

52/137

DRAWING NUMBER

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COUNTRYWOOD PLAT NO. 5

BEING A REPLAT OF A PORTION OF BLOCK 32 OF PALM BEACH FARMS CO., PLAT NO. 3,
P.B. 2 PGS. 45 THRU 54
IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS - JANUARY 1986

137

TABULAR DATA
TOTAL ACREAGE..... 24.1973
TOTAL DWELLING UNITS..... 126
DWELLING UNITS PER ACRE..... 5.21

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
This Plat was filed for record on 10/24/85
this 23rd day of January
1986, and duly recorded in Plat Book No.
52 on page 137-138
JOHN B. DUNKLE, Clerk Circuit Court
By [Signature], D.C.

DEDICATION AND DESCRIPTION
KNOW ALL MEN BY THESE PRESENTS THAT HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS COUNTRYWOOD PLAT NO. 5, LYING IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACTS 12, 13, 14, 19, 20, 21, 44 AND 45 AND A PORTION OF A 30.00 FOOT PLATTED RIGHT-OF-WAY NOW ABANDONED, SAID RIGHT-OF-WAY LYING NORTH AND IMMEDIATELY ADJACENT TO THE NORTH LINE OF TRACTS 44 THROUGH 48, OF THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3 ALL LYING IN BLOCK 32 OF SAID PLAT; RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 53 INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 12, BLOCK 32 OF SAID PLAT, THENCE SOUTH 1° 00' 43" EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 85 FEET OF TRACTS 12 THROUGH 16, BLOCK 32 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 00' 43" EAST ALONG SAID EAST LINE OF TRACTS 12, 21 AND A PORTION OF TRACT 44, A DISTANCE OF 1625.04 FEET, MORE OR LESS TO THE NORTHEASTERLY BOUNDARY LINE OF THE PLAT OF COUNTRYWOOD PLAT NO. 3, AS SAID PLAT IS RECORDED IN PLAT BOOK 47, AT PAGES 5, 6 and 7 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE ALONG SAID NORTHEASTERLY BOUNDARY OF SAID PLAT OF COUNTRYWOOD PLAT NO. 3 BY THE FOLLOWING NINE NUMBERED COURSES AND DISTANCES:
1. SOUTH 88° 59' 17" WEST, A DISTANCE OF 611.74 FEET; THENCE
2. NORTH 1° 00' 43" WEST, A DISTANCE OF 75.00 FEET; THENCE
3. NORTH 43° 59' 17" EAST, A DISTANCE OF 35.36 FEET; THENCE
4. NORTH 88° 59' 17" EAST, A DISTANCE OF 76.74 FEET; THENCE
5. NORTH 1° 00' 43" WEST, A DISTANCE OF 802.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" THENCE:
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.62 FEET TO A TANGENT LINE; THENCE
7. NORTH 88° 59' 17" EAST A DISTANCE OF 100.00 FEET; THENCE
8. NORTH 1° 00' 43" WEST A DISTANCE OF 263.04 FEET; THENCE
9. SOUTH 88° 59' 17" WEST A DISTANCE OF 546.30 FEET MORE OR LESS TO THE EASTERLY BOUNDARY LINE OF THE PLAT OF COUNTRYWOOD PLAT NO. 4 AS SAID PLAT IS RECORDED IN PLAT BOOK 50 AT PAGES 45 AND 46 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING FROM SAID NORTHEASTERLY BOUNDARY LINE OF SAID PLAT OF COUNTRYWOOD PLAT NO. 3 AND ALONG A PORTION OF THE EASTERLY BOUNDARY LINE OF THE PLAT OF COUNTRYWOOD PLAT NO. 4 BY THE FOLLOWING FIVE (5) NUMBERED COURSES AND DISTANCES:

1. NORTH 1° 00' 43" WEST A DISTANCE OF 150.00 FEET; THENCE
2. SOUTH 88° 59' 17" WEST A DISTANCE OF 87.16 FEET; THENCE
3. NORTH 1° 00' 43" WEST A DISTANCE OF 200.00 FEET; THENCE
4. NORTH 11° 53' 54" WEST A DISTANCE OF 61.10 FEET; THENCE
5. NORTH 1° 00' 43" WEST A DISTANCE OF 100.00 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID NORTH 85 FEET OF TRACTS 12 THROUGH 16, SAID SOUTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT CANAL 1-14; THENCE DEPARTING FROM SAID EASTERLY BOUNDARY LINE OF SAID PLAT OF COUNTRYWOOD PLAT NO. 4 AND ALONG SAID SOUTH LINE OF THE NORTH 85 FEET OF SAID TRACTS 12 THROUGH 16, NORTH 88° 59' 17" EAST, A DISTANCE OF 905.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

