

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OF

WATERSIDE ESTATES  
(A Townhouse Community)

Palm Beach County, Florida

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CORONET DEVELOPMENT CORPORATION is the owner of certain property to be hereinafter known as WATERSIDE ESTATES, located in the County of Palm Beach, Florida and more particularly described as follows:

Tracts 5, 6 and 7 of MODEL LAND COMPANY'S SUBDIVISION of Section 20, Township 44 South, Range 43 East, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 5, Page 79, L285 and excepting therefrom the North 40 feet of Tracts 5, 6 and 7 for canal right-of-way and less the West 33 feet of Tract 7 for road right-of-way.

hereby make the following declaration of Protective Covenants, Conditions and Restrictions covering the above-described real property, specifying that this declaration shall constitute a covenant running with the land described above and that this declaration shall be binding upon the undersigned and upon all persons deriving title through the undersigned. These protective covenants, during their lifetime, shall be for the benefit of and limitations upon all present and future owners of the real property.

1. All of the land described above less all of the land described in Exhibit "A" to be Townhouse Units, shall be known as common property, such common property shall consist of the roadways, parking areas and all unimproved areas. This common property will be owned by Waterside Homeowners Association, Inc., a corporation not for profit organized under the laws of the State of Florida, hereinafter referred to as the Association. The common property is being conveyed to the Association by the undersigned by a separate instrument recorded simultaneously herewith. The Association shall administer such property in keeping with the Declaration as well as the Articles of Incorporation and By-Laws of Waterside Homeowners Association, Inc., together with the Rules and Regulations promulgated by the Association.

2. The undersigned is conveying to the Association certain items of personal property to be known as limited common property. This limited common property shall consist of the water and sewer lines going from the point of connection of same to each structure containing the townhouse units to the point of connection of same to the central water distribution and sewage collection lines of Palm Beach County, Fl. These items of personal property shall be administered by the Association for the benefit of the owners of the four (4) separate townhouse units in each structure. The expense of repair, replacement, cleaning and maintenance of these lines for a particular structure shall be borne equally by the four (4) owners of the townhouse units located in such structure. Upon the expenditure of funds by the Association for any such purpose each townhouse owner in the structure shall be assessed for his share in the expense. The assessment shall be due and payable thirty (30) days after billing, and all sums unpaid after thirty (30) days shall bear interest at the rate of ten (10%) percent per annum from the date when due until paid. All payments upon account shall be first applied to interest and

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Instrument prepared by:  
Robert M. Lewis, Atty  
251 Royal Palm Way  
P O Box 2437  
Palm Beach, Fl 33480

PALM BEACH REC 2849 PAGE 887

then to the assessment payment first due. The Association shall have the right to file a lien against the property of the owner who shall fail to make his required assessment payments. The lien for unpaid assessments shall also secure costs and reasonable attorney's fees incurred by the Association incident to the collection of such assessment or enforcement of such lien.

3. Each owner at Waterside will own fee simple title to his townhouse each of which shall be located in a structure containing four (4) separate townhouse units. Ownership of these units shall be separated by a party-wall agreement to be filed in the Public Records of Palm Beach County, Florida. The townhouse units are additionally identified by the surveys attached hereto as part of Schedule "B".

