

DRAWING NUMBER
46/200

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200

PART OF A PLANNED UNIT DEVELOPMENT

GARDEN HILLS UNIT THREE



A REPLAT OF TRACTS G AND D OF GARDEN HILLS UNIT ONE AS RECORDED IN PLAT BOOK 45 PAGES 2,3 AND 4 AND A REPLAT OF TRACT C GARDEN HILLS UNIT TWO AS RECORDED IN PLAT BOOK 45 PAGES 127 AND 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND 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. JULY 1983

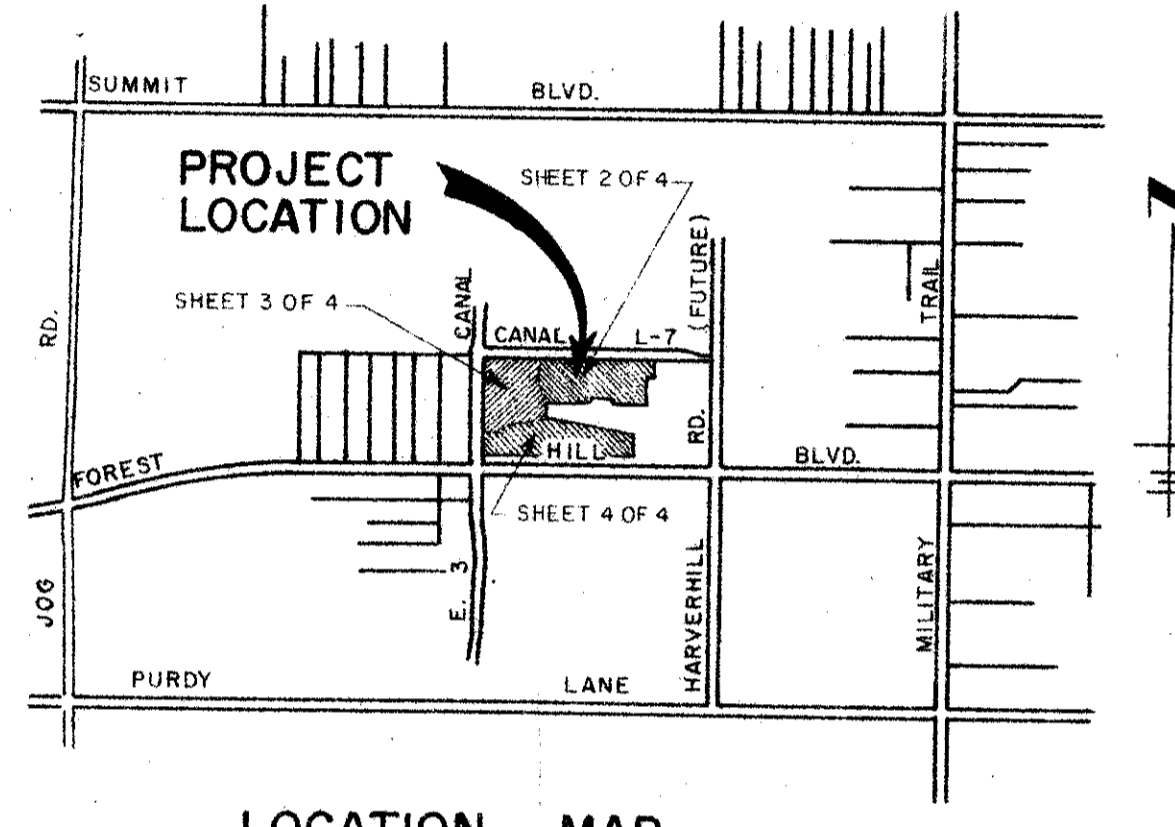
COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 8:51 A.M.
this 19 day of DECEMBER
1983 and duly recorded in Plat Book No.
46 on pages 200, 201, 202, 203
JOHN B. DUNKLE, Clerk
Barbara O. Platt

DEDICATION

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

1. UTILITY EASEMENT AND MAINTENANCE EASEMENT
Utility easements and maintenance 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 appurtenances.

