

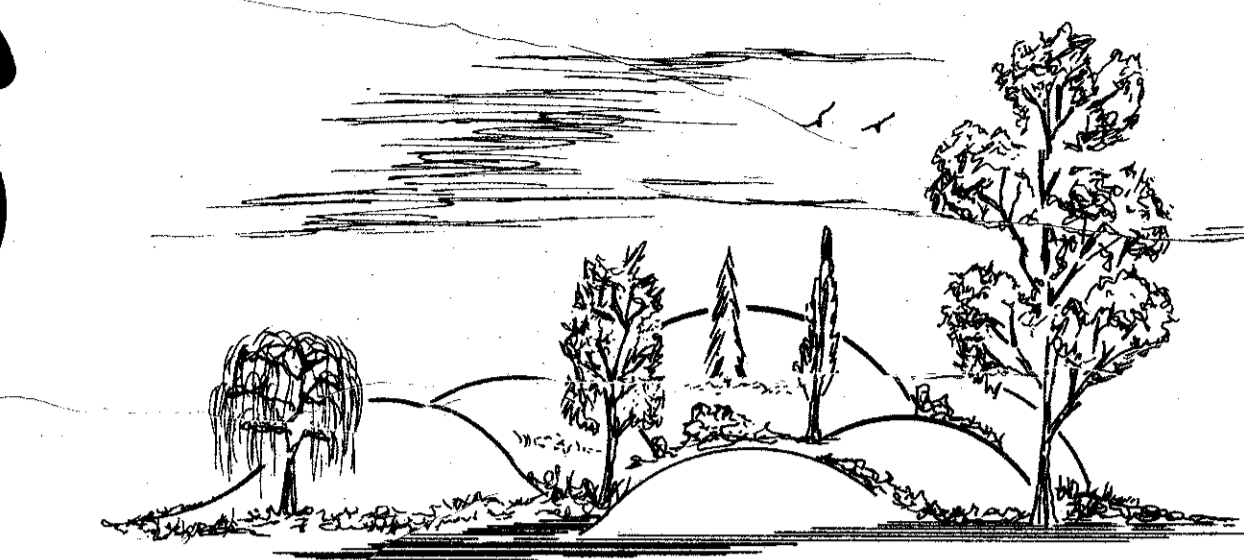
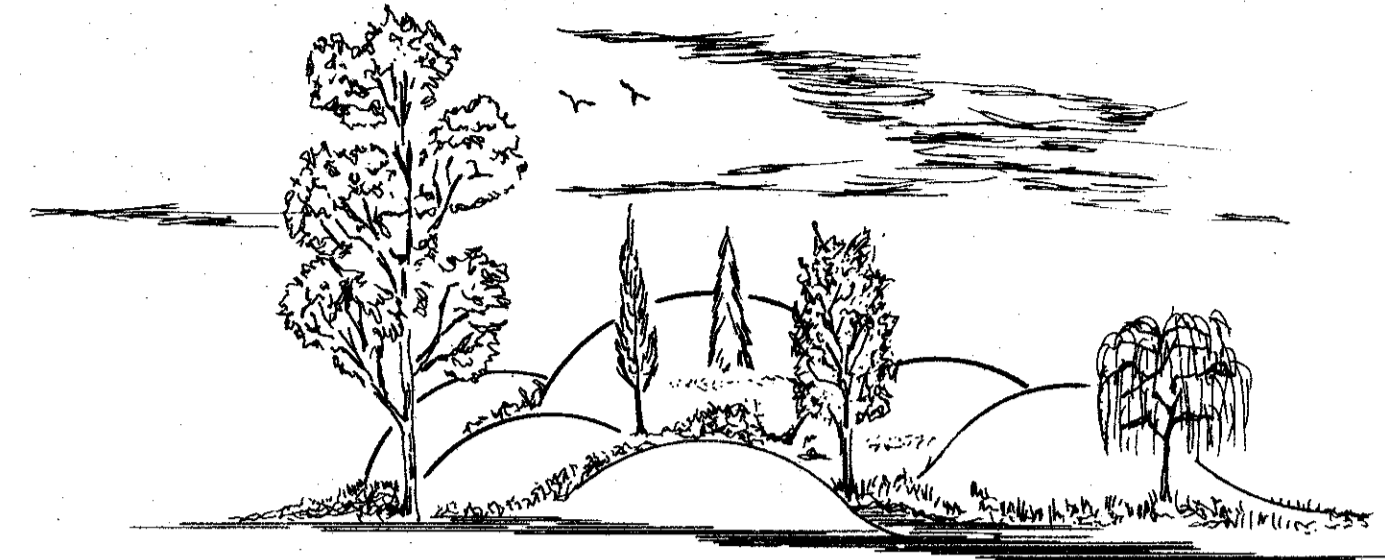
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127