4. No townhouse owner shall in any way deface or change the color of the exterior of his townhouse. Exterior walls, roof and the fencing around the courtyard are to be maintained by each townhouse owner in quality condition at all times. Failure to maintain the townhouse in such manner will result in a thirty (30) day notice to the townhouse owner from the Association setting forth the items to be corrected. In the event the notice is not adhered to by the owner, or the owner does not file suit within the thirty (30) days to stop the Association, the Association may, contract to have such work performed and the townhouse owner will be charged for the invoices delivered by such contractors together with any reasonable costs to the Association. The Association shall have the right to file a lien for non-payment of such charges in which event the townhouse owner shall be responsible for attorneys' fees and costs. Each townhouse owner covenants and agrees that he will decorate the exterior of the dwelling upon his property in a color and finish similar to and consistent with the color and finish of the other owner's townhouse. If a townhouse owner shall desire to decorate the exterior in a color and finish other than that originally supplied by the building at the time of construction of the townhouse units, then the consent in writing of the other townhouse owners shall be obtained prior to said decoration changes being effected, and in addition, if there shall be any mortgages upon a townhouse unit, then the consent in writing of any and all holders of first mortgages shall also be required prior to such change in decoration being affected. Nothing herein shall be construed to require a townhouse owner to obtain any approval in writing or otherwise for the painting of exterior of his townhouse in a color and finish consistent and compatible with the color and finish of the other townhouse units. Normal maintenance of the roof of the townhouse units such as cleaning, re-coating or repainting, shall be done uniformly and at the same time for the entire roof of the building upon agreement of three (3) of the four (4) townhouse owners. The expense of such maintenance shall be borne proportionately by the townhouse owners. The proration shall be determined by the ratio of square footage of each townhouse units roof to the total of the entire of the total building. In the event of damage or destruction which is confined to the roof area wholly within the dimensions of one (1) townhouse unit, the repair or replacement shall be at the expense of the said townhouse unit owner. If the damage or destruction of adjacent roof areas is caused by the negligence or wilful misconduct of any one (1) townhouse owner, such negligent owner shall bear the entire cost of repair or replacement. If any townhouse owner shall neglect or refuse to pay his share, or all of such cost in case of negligence or wilful misconduct, any other affected townhouse owner may have such roof repaired or replaced and shall be entitled to a lien on the townhouse of the other unit owner so failing to pay for the amount of such defaulting owner's share of the repair or replacement cost. If a townhouse owner shall give, or shall have given a mortgage or mortgages upon his property, then the mortgagee shall have the full right at his option to exercise the rights of his mortgagor as an owner hereunder and, in addition, the right to add to the outstanding balance of such mortgage any amounts paid by the mortgagee for repairs hereunder and not reimbursed to said mortgagee by the townhouse owners.

5. Property and casualty insurance on each townhouse structure shall be maintained through the Association so as to protect each owner at the lowest reasonable cost. Each townhouse owner will be assessed annually for the insurance premium covering his dwelling structure, which insurance shall be in an amount equal to the maximum insurance replacement value, excluding foundation and excavation costs. The assessment for insurance shall be due and payable when billed which shall be sixty (60) days prior to the expiration date of the policy covering each building at Waterside. Assessments and installments on such assessments paid on or before thirty (30) days after the date when due shall not bear interest, but all sums not paid on or before thirty (30) days after the date when due shall bear interest at the rate of ten (10%) percent per annum from the date when due until paid. All payments upon account shall be first applied to interest and then to the assessment payment first due. The Association shall have the right to file a lien against the property of such owner who shall fail to make his required assessment payments. The lien for unpaid assessments shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. Property and casualty insurance shall be purchased via the Association on a master policy basis which will cover all of the townhouse structure. The master policy shall insure all property conveyed by the undersigned at the time of the closing on the townhouse structure. Each townhouse structure owner shall insure any contents placed in the townhouse structure after the closing as well as any additions made in or to the townhouse structure by the owner as each owner may desire. The Association shall also purchase such insurance as may be necessary on the common property to protect the Association and the townhouse owners. Such insurance will be handled in the same method as set forth above. In the event of any casualty loss, the Homeowners Association shall be the agent of all owners and shall adjust such loss on their behalf. All of the townhouse buildings and improvements shall be insured in any amount equal to the maximum insurable replacement value, excluding foundation and excavating costs, as determined annually by the Board of Directors of the Association. Such coverage shall afford protection against the loss or damage by fire and other hazards covered by a standard extended coverage endorsement and flood insurance, if required.

6. Each townhouse owner shall automatically become a member of Waterside Homeowners Association, Inc., by virtue of acceptance of the deed of conveyance to his townhouse. As a member of such Association, said owner shall be governed by the Articles of Incorporation, By-Laws and Rules and Regulations of the Association.

7. The Association shall collect a semi-annual charge from each townhouse owner. This charge shall be used to maintain the common property and shall be defined as being "current expenses" within the terms of the By-Laws for Waterside Homeowners Association, Inc. Current expenses shall include lawn and landscape maintenance for the common property and other expenses incurred in the maintenance and operation of Waterside property. The charge shall be that which is set by the Association which may be modified from time to time in keeping with the necessary adjustments in the amount required to properly maintain and operate Waterside property. Each townhouse owner shall be responsible for paying his assessment charge on a current basis. Failure to pay the assessment shall result in the imposition of a lien upon his townhouse by the Association for such sum and in this event the Association shall be entitled to attorneys' fees and costs. In addition to the semi-annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the costs of any repair or replacement of any portion of the common property provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a members' meeting duly called for this purpose under the terms set forth in the By-Laws of Waterside Homeowners Association, Inc.

