

# PLAT 2 OF LA CASA

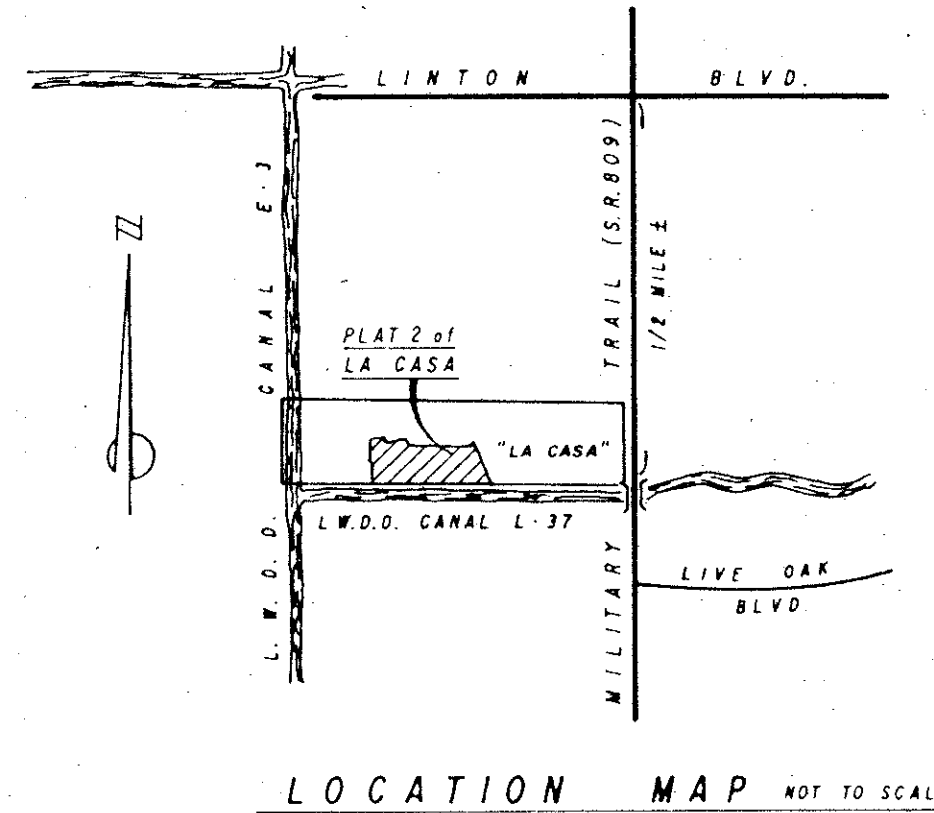
A P. U. D.

LYING IN THE EAST HALF OF  
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

DECEMBER 1987 SHEET 1 OF 2

EWING AND SHIRLEY, INC.  
land surveyors and planners

3767 Lake Worth Road • Suite 118 • Lake Worth Florida 33461 • (305) 968-0421



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 2:27 P.M.  
the 15<sup>th</sup> day of July  
1988, and duly recorded in Plat Book No.  
60 on page 77-78  
Clerk of Court  
Barbara A. Black, D.C.

- NOTES
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR DRAINAGE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
  - EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
  - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
  - THE BEARINGS AS SHOWN ARE BASED ON THE SOUTH LINE OF THE NORTH ONE-EIGHTH OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING AN ASSUMED BEARING OF SOUTH 89°-19'-50" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - D. E. DENOTES DRAINAGE EASEMENT  
R. E. EASE. DENOTES ROOF ENCROACHMENT EASEMENT
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT 2 OF LA CASA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT C, PLAT 1 OF LA CASA, AS RECORDED IN PLAT BOOK 58, PAGES 187 THROUGH 190, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 89°-19'-50" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-EIGHTH OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 896.89 FEET TO A POINT ON THE BOUNDARY OF THE FORESAID PLAT 1 OF LA CASA;

THENCE, NORTH 01°-09'-28" WEST ALONG SAID BOUNDARY, A DISTANCE OF 132.58 FEET;

THENCE, NORTH 29°-07'-25" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 63.97 FEET;

THENCE, NORTH 01°-09'-28" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 172.80 FEET;

THENCE, NORTH 88°-50'-32" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 125.00 FEET;

THENCE, SOUTH 01°-09'-28" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 34.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 05°-04'-26" AND A CHORD BEARING OF SOUTH 03°-41'-41" EAST;

THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 16.74 FEET TO THE END OF SAID CURVE;

THENCE, NORTH 66°-15'-02" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 25.35 FEET;

THENCE, NORTH 79°-42'-00" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 127.47 FEET;

THENCE, SOUTH 01°-09'-28" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 2.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°-30'-42" AND A CHORD BEARING OF SOUTH 45°-54'-49" EAST;

THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 78.11 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 89°-19'-50" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 454.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 110°-18'-25" AND A CHORD BEARING OF NORTH 34°-10'-38" EAST;

THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY, A DISTANCE OF 44.28 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 01°-58'-35" EAST ALONG SAID BOUNDARY, A DISTANCE OF 174.61 FEET;

THENCE, SOUTH 40°-38'-09" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 27.22 FEET;

THENCE, SOUTH 20°-58'-35" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 146.47 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.

THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNER OF THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS

TRACT "M", AS SHOWN HEREON IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF PASSIVE RECREATION, LANDSCAPING, AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "P-6", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LA CASA HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AS A PARKING TRACT FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, PALACIO DEL REY DEVELOPMENT COMPANY, INC., WHICH IS THE MANAGING GENERAL PARTNER OF PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS AUTHORIZED ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF April, 1988.

ATTEST:   
ROBERT EVANS  
AUTHORIZED ASSISTANT SECRETARY

BY:   
CARLOS DOUGNAC, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS DOUGNAC AND ROBERT EVANS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND AUTHORIZED ASSISTANT SECRETARY OF PALACIO DEL REY DEVELOPMENT COMPANY, INC., AS MANAGING GENERAL PARTNER, 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 18 DAY OF April, 1988.

MY COMMISSION EXPIRES: \_\_\_\_\_  
  
JUDI A. HARKIN  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5119 AT PAGE 1032 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 REGIONAL VICE PRESIDENT AND ATTESTED TO BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF April, 1988.

ATTEST: \_\_\_\_\_  
ENSIGN BANK, FSB  
A CORPORATION OF THE STATE OF FLORIDA  
BY:   
BRUCE GOSMAN, REGIONAL VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN AND \_\_\_\_\_ TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL VICE PRESIDENT AND \_\_\_\_\_ OF ENSIGN BANK, FSB, 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 18 DAY OF April, 1988.

MY COMMISSION EXPIRES: APRIL 28, 1990  
  
MARILYN O. PINAULT  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
IN THE OFFICE OF EWING AND SHIRLEY, INC.  
3767 LAKE WORTH ROAD, SUITE 118  
LAKE WORTH, FLORIDA 33461

### P. U. D. TABULATION

TOTAL AREA	6.05 AC.
PARKING STREETS	0.51 AC.
PASSIVE RECREATION AREA	0.33 AC.
NUMBER OF UNITS (SINGLE FAMILY)	31 UNITS
DENSITY	5.12 U/A

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF JULY, 1988.

BY:   
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY:   
RUTH B. COMPTON  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12<sup>th</sup> DAY OF JULY, 1988.

BY:   
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

### TITLE CERTIFICATION

I, RONALD R. FIELDSTONE, ATTORNEY AND AGENT FOR LAWYER'S TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED 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 PALACIO ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: April 20, 1988

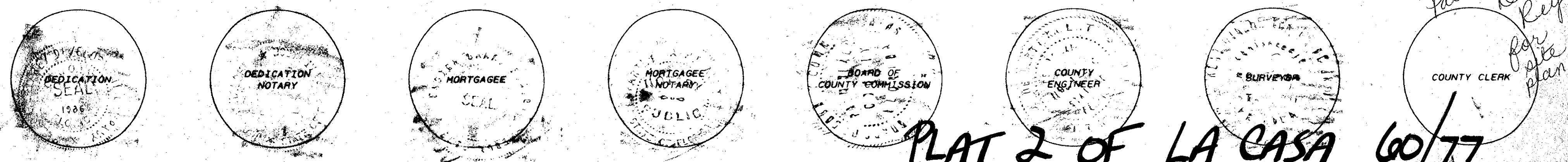
RONALD R. FIELDSTONE, ATTORNEY

### 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 THAT PERMANENT CONTROL POINTS (P. C. P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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: APRIL 15, 1988

KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA



PLAT 2 OF LA CASA 60/77

26/46/42  
La Casa #2  
77  
40 B  
37  
3306  
33445

0509-001  
0509-001  
Palacio del Rey  
Ref  
for  
date  
plan