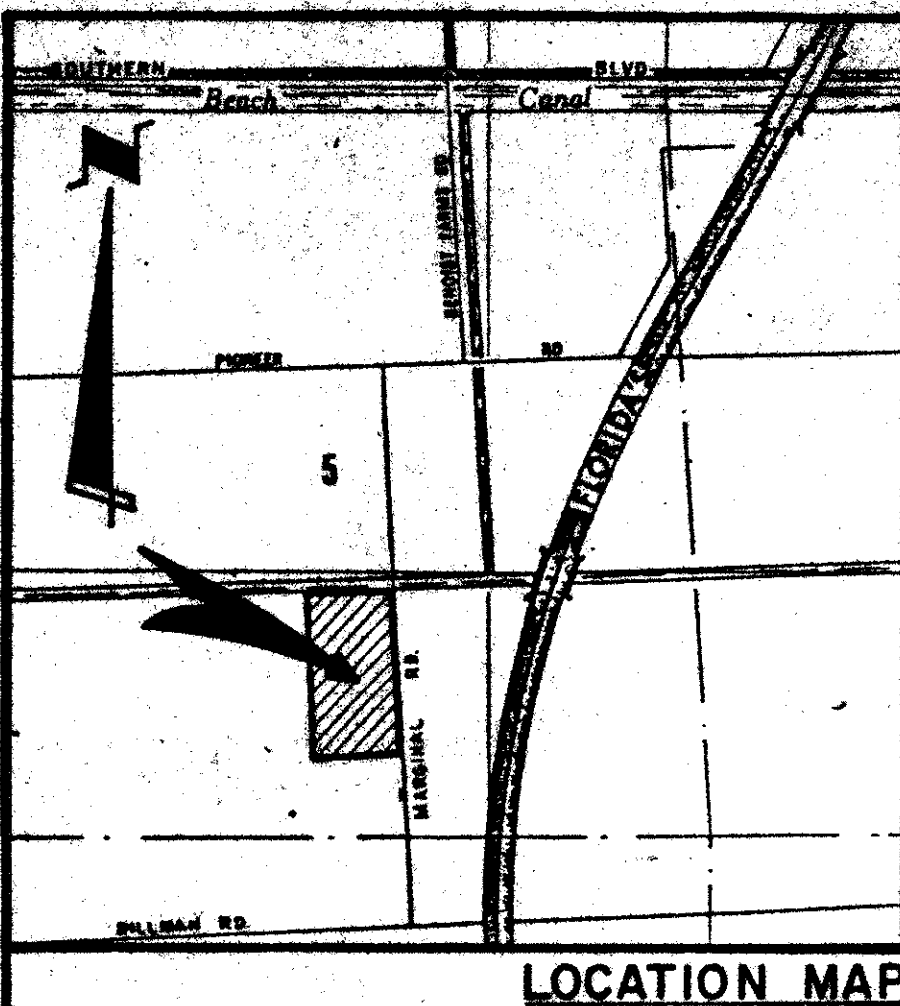


PALERMO ACRES

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF TRACTS 35 AND 46, BLOCK II, PALM BEACH FARMS CO.,
PLAT NO. 3, PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

SEPTEMBER 1985



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:23 AM on the 9th day of October 1985, and duly recorded in Plat Book No. 2, Page 46, on page 37214-31
JOHN B. DUNKLE, Clerk, Circuit Court



37

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS that Palermo Realty Inc. a Florida Corporation, together with: Lloyd J. Hatley and Irene Hatley, his wife, Vernon L. Fink and Wilda D. Fink, his wife, Dawn A. Vuicich, Richard L. Tanton and Jitka Tanton, his wife, and Robert W. Bell, All being owners of the land shown hereon, being in Section 5, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as PALERMO ACRES, being particularly described as follows:

Tracts 35 and 46, Block II, PALM BEACH FARMS CO., PLAT NO. 3, according to the Plat thereof as recorded in Plat Book 2 on Page 46 of the Public Records of Palm Beach County, Florida.

LESS HOWEVER, the East 30 feet thereof for road purposes, as described in Deed Book 1164 on Pages 232 and 233 of the Public Records of Palm Beach County, Florida.

Containing 19.086 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. STREETS

The Streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the Public for proper purposes.

2. EASEMENTS

- A. 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.
- B. Maintenance Easement - The Maintenance Easement as shown is hereby dedicated to the Palermo Acres Homeowners' Association, its successors or assigns, and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.
- C. Access Easements
 - 1. Access Easement "A" as shown is hereby dedicated to the owner of Lot 11, for the proper purposes and is the perpetual obligation of said Lot owner, without recourse to Palm Beach County.
 - 2. Access Easement "B" as shown is hereby dedicated to the owner of Lot 12 for the proper purposes and is the perpetual maintenance obligation of said Lot owner, without recourse to Palm Beach County.
 - 3. Said Access Easements "A" and "B" subject to use for access to the maintenance easement by the Palermo Acres Homeowners' Association, its successors or assigns.
- D. Perpetual Easement to Lake Worth Drainage District - The Perpetual easement to Lake Worth Drainage District as shown is hereby dedicated to the Lake Worth Drainage District for the for the construction and maintenance of drainage facilities.

