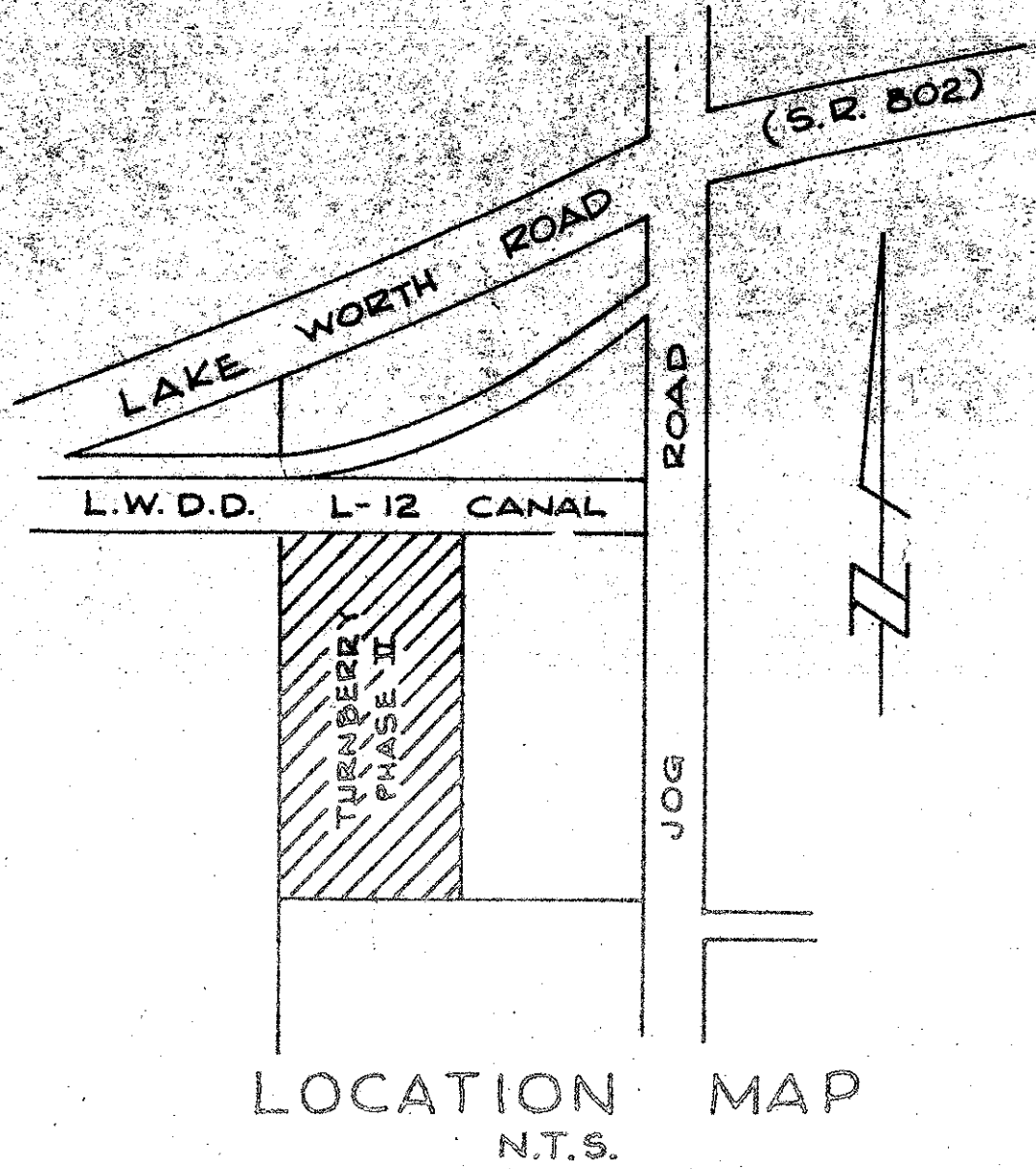


39-118

118



VILLAGE OF TURNBERRY PHASE II

IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST; BEING A REPLAT OF A PORTION OF TRACT 1, BLOCK 30, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MORTGAGEE'S CONSENT
STATE OF FLORIDA : SS
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 3111 at page 1112 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 SECRETARY and attested to by its ASST. M. PRES. and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of FEBRUARY, 1980.

ATTEST:
[Signature]
THE DANITA BANK A CORPORATION OF THE STATE OF FLORIDA
[Signature]
S. H. H. H. H.

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared DAVID POLON and CAROLIA R. HARRIS to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SECRETARY and ASST. M. PRES. of the DANITA BANK A FLORIDA BANKING CORPORATION, a corporation, 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 7th day of FEBRUARY, 1980.
My commission expires: [Signature]
Notary Public

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared JAMES B. WALKER and FRANK A. ROBINO JR. to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SECRETARY and PRESIDENT of the FRANK ROBINO ASSOCIATES INC., a corporation, 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 7th day of FEBRUARY, 1980.
My commission expires: 6-19-82
[Signature]
Notary Public

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners 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.

