UNITY OF PALM BEACH

orbasa G. Platt

STATE OF FLORIDA

Clerk Christe Cour

300-17-1007 Millian 92-19524

(P. U. D. - PALACIO DEL REY)

PLAT 4 OF LA

A REPLAT OF A PORTION OF PLAT 1 OF LA CASA, AS RECORDED IN PLAT BOOK 58, PAGES 187 THROUGH 190 AND A PORTION OF PLAT 3 OF LA CASA, RECORDED IN PLAT BOOK 60, PAGES 79 AND 80, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST

KNOW ALL MEN BY THESE PRESENTS THAT BEL-AIRE DEVELOPMENT CORP. A REPLAT OF A PORTION OF "PLAT 1 OF LA CASA", ACCORDING TO THE PLAT THEREOF BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF "PLAT 3 OF LA CASA" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 79 AND 80 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AND BEING MORE PARTICULARI

LOTS 51 AND 52 OF SAID "PLAT 1 OF LA CASA" (A P. U. D.) TOGETHER WITH LOTS 31 THROUGH 50, INCLUSIVE, OF SAID "PLAT 3 OF LA CASA" (A P. U. D.);

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA CONTAINING 119,866 SQUARE FEET (2.752 ACRES) MORE OR LESS.

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

- 2. THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO CORPORATION. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATI OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO PAIM
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPITUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. INCLUDING CABLE TELF-
- THE ROOF ENCROACHMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCEL A AS SHOWN HEREON IS HEREBY DEDICATED TO THE BEL-AIRE HOMEOWNERS ASSOCIATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF PASSIVE RECREATION, LANDSCAPING, AND/IR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF: BEL-AIRE DEVELOPMENT CORP., OWNER OF THE ABOVE DESCRIBED LANDS HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OR DIRECTORS, THIS ____ DAY OF 15-ck U/2 / A. D. 199 / ..

> BY: SAM GREENSPAN, PRESIDENT JULIE MIRON, SECRETARY

ACKNOWLEDGEMENT:

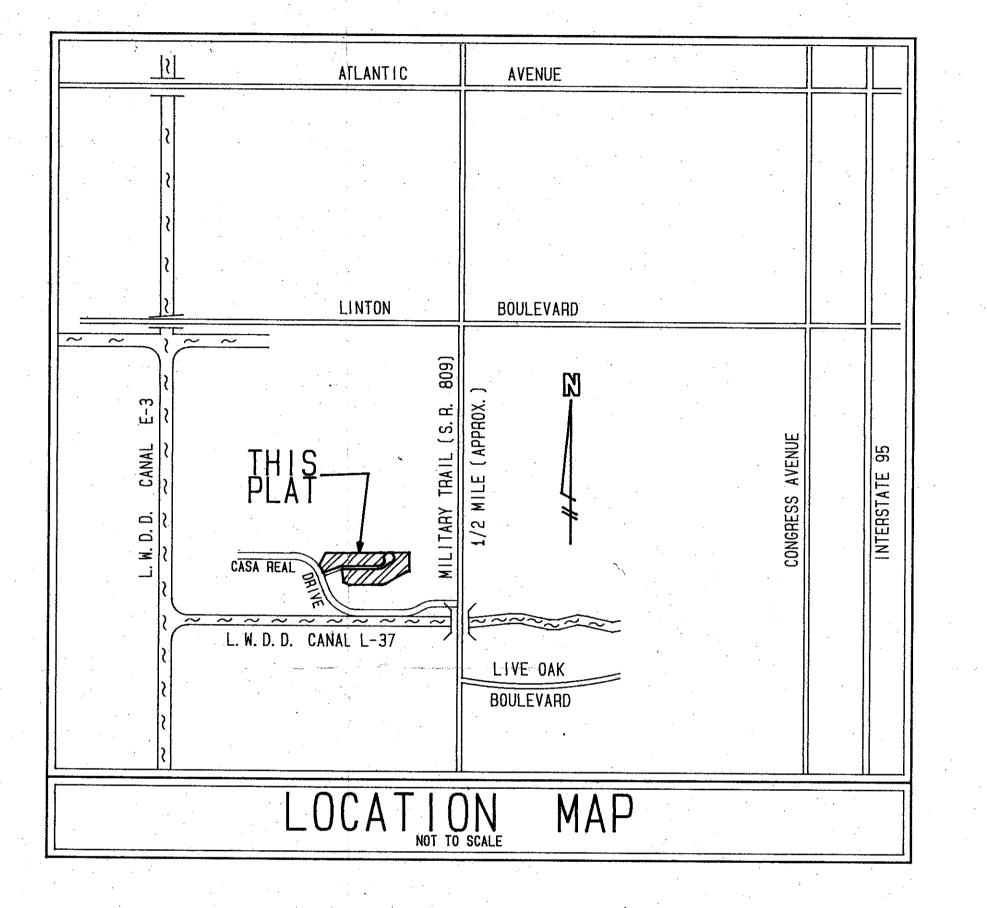
STATE OF FLORIDA BEFORE ME PERSONALLY APPEARD SAM GREENSPAN AND JULIE SS MIRON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE COUNTY OF PALM BEACH INDIVIDUALS DESCRIBED IN AND THO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SCRETARY OF BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, THAT THEY HE OFFICERS DULY AUTHORIZED BY LAW TO ADMINISTER DATHS AND TAKE ACKNOWLEDGEMENTS. THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATIONAS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOIN INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAIDINSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA

WITNESS MY HAND AND SEAL THIS __ DAY OF _____ A.L. 199___. CHAIR MAN DOWN

PUBLIC

PALM BEACH COUNTY BOAD PALM BEACH COUNTY ENGINEER CLERK OF THE CIRCUIT COURT OF COUNTY COMMISSIONED BEACH COUNTY 1877 FLORIDA STATE OF J. 6819



P. U. D. TABULATION

TOTAL AREA TOTAL NUMBER OF UNITS DENSITY

2.752 ACRES 18 UNITS 6.54 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY MATTHEW T. WIXTED, P. L. S. 4877 STATE OF FLORIDA GRIFFIN/EVANS & ASSOCIATES, ENGINEERS, PLANNERS & SURVEYORS P. O. BOX 292638 DAVIE. FLORIDA 33329 (305) 452-8332

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS LANDAY OF APPRIL

1992

COUNTY ENGINEERS

ATTEST: MILTON T. BAUER, CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ! DAY OF APRIL

TITLE CERTIFICATION:

I, JOHN L. KORTHALS, ATTORNEY AND AGENT FOR FIRST AMERICAN 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 SAID PROPERTY IS VESTED TO BEL-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID. THERE ARE NO OTHER ENCUMBERENCES OF RECORD.

JOHN L. KORTHALS WELCH & KORTHALS 2401 EAST ATLANTIC BOULEVARD P. O. BOX 1839 POMPANO BEACH, FLORIDA 33061

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND ORDINANCES OF PALM BEACH COUNTY. FLORIDA.

DATED: ____2/20/92 GRIFFIN/EVANS & ASSOC, INC.

FOR THE FIRM BY: MATTHEW T. WIXTED 0509-004 PET. 86-66 ALLOC#0001 PROFESSIONAL LAND SURVEYOR # 4877 STATE OF FLORIDA

SHEET 1 OF 2

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