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P. U. D.

MARBELLA WOODS

A PLAT OF A PORTION OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 6 AS RECORDED IN PLAT BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

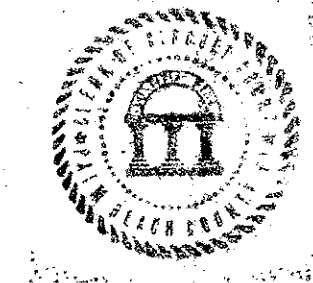
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1984 SHEET 1 OF 2

COUNTY OF PALM BEACH
DATE OF RECORDING 1033 AM
FEBRUARY 29 1985
BOOK 5 PAGE 94495
JOHN B. DUNKLE
DEPUTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that MARBELLA WOODS, S.A., a Panama corporation authorized to do business in the State of Florida, owner of the land shown hereon, being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as MARBELLA WOODS, being more particularly described as follows:

The East 660 feet of the North 660 feet of the South half of Tracts 6, 7 and 8 of the PALM BEACH FARMS COMPANY PLAT NO. 6, located in the South half of the South half of Section 27, Township 47 South, Range 42 East, as recorded in Plat Book 5, Page 75, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Tract Y-1, BOCA POINTE NO. 3 as recorded in Plat Book 46, Pages 123-125 of the Public Records of Palm Beach County; thence with a bearing of N. 89° 32' 11" E., along the Easterly extension of the North line of said Tract Y-1 and the South line of BOCA DEL MAR NO. 7 as recorded in Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, a distance of 660.00 feet to a point; thence with a bearing of S. 01° 13' 12" E., along the West line of the aforementioned BOCA DEL MAR NO. 7, also being the East line of the South half of Tract 6 of the aforementioned PALM BEACH FARMS COMPANY PLAT NO. 6, located in the South half of the South half of Section 27, Township 47 South, Range 42 East, a distance of 660.00 feet to a point, being the Northeast corner of Tract R of the aforementioned BOCA POINTE NO. 3; thence with a bearing of S. 89° 32' 11" W., along the North line of said Tract R and extension thereof, a distance of 660.00 feet to a point; thence with a bearing of N. 81° 13' 12" W., along the East line of the aforementioned Tract Y-1, a distance of 660.00 feet, more or less, to the POINT OF BEGINNING.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate, as follows:

- Street:
Tract G (Marbella Circle) as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
- Easements:
 - Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purposes of control and jurisdiction over access rights.
 - 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.
 - Recreation and Maintenance Easements - The recreation and maintenance easements are hereby dedicated to the Marbella Woods Homeowners Association, Inc. for recreation purposes and maintenance appurtenant thereto, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
 - Buffer - The 25 foot wide buffer as shown is hereby dedicated as an easement to the Marbella Woods Homeowners Association, Inc. for landscape and buffer purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Recreation Area:
The recreation areas shown hereon as Tracts A, B, C, D and E, are hereby dedicated to the Marbella Woods Homeowners Association, Inc. for recreation purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Dry Retention Area
The dry retention area shown hereon as Tract F, is hereby dedicated to the Marbella Woods Homeowners Association, Inc. for water management purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said Corporation, MARBELLA WOODS, S.A., has caused these presents to be signed by its President, HUMBERTO BESADA, and attested by its Vice President, JOSE GONZALEZ, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 2nd day of April, 1984.

