

APPROVAL  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD,  
THIS 20TH DAY OF DECEMBER, 1988.

BY: Carel Elquist  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

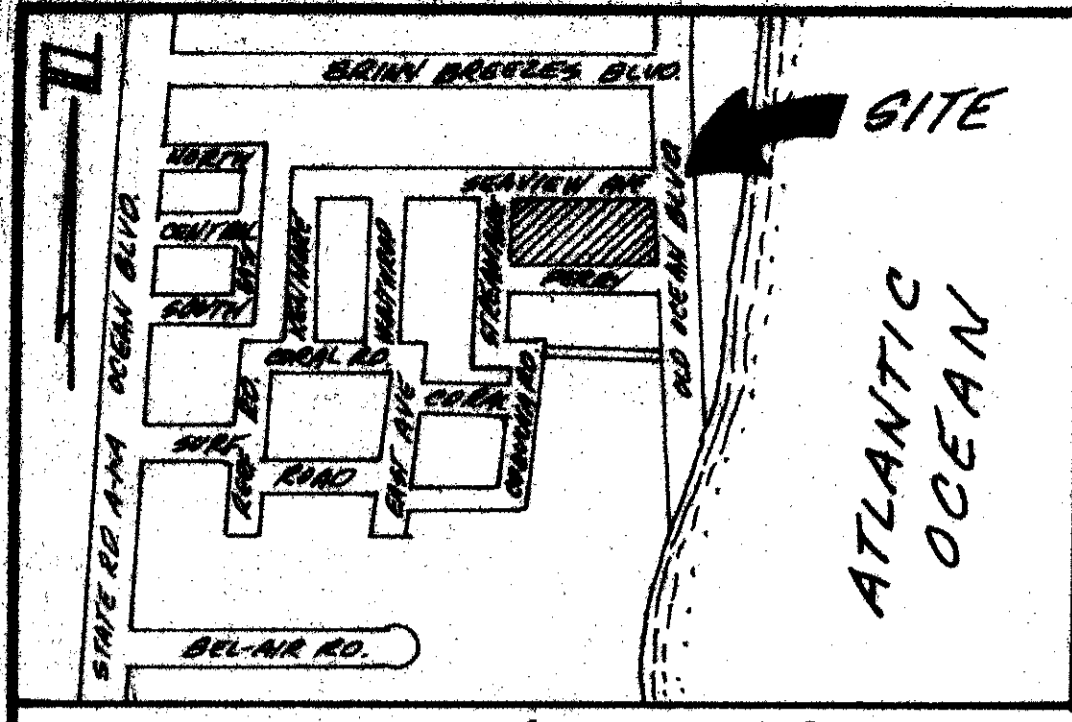
ATTEST: JOHN B. DUNKLE  
DEPUTY CLERK

BY: John B. Dunkle  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD,  
THIS 20TH DAY OF DECEMBER, 1988.

BY: Darryl T. Udd  
DEPUTY COUNTY ENGINEER

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 11/27/88  
at 21 day of DEC  
1988, and duly recorded in Plat Book  
61 on page 142-143  
JOHN B. DUNKLE, Clerk, Clerk Court  
Palmetto, Fla.



LOCATION MAP

STATISTICAL INFORMATION  
PLAT ACREAGE: 0.62 ACRE  
PLATTED (DWELLING) UNITS: 6 UNITS  
PLAT DENSITY: 9.68 UNITS PER ACRE

PLAT OF  
**VILLAS AT MALIBU**  
A REPLAT OF LOT C, FRANTZ PELICAN BEACH ADD.-PLAT BOOK 23, PG. 132  
SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

DESCRIPTION:

LOT C, FRANTZ PELICAN BEACH ADD., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VILLAS AT MALIBU, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "VILLAS AT MALIBU" LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS**  
TRACT A IS HEREBY DEDICATED TO PUBLIC FOR PUBLIC ROADWAY AND SAFE SIGHT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAS AT MALIBU HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS TRACT**  
TRACT B IS HEREBY DEDICATED TO THE VILLAS AT MALIBU HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF INGRESS AND EGRESS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA**  
TRACT C (REC AREA) IS HEREBY DEDICATED TO THE VILLAS AT MALIBU HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES. INCLUDING, BUT NOT LIMITED TO WATER, SEWER, ELECTRICITY, TELEPHONE, NATURAL GAS AND CABLE TELEVISION.
- ACCESS EASEMENT**  
THE ACCESS EASEMENT IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAS AT MALIBU HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES IN PERPETUITY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS**  
THE LIMITED ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
- DRAINAGE EASEMENT**  
THE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAS AT MALIBU HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS 22 DAY OF SEPTEMBER 1988.