[Signature]
Registered Surveyor No. 2606
State of Florida

DEDICATION
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:
KNOW ALL MEN BY THESE PRESENTS that Woods Inc., of Palm Beach, a Florida corporation and Frank Robino and Associates, Inc., a Delaware corporation, licensed to do business in the State of Florida, owners of land shown hereon, being in Section 27, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as Village of Turnberry Phase II, being more particularly described as follows:

The West half of Tract 1, Block 30, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida.

Above described parcel contains 4.43 acres, more or less.
Have caused the same to be surveyed and replatted as shown hereon and do hereby dedicate as follows:

- Easements:
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.
- The access tracts as shown are hereby dedicated to the Village of Turnberry Association and are the perpetual maintenance obligation of said association.
- The recreation areas as shown are hereby dedicated to the Village of Turnberry Association and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed by its President and attested by its Secretary and their corporate seals to be affixed hereto by and with the authority of its Board of Directors, this 7th day of FEBRUARY, 1979.

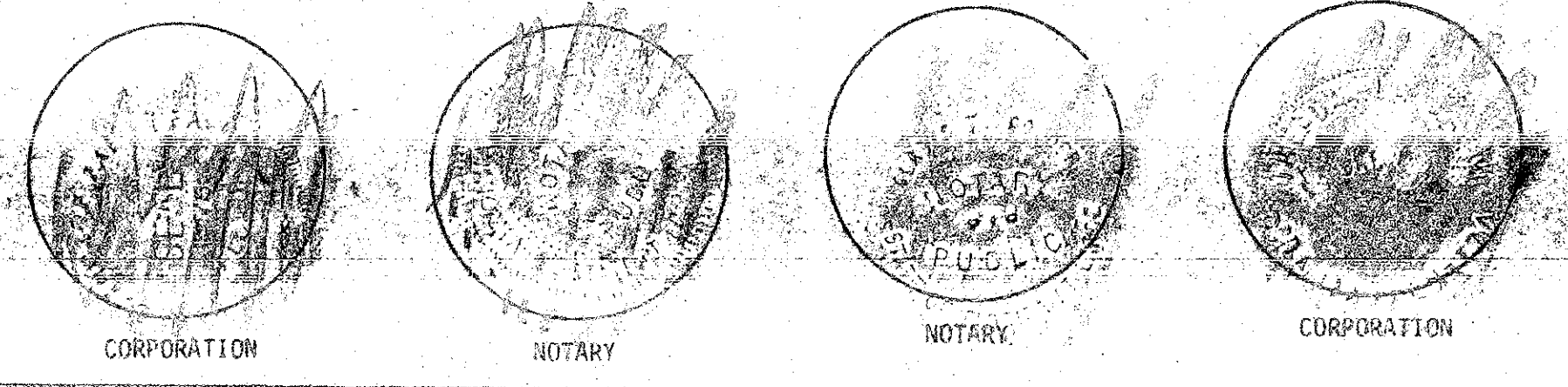
Woods Inc. of Palm Beach, a corporation of the State of Florida.
ATTEST: [Signature] Secretary
[Signature] President

Frank Robino and Associates, Inc., a corporation of the State of Delaware.
ATTEST: [Signature] Secretary
[Signature] President

ACKNOWLEDGMENT
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

BEFORE ME personally appeared DIANE M. ROBINO and FRANK ROBINO III to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SECRETARY and PRESIDENT of the WOODS INC. OF PALM BEACH, a corporation, 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 7th day of FEBRUARY, 1980.
My commission expires: 6-19-82
[Signature]
Notary Public



BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this day of February, 1980.
By: [Signature]
Dennis Koehler, Chairman

COUNTY ENGINEER
This plat is hereby approved for record this day of February, 1980.
By: [Signature]
Herbert Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
By: [Signature]
Deputy Clerk

TITLE CERTIFICATION
STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:

I, Dewey H. Varner, 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 Woods Inc. of Palm Beach and Frank Robino Associates Inc. that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

[Signature]
Date: 2/7/80

1000-044 Insp. # 6
7.2. No.
FSZ 21

NOTE:
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

- Indicates Permanent Reference Monument
- Indicates Permanent Control Point

This instrument was prepared by:
James L. Kraser, PLS
ADAIR & BRADY, INC.
1908 South Congress Avenue
West Palm Beach, Florida

| | | | |
|---|------------------|---------------------|----------------|
| ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS | | RECORD | |
| OR WHEATON | FS PALM BEACH | SCALE NONE | DATE MAY 79 |
| CHKD J.E.R. | DATE MAY 79 | PLAT NO 1-8522 A | FP1146 |

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH:
This Plat was filed at 2:30 P.M. on 2/7/80 duly recorded in Plat Book on Pages 117 through 118.
JOHN B. DUNKLE, Clerk
BY: [Signature]

