

42/98

98



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



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:05 AM  
this 4 day of May  
1981 and duly recorded in Plat Book No.  
42 on page 98-99  
JOHN B. DUNKLE, Clerk, Circuit Court  
Lyle Shreff

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  
FEBRUAR' 1981

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 Brunante S.A. a Panamenian 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 Two have caused the same to be surveyed and platted as shown hereon and do hereby dedicated as follows

- 1. 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.
- 2. STREETS  
The streets and access ways, hereon shown as tracts A, B and C 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 owners hereby reserves onto itself, its successors or assigns a perpetual easement for the purpose of Ingress and Egress over Tracts A and B and for Utilization of drainage facilities.
- 3. RECREATION AREA  
Tract K (pool area) hereon shown, is dedicated to the Palm Hill Villas Homeowners Association for recreation and perpetual maintenance.
- 4. TRACTS  
Tracts D, E, F and G 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 L and M 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.

5. WATER MANAGEMENT AREA  
Tracts I H and J 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. The L.W.W.D. Canal L-7 R/W as shown is dedicated to the Lake Worth drainage district for proper purpose and maintenance.

IN WITNESS WHEREOF, the above-named corporations have caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto by and with the authority of its Boards of Directors, this 6 day of APRIL, 1981.

Forest Hill Development Corp. a corporation of the State of Florida.  
 ATTEST: Carlos Granados Vice-President  
 By: Felix Granados Sr. President  
 Green Forest Hill Corp. a corporation of the State of Florida.  
 ATTEST: Carlos Granados Vice-President  
 By: Felix Granados Jr. President  
 Inversiones Brunante S.A. a Panamenian Corporation.  
 ATTEST: Eugenio R. Fernandez Vice-Pres.  
 By: Lourdes Fernandez Acevedo de Miranda President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Felix Granados Sr, Felix Granados Jr, Lourdes Fernandes Acevedo 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 Brunante S.A., Corporations, and severally acknowledge 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 where affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 6th day of April, 1981.

My commission expires: Dec. 28, 1983  
Eugenio R. Fernandez  
Notary Public

### P. U. D. TABULATIONS

|                             |            |
|-----------------------------|------------|
| Total No. of Units          | 56         |
| Density                     | 4.84 DU/AC |
| Building Coverage           | 20 %       |
| Streets & Uncovered Parking | 20 %       |
| Open Spaces                 | 43 %       |

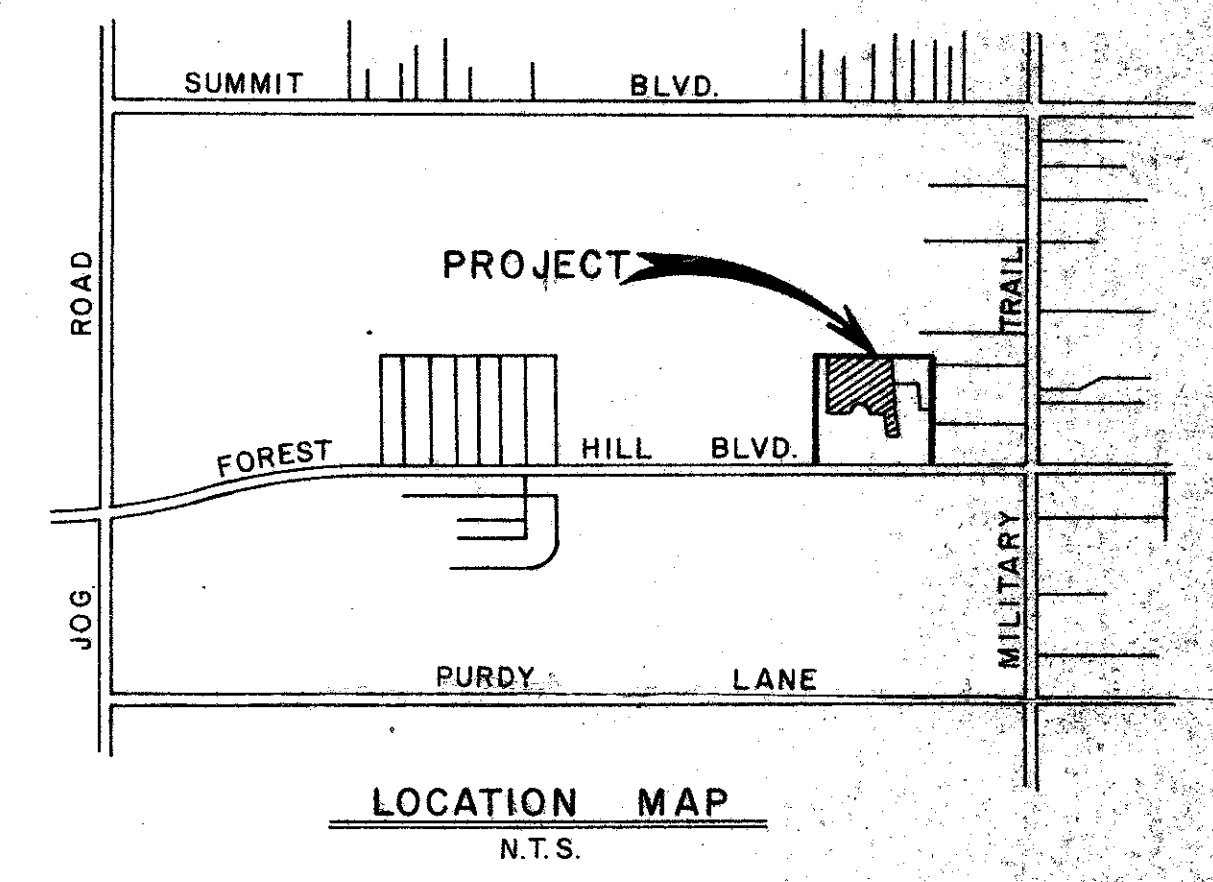
### LEGAL DESCRIPTION

Commence 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°2' 29" East a distance of 54.06 feet; to the Point of Beginning; 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 North 88°24'29" West a distance of 85.00 feet; thence North 01°35'31" East a distance of 280.69 to a point on the North line of the SW 1/4 of Section 12, Township 44 South, Range 42 East; thence North 88°24'29" West along said North line of the SW 1/4 of said Section 12 a distance of 721.31 feet to the Point of Beginning, containing 11.56 Acres more or less.

1. 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.
2. There shall be no building or other permanent structures placed on any easements or buffer zones.
3.  Indicate P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
4.  Indicate P.C.P. Permanent Control Point.
5.  Indicate P.C., P.I., P.T., P.C.C. or P.R.C.
6. All bearings are based on a bearing of S88° 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. 165-170

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



LOCATION MAP  
N.T.S.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I Glenn G. Kolk 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 Forest Hill Venture, that the current taxes have been paid

0290-301

April 6, 1981 dated  
Glenn G. Kolk  
Attorney at Law

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record; this 28th day of April, 1981 A.D.  
Palm Hill Villas  
COUNTY ENGINEER  
This plat is hereby approved for record; this 28th day of April, 1981 A.D.  
ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS By: Kathryn L. Miller  
Deputy Clerk