MARBELLA WOODS, S.A., a Panama corporation authorized to do business in Florida

Attest: JOSE GONZALEZ, Vice President

By: HUMBERTO BESADA, President

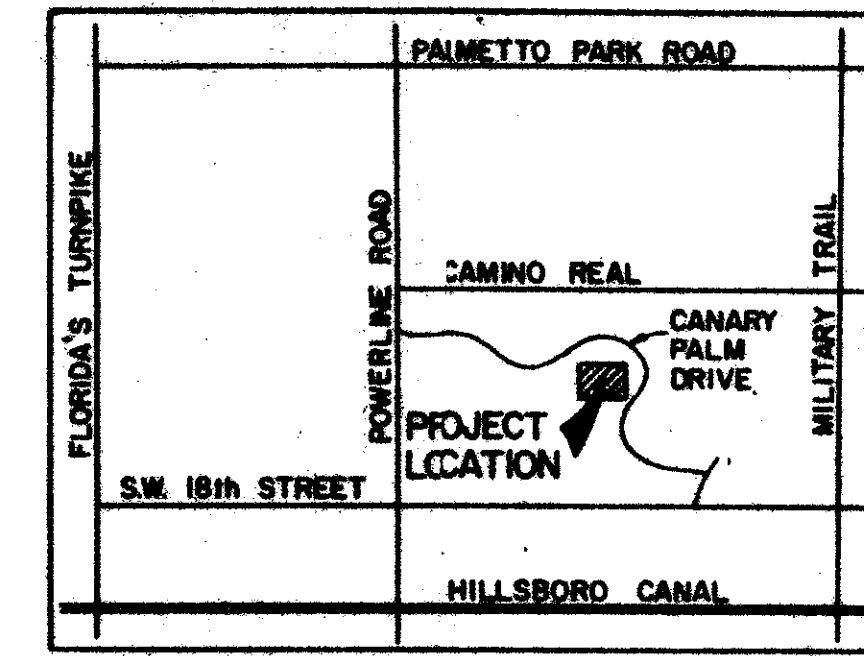
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS Before me personally appeared HUMBERTO BESADA and JOSE GONZALEZ, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as HUMBERTO BESADA, President and JOSE GONZALEZ, Vice President, of the above named MARBELLA WOODS, S.A., a Panama corporation authorized to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such President and Vice President, respectively, 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 9th day of April, 1984.

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
BOND THROUGH GENERAL INSURANCE AND
MY COMMISSION EXPIRES MAY 14 1988

Notary Public, State of Florida



LOCATDN MAP
N.T.S.

INDEX OF SHEETS

- SHEET No. 1 — TITLE SHEET AND CERTIFICATES
- SHEET No. 2 — DETAIL SHEET

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF DADE) SS I, MARIO LAMAR, of the firm of Lamar, Lamar & Associates, P.A., a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that the title to the property is vested in MARBELLA WOODS, S.A., that the current taxes have been paid and that the property is free of all encumbrances.

Date: January 10, 1985

MARIO LAMAR, Lamar, Lamar & Assoc. P.A.
Attorney-at-law licensed in Florida

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; that said survey is accurate to the best of my knowledge and belief; that (P.R.W.'s) Permanent Reference Monuments have been placed as required by law; that (P.C.P.'s) 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.

Date: January 11, 1985

JOHN A. GRANT, JR.
Registered Surveyor No. 1141
State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 29 day of January, 1985

By: KENNETH M. ADAMS, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 29 day of January, 1985