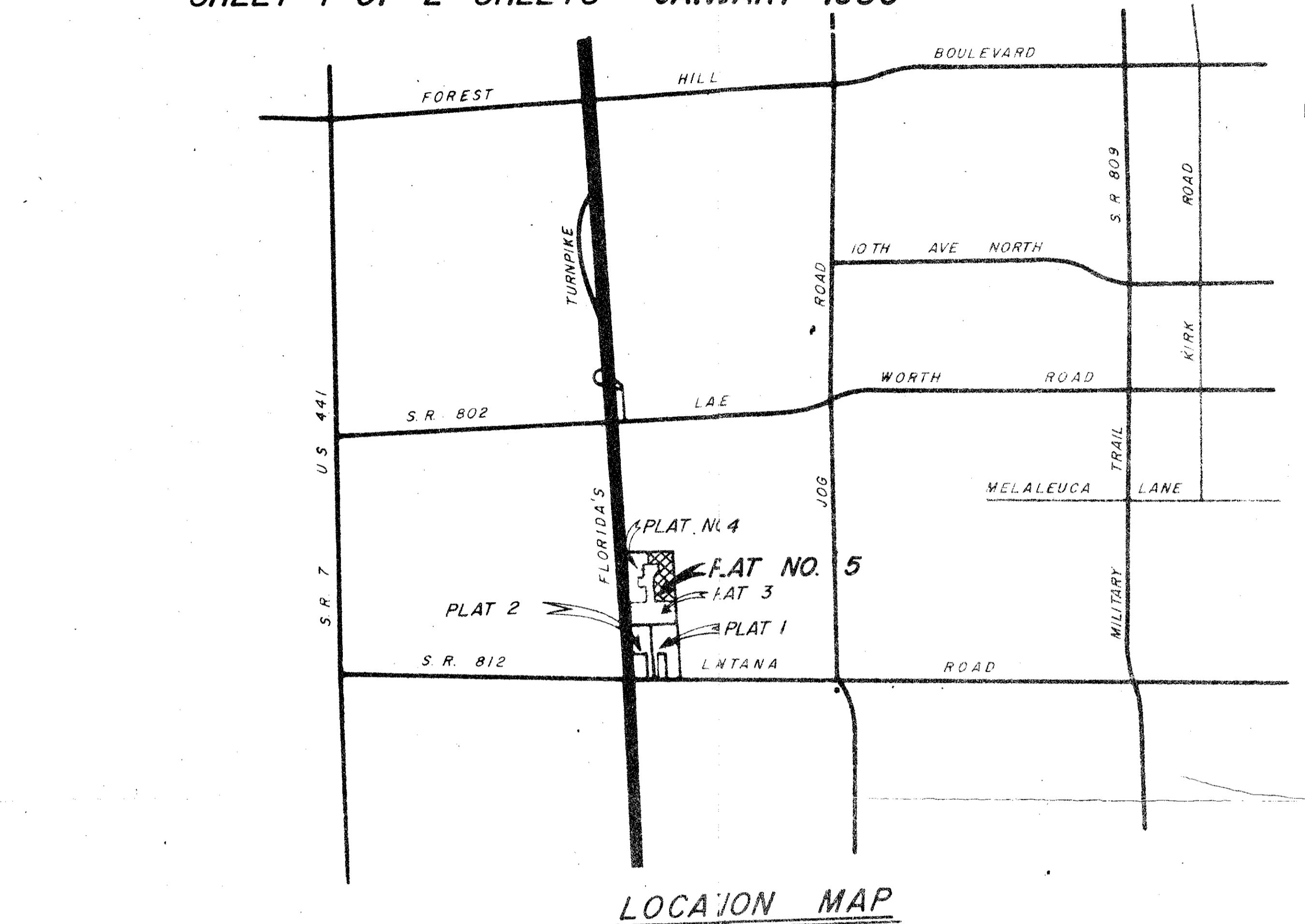
CONTAINING 24.1973 ACRES, MORE OR LESS.

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

- 1. STREETS: THE STREETS AND, TOGETHER WITH LOT 404, FOR ROAD ACCESS PURPOSES, 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. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3. DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE HOLIDAY AT LANTANA PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF October, 1985.

ATTEST:
[Signature] ASST. SECRETARY
RICHARD MONPRODE
[Signature] VICE PRESIDENT
ROBERT MONPRODE



LOCATION MAP

ACKNOWLEDGEMENTS
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT MONPRODE AND RICHARD MONPRODE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF HOVSONS, INC., A NEW JERSEY CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; AND SEVERALLY ACKNOWLEDGED TO AND BEFORE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 9th DAY OF October, 1985.
MY COMMISSION EXPIRES: April 29, 1987
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Anni W. C. Hilde, 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 HOVSONS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: November 9, 1985
[Signature]
ATTORNEY AT LAW LICENSED IN FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF JAN A.D., 1986.

BY: [Signature]
KAREN T. MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF JAN A.D., 1986.

BY: [Signature]
H.F. KAHLERT, COUNTY ENGINEER

NOTES:

- 1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:
- 2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- 4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- 6. BEARINGS CITED HEREIN ARE IN A MERIDIAN ASSUMING NORTH 88° 59' 17" EAST, ALONG THE NORTH LINE OF BLOCK 32 OF PALM BEACH FARMS CO., PLAT. NO. 3.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

I HEREBY 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 THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

DATE: Oct 8th 1985
[Signature]
JOSEPH M. TUCKER

TURNOUT REQUIRED
SIDEWALK REQUIRED

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THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI & MALAVASI ENGINEERS, INC. 1675 PALM BEACH LAKES BLVD. WEST PALM BEACH, FLORIDA PHONE 737-6546

ROSSI & MALAVASI ENGINEERS, INC.

COUNTRYWOOD PLAT NO. 5

