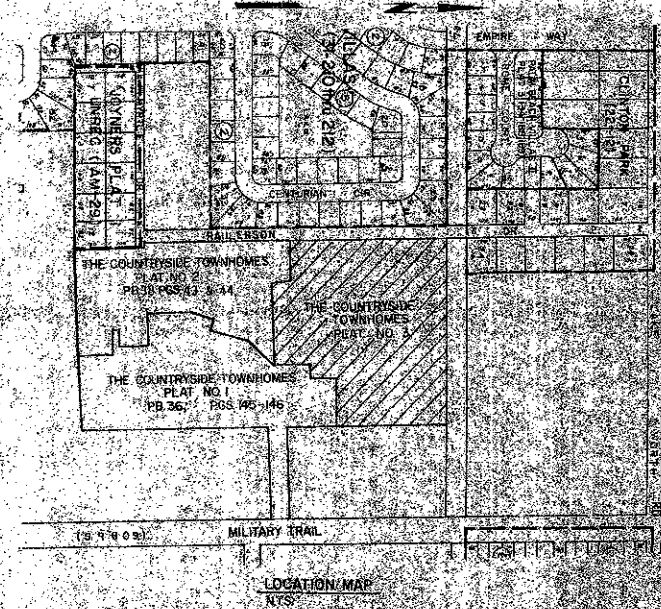


40-90

PLAT OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 3

BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA NOV. 1979 SHEET 1 of 2



90
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS MAP WAS FILED FOR RECORD ON 11/9/80 AM 10:40 AM at 11:40 AM in Palm Beach County Public Records Office, Palm Beach, Florida. JOHN J. DUNN, CLERK
J. J. Dunne, Clerk

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA MANGO, INC., A FLORIDA CORPORATION, AND WILLIAM S. RUBEN, AN INDIVIDUAL, OWNERS OF THE LAND SHOWN HEREON BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE COUNTRYSIDE TOWNHOMES PLAT NO. 3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 36 AT PAGES 145 AND 146 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 89°58'15"W ALONG THE NORTHERLY LINE OF SAID COUNTRYSIDE TOWNHOMES PLAT NO. 1, A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID COUNTRYSIDE TOWNHOMES PLAT NO. 1; THENCE S 00°01'49"W ALONG SAID WESTERLY LINE A DISTANCE OF 82.00 FEET; THENCE N 89°58'15"W CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 46.00 FEET; THENCE S 10°31'27"E CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 139.89 FEET TO THE NORTHEAST CORNER OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2, AS SAID PLAT IS RECORDED IN PLAT BOOK 39 AT PAGES 43 AND 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID NORTHEAST CORNER ALSO BEING A POINT ON A CURVE TO THE RIGHT NON-TANGENT TO THE LAST DESCRIBED LINE HAVING A RADIUS OF 235.00 FEET, THE CHORD OF SAID CURVE BEARS S 76°13'14"W; THENCE S 00°01'49"W CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 139.89 FEET TO THE NORTHERLY LINE OF SAID COUNTRYSIDE TOWNHOMES PLAT NO. 2 THROUGH A CENTRAL ANGLE OF 22°37'02" TO A POINT OF TANGENCY; THENCE N 89°58'15"W CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY, A DISTANCE OF 26.20 FEET ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2 THROUGH A CENTRAL ANGLE OF 50°00'08" TO A POINT OF TANGENCY; THENCE N 00°02'49"E CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2, A DISTANCE OF 13.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 16.25 FEET ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2 THROUGH A CENTRAL ANGLE OF 16°31'45" TO A POINT OF TANGENCY; THENCE N 16°40'02"W CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2, A DISTANCE OF 6.45 FEET; THENCE N 89°57'16"W CONTINUING ALONG SAID NORTHERLY LINE OF THE COUNTRYSIDE TOWNHOMES PLAT NO. 2, A DISTANCE OF 214.96 FEET TO THE NORTHWEST CORNER OF SAID COUNTRYSIDE TOWNHOMES PLAT NO. 2, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF PALM BEACH VILLAGES PLAT NO. 2 AS SAID PLAT IS RECORDED IN PLAT BOOK 31 AT PAGES 210 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 00°02'44"E ALONG SAID WESTERLY LINE OF PALM BEACH VILLAGES PLAT NO. 2, A DISTANCE OF 532.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL 1-12; THENCE S 89°52'58"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 306.86 FEET; THENCE S 00°01'15"W; A DISTANCE OF 382.36 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE 10 FOOT ADDITIONAL RIGHT-OF-WAY FOR RAULERSON DRIVE, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE PARKING ACCESS AND UTILITY TRACTS, MORE PARTICULARLY DESCRIBED ON SHEET 2 OF THIS DRAWING, ARE HEREBY DEDICATED TO "THE COUNTRYSIDE HOME OWNERS' ASSOCIATION, INC.", AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- THE ACCESS TRACT, AS SHOWN IS HEREBY DEDICATED TO "THE COUNTRYSIDE HOME OWNERS' ASSOCIATION, INC.", AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- THE WATER MANAGEMENT TRACT (TRACT "A"), AS SHOWN, IS HEREBY DEDICATED TO "THE COUNTRYSIDE HOME OWNERS' ASSOCIATION, INC.", AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, FLORIDA MANGO, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, HOWARD GREENFIELD AND ATTESTED BY ITS SECRETARY, LENORE GREENFIELD AND ITS CORPORATE SEAL TO BE RECEIVED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF March, 1980.