# PART OF A PLANNED UNIT DEVELOPMENT

# GARDEN HILLS UNIT TWO

A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST IN PALM BEACH COUNTY, FLORIDA  
AUGUST 1982



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This was filed for record at 9:48 AM  
on the 7th day of April  
1983 and duly recorded in Plat Book  
45 Page 127+128  
Jorge S. Shureff

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Forest Hill Venture, a joint venture by and between Forest Hill Development Corp., a Florida Corporation, Green Forest Hill Corp., a Florida Corporation and Inversiones Brunante S.A. a Panamanian Corporation, authorized to do business in Florida, owner of land shown hereon, being in Section 11, Township 44 South Range 42 East Palm Beach County, Florida, shown hereon as Garden Hills Unit Two have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows.

#### 1. UTILITY EASEMENT.

The utility easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to utilities for the construction, operation, maintenance, inspection, replacement and repair of utility facilities, equipment and appurtenance.

#### 2. STREETS.

The street and access ways hereon shown as Tracts A, B and C are hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for purpose 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, the 5 foot limited access Easements as shown are hereby dedicated to the Palm Beach County Board of County Commissioners for proper purposes

#### 3. RECREATION AREA

Track K, Track L, Track M, Track I, and Track J, hereon shown, are dedicated to the Garden Hills Homeowners Association its successors and assigns for recreation in perpetuity and is the perpetual maintenance obligation of said Association.

#### 4. TRACTS

Tracts D, E, F, G and H, as shown hereon, are hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for use as common areas limited, including limited parking spaces, installation of utilities and drainage facilities in perpetuity and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named corporations have caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto by and with the authorities of its Boards of Directors, this 12 day of JANUARY, 1983

Forest Hill Development Corporation a corporation of the State of Florida  
ATTEST: [Signature] By: [Signature]  
Felix Granados Sr. President  
Carlos Granados Vice-President

Green Forest Hill Corp. a corporation of the State of Florida.  
ATTEST: [Signature] By: [Signature]  
Felix Granados Jr. President  
Carlos Granados Vice-President

Inversiones Brunante S.A. a Panamanian Corporation  
ATTEST: [Signature] By: [Signature]  
Lourdes Fernandez Acevedo de Miranda  
Eugenio R. Fernandez Vice-President

### ACKNOWLEDGEMENT

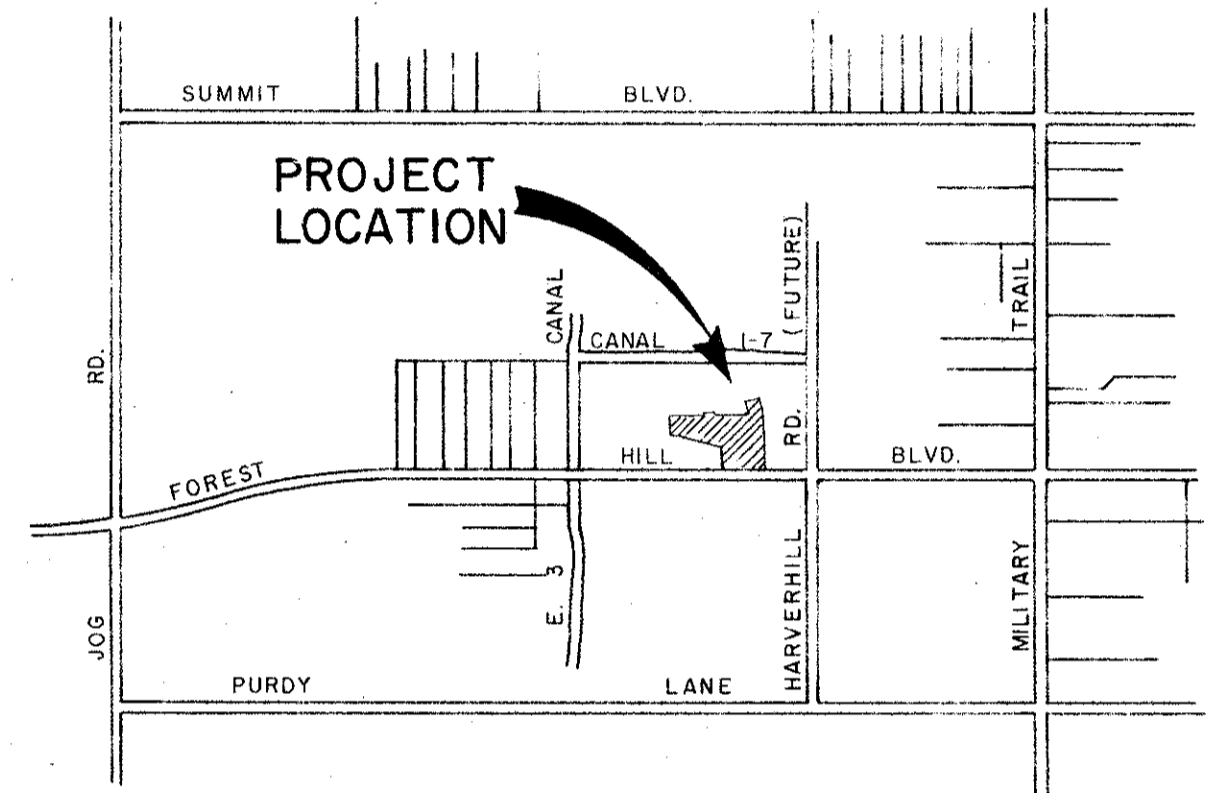
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados Sr., Felix Granados Jr., Lourdes Fernandez Acevedo de Miranda, Carlos Granados and Eugenio R. Fernandez to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Presidents and Vice-Presidents of Forest Hill Development Corp., Green Forest Hill Corp. and Inversiones Brunante S.A., Corporations, and severally acknowledge to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporations.

