %
Open Spaces	74.5 %

**LEGAL DESCRIPTION**

Begin at the NW corner of the SW 1/4 of Section 12, Township 44 South, Range 42 East in Palm Beach County, Florida; thence South 88° 24' 29" East a distance of 54.06 feet; thence South 01° 11' 14" East a distance of 650.04 feet; thence North 88° 48' 46" East a distance of 162.87 feet; thence South 88° 28' 56" East a distance of 40.27 feet; thence South 76° 36' 11" East a distance of 165.00 feet; thence South 83° 08' 07" East a distance of 120.00 feet; thence North 06° 51' 53" East a distance of 60.00 feet; thence North 67° 34' 35" East a distance of 69.43 feet; thence North 82° 11' 35" East a distance of 67.86 feet; thence South 55° 39' 02" East a distance of 33.56 feet to a point on a curve, which bears South 76° 30' 19" West from the center of said curve; thence along the arc of a curve concave to the Northeast through a central angle of 03° 42' 42" and having a radius of 530.00 feet a distance of 34.33 feet to the point of tangency; thence radially North 72° 47' 39" East a distance of 60.00 feet; thence South 17° 12' 21" East a distance of 242.98 feet; thence North 72° 47' 39" East a distance of 85.00 feet; thence North 17° 12' 21" West a distance of 306.71 feet; thence North 01° 35' 31" East a distance of 250.27 feet; thence South 88° 24' 29" East a distance of 176.23 feet; thence South 21° 04' 09" East a distance of 168.71 feet; thence South 80° 21' 30" East a distance of 107.40 feet; thence North 70° 32' 17" East a distance of 158.65 feet; thence South 01° 06' 51" East a distance of 90.14 feet; thence North 88° 28' 03" West a distance of 1335.14 feet to the West line of the SW 1/4 of above mentioned Section 12; thence North 01° 11' 14" West along the West line of the SW 1/4 of said Section 12 a distance of 1295.55 feet to the point of Beginning, containing 23.47 acres more or less.

**SURVEYOR'S NOTES**

- There shall be no building or any kind of construction or trees or shrubs placed so as to interfere with any drainage or other utility lines.
- There shall be no building or other permanent structures placed on any easements or buffer zones.
- Indicate P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
- Indicate R.C.P. Permanent Control Point.
- Indicate P.C., P.I., P.T., P.C.C. or P.R.C.
- All bearings are based on a bearing of S 88° 24' 29" E along the North line of the SW 1/4 of Sec. 12 TWP 44 South Range 42 East, Palm Beach County as shown on the right of way map of Haverhill Blvd. Road Plat Book 4 Pgs. 166-170

**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 placed as required by law and that Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

*Eugenio R. Fernandez*  
Eugenio R. Fernandez  
Registered Surveyor No. 3133  
State of Florida

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join 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 5213, Pages 1806 - 1809 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22<sup>nd</sup> day of July, 1980.

Witham, N.V.; a corporation of the Netherlands Antilles

ATTEST: *J. Rey-Millet* By: *Jacques Rey-Millet*  
Christian Rey-Millet Secretary Jacques Rey-Millet President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Yves Rey-Millet and Christian Rey-Millet, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of the Witham, N.V., 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 the usual and regular corporate authority and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 22<sup>nd</sup> day of July, 1980.

My commission expires 11/01/1983 *W. H. Cochran*  
Notary Public

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

0290-300

I, Glenn G. Kirk, 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 vested in Forest Hill Venture, 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.

This instrument prepared by *Mike Kasparek*  
5207 S.W. 141st Ave.  
Miami, Florida

APPROVALS  
*Glenn G. Kirk*  
Attorney at Law

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10<sup>th</sup> day of October, 1980.

*Dennis J. Koehler*  
Dennis J. Koehler, Chairman

County Engineer

This plat is hereby approved for record this 10<sup>th</sup> day of October, 1980.

*John B. Dunkle*  
John B. Dunkle, Clerk  
BOARD OF COUNTY COMMISSIONERS  
Palm Beach County, Florida

By: *John B. Dunkle*  
Deputy Clerk

40/188

ATTEST: *Carlos Granados* By: *Felix Granados Sr.*  
Carlos Granados, Vice President Felix Granados Sr., President

Green Forest Hill Corp., a corporation of the State of Florida.

ATTEST: *Carlos Granados* By: *Felix Granados Jr.*  
Carlos Granados, Vice President Felix Granados Jr., President

Inversiones Brunate S.A. a Panamanian Corporation.

ATTEST: *Lourdes Fernandez Azevedo* By: *Lourdes Fernandez Azevedo*  
Lourdes Fernandez Azevedo, Vice President Lourdes Fernandez Azevedo, President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados Sr., Felix Granados Jr., Lourdes Fernandez Azevedo de Miranda, Carlos Granados and Eugenio R. Fernandez, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Presidents and Vice Presidents of Forest Hill Development Corp., Green Forest Hill Corp. and Inversiones Brunate S.A., Corporations, and severally acknowledged to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations, and that they were affixed to said instrument by the usual and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 22<sup>nd</sup> day of July, 1980.

My commission expires 11/01/1981  
*Dennis J. Koehler*  
Notary Public