IN WITNESS WHEREOF, I WILLIAM S. RUBEN DO HERETO SET MY HAND AND SEAL THIS 14th DAY OF March, 1980.
 William S. Ruben
 WILLIAM S. RUBEN
 Robert Osanna
 Robert Osanna
 Zohla Yassa Hoshang
 Zohla Yassa Hoshang

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED WILLIAM S. RUBEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1980.
 James Loudermilk
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/1/82

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 2789 AT PAGE 1396 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
 IN WITNESS WHEREOF, I MABEL K. RAULERSON DO HERETO SET MY HAND AND SEAL THIS 14th DAY OF March, 1980.
 Mabel K. Raulerson
 MABEL K. RAULERSON
 Catherine D. Murray
 Catherine D. Murray

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED MRS. MABEL K. RAULERSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1980.
 Catherine D. Murray
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1-1-82

TITLE CERTIFICATION
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, STEVEN L. CRAIG, 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 FLORIDA MANGO, INC., A FLORIDA CORPORATION AND WILLIAM S. RUBEN, AN INDIVIDUAL; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ENCUMBRANCES UPON THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND ALL ENCUMBRANCES ARE SHOWN AND ARE TRUE AND CORRECT.
 IN WITNESS WHEREOF, I SIGN MY HAND AND SEAL THIS 14th DAY OF April, 1980.
 Steven L. Craig
 STEVEN L. CRAIG
 DATE: April 3, 1980

SURVEYOR'S CERTIFICATION
 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.L.M.S.) PERMANENT DEFERENCE MONUMENTS HAVE BEEN SET AND FURNISHED WITH THE SURVEY DATA LOWELES WITHIN THE REQUIREMENTS OF CHAPTER 127, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 DATE: April 11, 1980
 Wayne Long Field
 SURVEYOR
 REGISTERED LAND SURVEYOR NO. 3278
 STATE OF FLORIDA

SURVEYOR'S NOTES
 1. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESTROYED THIS: _____
 3. THERE SHALL BE NO CONSTRUCTION OR BUILDINGS OR TREES OR SHRUBS PLACED ON EASEMENTS.
 4. ALL BEARINGS STATED HEREON AND AS SHOWN HEREON, ARE BASED ON THE BEARINGS AS SHOWN ON THE PLAT OF PALM BEACH VILLAGES PLAT NO. 2, ACCORDING TO THE PUBLIC RECORDS RECORDED IN PLAT BOOK 31 AT PAGES 210 THROUGH 212, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS
 BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 1980
 Dennis P. Kishler
 DENNIS P. KISHLER, CHAIRMAN
 COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 1980
 J. H. Raulerson
 J. H. RAULERSON, COUNTY ENGINEER
 ATTEST JOHN B. DUNN, CLERK
 BOARD OF COUNTY COMMISSIONERS
 BY: James Tuley
 JAMES TULEY, CLERK

SHEET NO. 1 SIGNATURE SHEET
 SHEET NO. 2 NOTARY SHEET
 THIS INSTRUMENT WAS PREPARED BY WATKINS BERRY, P.A. IN THE CITY OF PALM BEACH, FLORIDA, AND MAP 185, INC., 2528 SOUTH CONGRESS AVENUE, SUITE 120, WEST PALM BEACH, FLORIDA 33411.
 0227-001
 AS/80

FLORIDA MANGO, INC., A CORPORATION OF THE STATE OF FLORIDA
 BY: Howard Greenfield
 HOWARD GREENFIELD
 SECRETARY, LENORE GREENFIELD
 LENORE GREENFIELD
ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED HOWARD GREENFIELD AND LENORE GREENFIELD 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 THE ABOVE NAMED FLORIDA MANGO, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND THAT THE SEAL AFFIXED ON THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE SAID BEING CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 1980.
 James Loudermilk
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/1/82

SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL NOTARY PUBLIC SEAL REGISTERED LAND SURVEYOR SEAL COUNTY ENGINEER

Mendon
 Providing land mapping info
 225 S. Congress Ave.
 Suite 100
 West Palm Beach, Florida 33411
 THE COUNTRYSIDE TOWNHOMES PLAT NO. 3
 NOV 1979