WITNESS my hand and official seal this 12 day of January, 1983.

My commission expires: December 25, 1983

[Signature]  
Notary Public



LOCATION MAP  
N.T.S.

### P. U. D. TABULATIONS

Total No. of Units	56
Density	5.18 du/ac
Building Coverage	14 %
Streets & Uncovered Parking	12.0 %
Open Spaces	63.0 %
Total Area	10.811 Ac.±

This Instrument prepared by:  
Eugenio R. Fernandez  
1901 S.W. 135 Ave.  
Miami, Florida 33175

### LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of Section 11, Township 44 South, Range 42 East, thence S. 01° 11' 14" E. along the East line of the North 1/2 of the Southeast 1/4 of said Section 11 a distance of 1295.47; thence N. 88° 11' 11" W. a distance of 848.17 feet; thence N. 01° 48' 49" E. a distance of 50.00 feet to the Point of Beginning; thence N. 01° 48' 49" E. a distance of 357.67 feet to the point of curvature, thence along the arc of a curve concave to the Southeast through a central angle of 05° 08' 46" and having a radius of 300.00 feet a distance of 26.94 feet to the point of tangency; thence N. 06° 57' 35" E. a distance of 84.52 feet to the point of curvature; thence along the arc of a curve concave to the Northwest through a central angle of 05° 08' 46" and having a radius of 300.00 feet a distance of 26.94 feet to the point of tangency; thence N. 01° 48' 49" E. a distance of 76.14 feet to the point of curvature; thence along the arc of a curve concave to the Northwest through a central angle of 07° 47' 08" and having a radius of 520.00 feet a distance of 70.66 feet to the point of tangency; thence N. 05° 58' 19" W. a distance of 70.00 feet; thence S. 84° 01' 41" W. a distance of 95.00 feet; thence S. 05° 58' 19" E. a distance of 113.00 feet; thence N. 85° 11' 11" W. a distance of 386.00 feet; thence N. 01° 48' 49" E. a distance of 10.00 feet; N. 88° 11' 11" W. a distance of 130.00 feet; thence S. 01° 48' 49" W. a distance of 16.00 feet; thence N. 88° 11' 11" W. a distance of 406.00 feet; thence S. 84° 53' 57" W. a distance of 12.65 feet; thence N. 88° 11' 11" W. a distance of 60.00 feet; thence S. 01° 48' 49" W. a distance of 274.96 feet; to the Point of curvature; thence along the ARC of a curve concave to the Northwest through a central angle of 05° 59' 49" and having a radius of 300,000 feet a distance of 31.40 feet to the point of tangency; thence S. 07° 48' 38" W. a distance of 80.00 feet; thence S. 01° 48' 49" W. a distance of 193.39 feet; thence S. 46° 48' 49" W. a distance of 35.36 feet; thence S. 88° 11' 11" E. a distance of 130,000 feet; thence N. 43° 11' 11" W. a distance of 35.36 feet; thence N. 01° 48' 49" E. a distance of 193.39 feet; thence N. 04° 11' 00" W. a distance of 80.00 feet to the point of curvature; thence along the arc of a curve concave to the Northeast through a central angle of 05° 59' 49" and having a radius of 300,000 feet a distance of 31.40 feet to the point of tangency; thence N. 01° 48' 49" E. a distance of 82.70 feet; thence S. 78° 51' 26" E. a distance of 530.52 feet; thence S. 01° 48' 49" W. a distance of 301.00 feet thence S. 88° 11' 11" E. a distance of 494.15 feet to the Point of Beginning, containing 10.811 acres more or less.