VILLAS AT MALIBU, INC.  
BY: G. SHEPPARD ROOT, PRESIDENT  
ATTEST: Anita R. Finley, ANITA R. FINLEY, SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED G. SHEPPARD ROOT AND ANITA R. FINLEY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF VILLAS AT MALIBU, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS SAID CORPORATION AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS 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 22 DAY OF SEPTEMBER 1988.

BY: Carel Elquist  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2-15-91  
Notary Public, State Of Florida At Large  
My Commission Expires Feb. 15, 1991

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5047, PAGE 112 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 PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF SEPTEMBER 1988.

BAY SAVINGS BANK  
A FLORIDA CORPORATION

ATTEST:  
Frank J. Lamb  
VICE PRESIDENT FRANK J. LAMB, SR  
BY: William L. Britton  
PRESIDENT WILLIAM L. BRITTON

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM L. BRITTON AND FRANK J. LAMB 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 BAY SAVINGS BANK, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 8th DAY OF SEPTEMBER 1988.

MY COMMISSION EXPIRES:

OCT 28, 1989

SURVEYORS 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 PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND THAT THE BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY CHAPTER 21H-6 FLORIDA ADMINISTRATIVE CODE.

John N. Suiter  
JOHN N. SUITER  
LAND SURVEYOR NO. 1314  
STATE OF FLORIDA

TITLE CERTIFICATION

I, WILLIAM P. JACOBSON, 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 VILLAS AT MALIBU, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND I FIND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE 9-28-88 BY: William P. Jacobson, ATTORNEY

NOTES:

- "B" INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- THE NORTH LINE OF LOT C, FRANTZ PELICAN BEACH ADD. IS ASSUMED TO BEAR "EAST" AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.
- EASEMENT NOTE:  
A. 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.  
B. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE OR UTILITY EASEMENTS.  
C. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- THIS INSTRUMENT WAS PREPARED BY JOHN N. SUITER IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC. 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA.
- BUILDING SETBACKS ARE AS PER THE PALM BEACH COUNTY ZONING CODE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

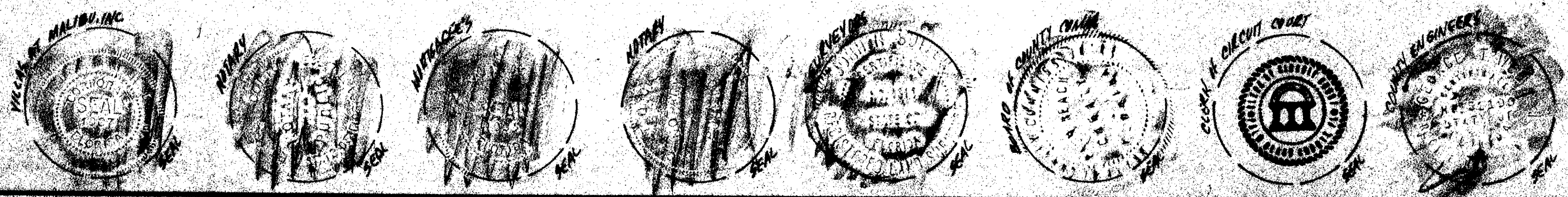
SUBDIVISION: Villas At Malibu  
BOOK: 61 PAGE: 142  
FLOOD ZONE: V8E10 FLOOD MAP # 2066  
QUAD: 8 ZONING: RA  
SE: 33435  
PUD NAME: TAZ 391  
34/45/43

0540-001

6/1/42

**O'BRIEN, SUITER & O'BRIEN, INC.**  
ENGINEERS, SURVEYORS, LAND PLANNERS  
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: MAY 1988 SHEET: NONE  
FIELD BOOK: 891 PAGE: 31 SHEET 1 OF 2 SHEETS ORDER NO: 19-81



VILLAS AT MALIBU