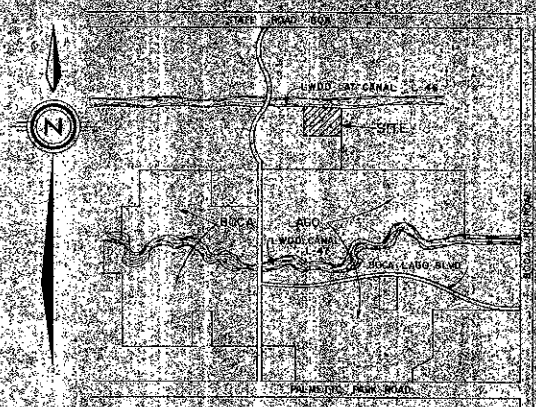


PLAT OF ESCONDIDO IV

BEING A REPLAT OF TRACTS 12 AND 13, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; AND A REPLAT OF LOT 33, BLOCK TWO, ESCONDIDO AT BOCA RATON, PLAT NO. 2, AS RECORDED IN PLAT BOOK 32, PAGES 172 THRU 174 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APRIL, 1979 SHEET 1 OF 2



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
NOTARY PUBLIC
My Comm. Expires
1981
I hereby certify that the above described instrument was duly recorded in Public Records of Palm Beach County, Florida, on this 22nd day of April, 1979.
Notary Public
Charles J. Hurd

DEDICATION

ANDREW MEN BY THESE PRESENTS THAT H.W.L., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ESCONDIDO IV, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 30, BLOCK TWO, ESCONDIDO AT BOCA RATON, PLAT NO. 2, AS RECORDED IN PLAT BOOK 32, PAGES 172, 173 & 174 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 90°00'00" SWEAST, A DISTANCE OF 660.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF LAGO NORTH DRAINAGE DISTRICT LATERAL CANAL NO. 46, THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 630.00 FEET, TO THE NORTHEAST CORNER OF LOT 36, BLOCK TWO, ESCONDIDO AT BOCA RATON, PLAT NO. 2, AS RECORDED IN PLAT BOOK 32, PAGES 172, 173 & 174 INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET, TO THE NORTHWEST CORNER OF LOT 34, BLOCK TWO, OF SAID ESCONDIDO AT BOCA RATON, PLAT NO. 2, THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 34, A DISTANCE OF 105.00 FEET, TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF ESCONDIDO IV, THENCE SOUTH 00°00'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET, TO THE SOUTHEAST CORNER OF LOT 32, BLOCK TWO, OF AFOREMENTIONED ESCONDIDO AT BOCA RATON, PLAT NO. 2, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 105.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 32, THENCE NORTH 00°00'00" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHWEST CORNER OF LOT 29, BLOCK TWO, OF AFOREMENTIONED ESCONDIDO AT BOCA RATON, PLAT NO. 2, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 630.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

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

1. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN HERETIM FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER, WATER AND DRAINAGE.

2. THE INTERNAL ROAD RIGHTS OF WAY (TRACT B), AS SHOWN ARE HEREBY DEDICATED TO THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC., FOR PAVED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, AND ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

3. TRACT "A", AS SHOWN, IS HEREBY DEDICATED TO THE ESCONDIDO HOMEOWNERS ASSOCIATION, INC., TO BE USED AS A DRAINAGE EASEMENT AND FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. THE UNIMPROVED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONDUIT AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, H.W.L., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, LEO HANOU, AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF APRIL, 1979.

Leo Hanou
President
John J. ...
Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Leo Hanou* AND *John J. ...* TO ME WELL KNOWN AND KNOWN TO ME AS BEING THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE ABOVE NAMED H.W.L., INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENTS AS PRESIDENT AND VICE-PRESIDENT RESPECTIVELY OF SAID H.W.L., INC. AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORROBORATIVE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUS AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 1979.
NOTARY PUBLIC, *John J. ...*
MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY CONSENT TO AND CONFORM TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE UNDERSIGNED, AND AGREES THAT HIS MORTGAGE, WHICH IS RECORDED IN PUBLIC RECORD BOOK 3015, PAGE 1204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: *George M. Tsouroukian*
GEORGE M. TSOUROUKIAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE M. TSOUROUKIAN, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT GEORGE M. TSOUROUKIAN EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF APRIL, 1979.

NOTARY PUBLIC *David Lane Bennett*
MY COMMISSION EXPIRES 12th August 1981

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *David H. ...* PRESIDENT OF *Palms Beach ...* DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT THE TITLE IS VESTED IN H.W.L., INC., A FLORIDA CORPORATION, AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES ON SAID PROPERTY ARE SHOWN AND ARE TRUE AND CORRECT.

BY: *David H. ...*

DATE: 10th DAY OF May, 1979

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE HEREIN SHOWN SURVEY IS A TRUE AND CORRECT SURVEY OF SAID PROPERTY, AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT I HAVE BEEN ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT RECORDS OF THE SURVEY HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT RECORDS OF THE SURVEY HAVE BEEN PLACED WITH THE PALM BEACH COUNTY ENGINEER'S OFFICE AND THE COUNTY CLERK'S OFFICE AND FURNISHED TO THE COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION AND TO THE COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION AND TO THE COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.

DATED: 11th DAY OF MAY, 1979.

BY: *John J. ...*
SURVEYOR

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED AND RECORDED THIS 20th DAY OF May, 1979.

BY: *John J. ...*
COUNTY CLERK

BY: *John J. ...*
COUNTY ENGINEER

BY: *John J. ...*
COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION

0241-300

4/152 1535
PLB

EDM ENGINEERING & MAPPING, INC.
PLAT OF ESCONDIDO IV
DATE: APRIL 1979
SCALE: 1" = 40'