2. STREETS
Street and access ways hereon shown as tracts A, B, C, D and E are hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for the 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, without recourse to Palm Beach County.



LOCATION MAP
N.T.S.

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

P. U. D. TABULATIONS

Total No. of Units	170 D.U.
Density	4.71 DU/Ac
Building Coverage	20 %
Streets & Uncovered Parking	13 %
Open Spaces	67 %
Total Area	36.12 Ac.

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 6 day of SEPTEMBER, 1983. A.D.

WITNESSES:
Virginia R. Pickens AS TO BOTH
Christian Rey-Millet
Yves Jacques Rey-Millet

LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of section 11, Township 44 South Range 42 East; thence run South 37° 33' 24" West a distance of 86.28 feet; thence run North 88° 13' 22" West a distance of 687.07 feet to the point of Beginning; thence run South 01° 46' 38" West a distance of 330.00; feet thence run North 88° 13' 22" West a distance of 60.00 feet to a Point on a curve from which a radial line bears South 88° 13' 22" East; thence along the arc of said curve, having a radius of 580.00 feet, through a central angle of 07° 44' 57" a distance of 78.44 feet to the point of tangency; thence run South 05° 58' 19" East a distance of 53.88 feet; thence run South 84° 01' 41" West a distance of 95.00 feet; thence run South 05° 58' 19" East a distance of 113.00; feet thence run North 88° 11' 11" West a distance of 386.00 feet; thence run North 01° 46' 38" East a distance of 10.00 feet; thence run North 88° 11' 11" West a distance of 130.00 feet; thence run South 01° 48' 49" West a distance of 16.00 feet; thence run North 88° 11' 11" West a distance of 406.00 feet; thence run South 84° 53' 57" West a distance of 12.65 feet; thence run South 01° 48' 49" West a distance of 192.26 feet; thence run South 78° 5' 26" East a distance of 530.52 feet; thence run South 01° 48' 49" West a distance of 301.00 feet; thence run North 88° 11' 11" West a distance of 513.50 feet; thence run South 43° 11' 11" East a distance of 35.36 feet; thence run North 88° 11' 11" West a distance of 130.00; thence run North 46° 48' 49" East a distance of 35.36 feet; thence run North 88° 11' 11" West a distance of 605.01 feet thence run North 01° 49' 05" East a distance of 1172.13 feet; thence run South 88° 13' 22" East a distance of 1735.45 feet to the point of Beginning containing 36.12 Acres more or less.

SURVEYOR'S NOTES

- Where drainage and utilities cross, the drainage has preference.
- There shall be no building or any kind of construction or trees or shrubs placed on water, sewer, drainage.
- Landscape on utility easements other than water and sewer shall be allowed only after consent of all utilities occupying same.
- Indicates P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
- Indicates P.C.P. Permanent Control Point.
- Indicates P.C., P.I., 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 Section 12 Township 44 South, Range 42 East, Palm Beach County as shown on the recorded plat of Palm Hill Villas Unit Two Plat Book 42 Pgs 98 - 99
- Landscape on utility easements other than Water and 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.

Eugenio R. Fernandez
Registered Surveyor No. 3133
State of Florida



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 6th day of September 1983, A.D.
My commission expires: May 31, 1987
V. R. Pickens
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I Gene Moore a duly licensed attorney in the State of Florida, thereby 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, Felix Granados, and Madrid Partnership, and LandMark First National Bank of Fort Lauderdale, as trustee, 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.

11/17/83
Dated
Gene Moore
Gene Moore, Attorney at Law

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record, this 13 day of December, 1983 A.D.
0250-302 By: Peggy J. Ewert
Chairman

COUNTY ENGINEER
This plat is hereby approved for recording, this 13 day of December, 1983 A.D.
ATTEST: John B. Dunkle, Clerk
BOARD OF COUNTY COMMISSIONERS
By: H. F. Kohler
County Engineer
By: Elizabeth Pickens
Deputy Clerk

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 14th day of November, 1983 A.D.

My commission expires: December 25th, 1983

Jana A. Fernandez
Notary Public