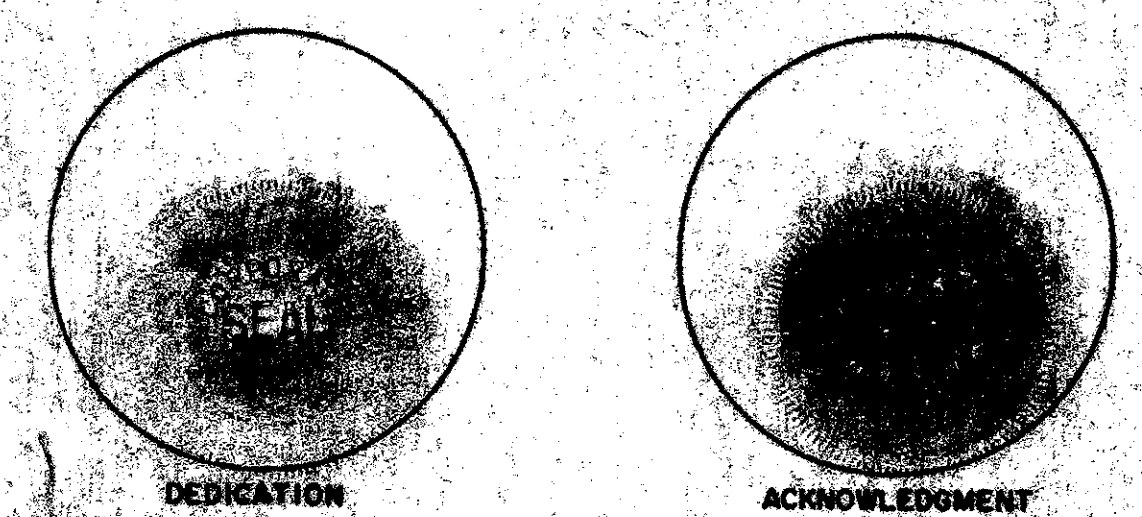
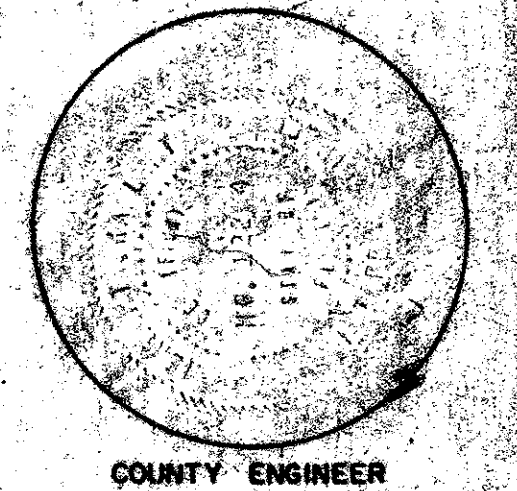
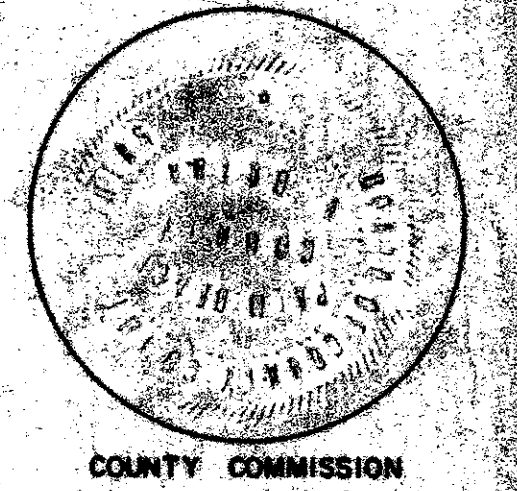
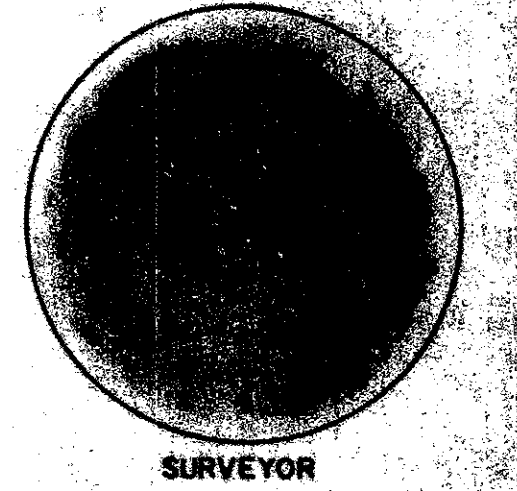
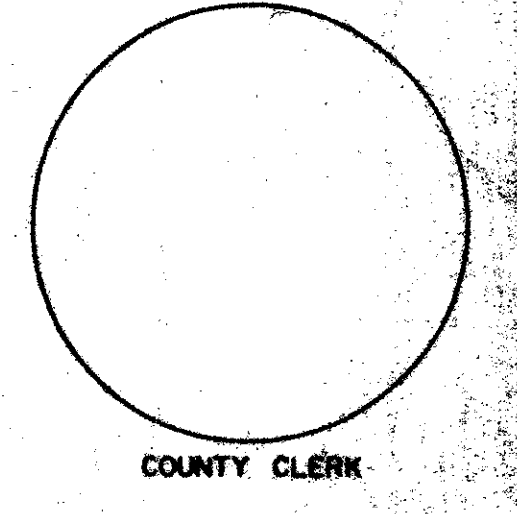
By: H. F. KAHLERT, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, CLERK
By: DEPUTY CLERK

STATISTICAL DATA

TOTAL AREA THIS PLAT	10.000 AC
AREA OF LOTS	6.890 AC
DRY RETENTION AREA (TRACT F)	0.800 AC
RECREATION AREA (TRACTS A, B, C, D & E)	0.348 AC
AREA OF PUBLIC ROAD R/W (TRACT G)	1.962 AC
NO. OF UNITS ALLOWED	50 UNITS
NO. UNITS PROPOSED	50 UNITS
PROPOSED DENSITY	5.000 UNITS/AC.
PROPOSED LAND USE	SINGLE FAMILY

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431.



0385-001
MARBELLA Woods
50/94

DRAWING NUMBER

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