3. WATER MANAGEMENT AND RECREATION PARCEL

The Water Management/Recreation Parcel shown as Parcel "A" is hereby dedicated to the Palermo Acres Homeowners' Association, its successors or assigns, for the proper purposes and is the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, The Above-Named Corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of September 1985.

Palermo Realty, Inc.
A Corporation of the State of Florida.
By: Joseph A. Palermo
Joseph A. Palermo, President

ATTEST:
Joseph A. Palermo
Joseph A. Palermo, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

Before me personally appeared Joseph A. Palermo 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 Palermo Realty, 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 30 DAY OF SEPTEMBER, 1985.

Janice Edson Gibbs
Notary Public

My commission expires: 7-30-86

IN WITNESS WHEREOF, we Lloyd J. Hatley and Irene Hatley, his wife, do hereunto set our hands and seals this 17th day of September, 1985.

WITNESS: Craig S. Pusey BY: Lloyd J. Hatley
Debbie Daniels

WITNESS: Craig S. Pusey BY: Irene Hatley
Debbie Daniels

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Lloyd J. Hatley and Irene Hatley, his wife, 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 an official seal this 17th day of September, 1985.

Janice Terry
Notary Public

My commission expires: April 16, 1989.

IN WITNESS WHEREOF, we Vernon L. Fink and Wilda D. Fink, his wife, do hereunto set our hands and seals this 18th day of September, 1985.

WITNESS: Janet R. Daniels BY: Vernon L. Fink
Will E. Johnson

WITNESS: Janet R. Daniels BY: Wilda D. Fink
Will E. Johnson

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared Vernon L. Fink and Wilda D. Fink, his wife, 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 18th day of September, 1985.

Janice Terry
Notary Public

My commission expires: April 16, 1989.

IN WITNESS WHEREOF, I Dawn A. Vuicich, do hereunto set my hand and seal this 19th day of September, 1985.

WITNESS: Janet R. Daniels BY: Dawn A. Vuicich
Janice Crowell

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared Dawn A. Vuicich, 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 19th day of September, 1985.

Janice Terry
Notary Public

My Commission expires: April 16, 1989.

IN WITNESS WHEREOF, we Richard L. Tanton and Jitka Tanton, his wife, do hereunto set our hands and seals this 17th day of September, 1985.

WITNESS: Debbie Daniels BY: Richard L. Tanton
Raymond A. Quantel

WITNESS: Debbie Daniels BY: Jitka Tanton
Raymond A. Quantel

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared Richard L. Tanton and Jitka Tanton, his wife, 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 17th day of September, 1985.

Janice Terry
Notary Public

My commission expires: April 16, 1989.

IN WITNESS WHEREOF, I Robert W. Bell, do hereunto set my hand and seal this 30 day of September, 1985.

WITNESS: Janice Edson Gibbs BY: Robert W. Bell
Kathleen A. Kearney

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME personally appeared Robert W. Bell, 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 they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 30 day of September, 1985.

Janice Edson Gibbs
Notary Public

My commission expires: 7-30-86

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

We, Stewart Title of Palm Beach County, A Title Insurance Company; duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Palermo Realty, Inc., and Robert W. Bell, Trustee, an individual; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon; and that we find that all mortgages are shown and are true and correct.

Date: Sept. 23, 1985
Leigh W. Chover
Leigh W. Chover, C.L.S.
Title Officer

LAND USE

Tabular Information

Total Acreage of Project	19.086 Acres
Total Number of Dwelling Units	12.
Gross Density of Project	0.63 Units/Acres
Percentage of Project in residential use	74.1% (Lots Area)
Building Coverage	5.8%
Percentage of Project in Street and Uncovered Parking	7.6%
Percentage of Project in Open Space (Excluding Golf Course, uncovered parking driveways, other impervious surfaces and water bodies)	65.6%
Total Area	
Uncovered Parking Areas	0.8 Acres
Water Bodies	4.5 Acres
(Including LWDD Canal L-5)	
Recreation Areas (Lake)	4.0 Acres

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record this 8 day of October, 1985

By: K. Adams
KENNETH M. ADAMS-Chairman

Attest: John B. Dunkle -Clerk

By: Ruth H. Compton
Deputy Clerk

COUNTY ENGINEER

This Plat is hereby approved for record, this 8 day of October, 1985.

By: Herbert P. Kabler
HERBERT P. KABLER, P. E., COUNTY ENGINEER

0426-000 JURNOUT REQUIRED

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS, in the Office of DONALD D. DANIELS, INC. 1547 No. Fla-Mango Road West Palm Beach, Florida 33409

Corporate Seal	Notary	Notary	Notary	Notary	Notary	Notary	Notary

REF. 2/46
OFFICE: BUSUTIL
DATE: SEPT, 1985

Donald D. Daniels, Inc.
PROFESSIONAL LAND SURVEYORS
1547 N. Florida Mango Rd. West Palm Beach, FLA. 33409 (305) 888-6308

SCALE: ---
NO. 82-052
SHT. 1 OF 3

DRAWING NUMBER: 52/37

DRAWING NUMBER: 52/37

DRAWING NUMBER: 52/37

DRAWING NUMBER: 52/37