### SURVEYOR'S NOTES

- There shall be no building or any kind of construction or shrubs placed so as to interfere with any drainage or other utility lines
- There shall be no building or other permanent structures placed or any easements
- Indicates P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes
- Indicates P.C.P. Permanent Point.
- Indicates P.C., P.L., P.T., P.C.C. or P.R.C.
- All bearings are based on a bearing of S. 88° 24' 29" E. along the North line of the S.W. 1/4 of Sec. 12 T.W.P. 44 South, Range 42 East, Palm Beach County as shown on the right of way map of Haverhill Blvd, Road Plat Book 4 Pgs. 165-170
- Landscaping on utility Easements other than Water & Sewer must be approved by Utilities occupying same

### 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, P.C.P.'s will be set under the guarantees posted with 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.

[Signature]  
Eugenio R. Fernandez  
Registered Surveyor No. 3133  
State of Florida

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3448, Page 580 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF WE; Christian Rey-Millet and Yves Jacques Rey-Millet do hereon set our hands and seals this 25th day of January, 1983.

WITNESSES AS TO BOTH

[Signature] [Signature]  
V. R. Pickens Christian Rey-Millet  
[Signature] [Signature]  
Julius A. Jager Yves Jacques Rey-Millet

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE me personally appeared Yves Jacques Rey-Millet and Christian Rey-Millet, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 25th day of January

My commission expires: May 31, 1983

[Signature]  
Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I Gene Moore a duly licensed attorney in 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 Forest Hill Venture, that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and there are not other encumbrances.

Dated 2/23/83  
Attorney-at-Law

### APPROVALS

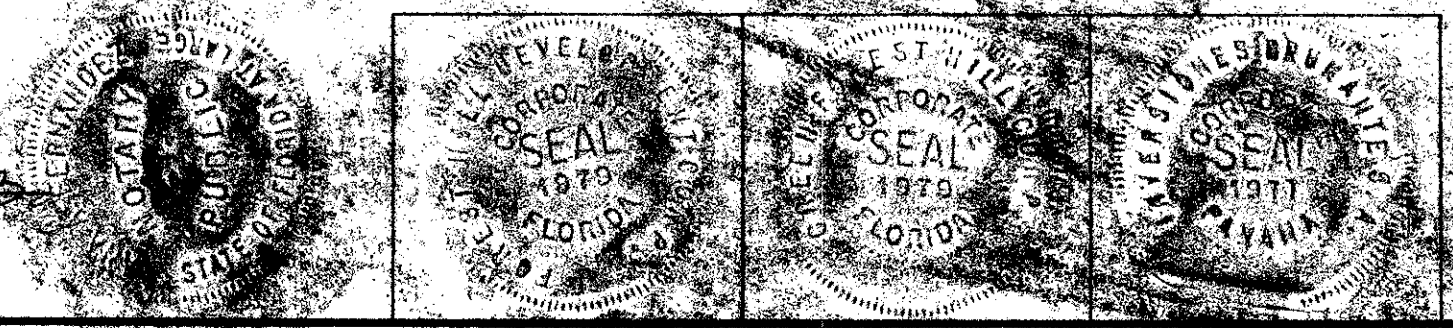
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
This plat is hereby approved for record, this 5 day of APRIL, 1983 A.D.

By: [Signature]  
Ken Spillane  
County Chairman  
Ken Spillane Vice Chairman

COUNTY ENGINEER  
This plat is hereby approved for recording, this 5 day of APRIL, 1983 A.D.

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
County Engineer



Handwritten notes: "Felix Granados Sr. 11-18-82", "Felix Granados Jr. 11-18-82", "Eugenio R. Fernandez 11-18-82"

GARDEN HILLS UNIT TWO DRAWING NO. 82052-1 SHEET OF 127