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8. Each townhouse owner shall have perpetually the full, free right to the use and enjoyment of all of the common property owned by the Association. This shall include but not be limited to a right of ingress and egress over all of the common property. This right of ingress and egress throughout the common property shall also extend to all invitees and guests of the townhouse owner. This use is, however, subject to the right of the individual townhouse owner to the exclusive use of parking spaces as assigned by the Association.

9. All Mortgagees of townhouse owners shall specifically have a complete right of access to all of the common property for the purpose of ingress and egress to any and all townhouses upon which they have a mortgage loan.

10. When the Mortgagee of a first mortgage of record or other purchaser of a townhouse obtains title to the dwelling as a result of foreclosure of the first mortgage, or by a deed taken in lieu of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for any delinquent assessments due the Association pertaining to such townhouse or chargeable to the former townhouse owner of such parcel which became due prior to acquisition of title as a result of the foreclosure or by a deed taken in lieu of foreclosure until said townhouse is either sold or leased by the first mortgage holder. Such unpaid assessments shall be deemed to be a common assessment, collectible from all of the townhouse owners including such acquirer, his successors and assigns.

11. Easements are specifically provided throughout the common property for any and all necessary utility services that may be necessary.

12. The undersigned shall retain sole control of the Association until all of the contemplated improvements have been completed and sales have been closed on ninety-five (95%) percent of the units. The owners of units shall be entitled to elect one (1) member to the Board of Directors of the Association after fifty (50%) percent of the units are sold and closed, and a majority of the Board when ninety-five (95%) percent of the units are sold. During the period the undersigned has sole control of the Association, it has the sole right to amend this declaration of protective covenants, conditions and restrictions without requirement of the joinder of any townhouse owner. Provided, however, written joinder and consent of all mortgagees of any property in Schedule "B" shall be required. Further, the undersigned shall have veto power on any act of the Board of Directors as long as the Developer owns units on any decision of the Board that affects the marketability of any units still owned by the undersigned.

13. The undersigned has arranged for the wiring in conduits capable of furnishing master cable television system to Waterside. Each owner shall be responsible for any charges for the use of such master antenna cable television facility. In no event shall any exterior radio or television antennas be permitted.

14. Any lien referred to in this Declaration shall not be effective unless and until same has been recorded in the Public Records of Palm Beach County, Florida.

15. In the event a townhouse unit is damaged, through an act of God or other casualty, that unit owner shall promptly cause and allow his townhouse to be repaired and rebuilt substantially in accordance with the original architectural plans and specifications. It shall be the duty of the Association to use insurance proceeds on the units to accomplish such repair and rebuilding of the townhouse unit to comply with this responsibility.

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These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date these covenants are recorded after which time they shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the townhouses and their mortgagees has been recorded agreeing to change the covenants in whole or in part, except as otherwise provided in Paragraph 11 above.

Enforcement shall be by action against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The party bringing the action shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney.

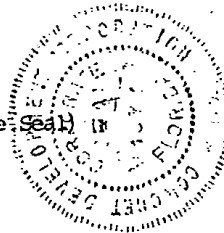
Invalidation of any one of these covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

PALM OFF  
BEACH REC 2849 PAGE 891

CORONET DEVELOPMENT CORPORATION has caused this instrument to be executed by its duly authorized officer and its corporate seal to be affixed on the 26<sup>th</sup> day of April, 1978.

CORONET DEVELOPMENT CORPORATION

BY Arthur M. Kligler  
Arthur M. Kligler, President



(Corporate Seal)

STATE OF FLORIDA )  
                          ) ss:  
COUNTY OF PALM BEACH)

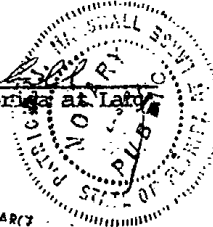
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that on this day personally appeared ARTHUR M. KLIGLER, President of CORONET DEVELOPMENT CORPORATION, a Florida corporation, to me well known to be the individual who acknowledged as said President for and on behalf of said corporation as its duly authorized officer for the purposes therein expressed and affixed thereto the corporate seal.

WITNESS my hand and official seal the 26<sup>th</sup> day of April, 1978.

Patricia A. ...  
Notary Public, State of Florida at Large

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT. 25 1979  
BONDED THRU GENERAL INS. UNDERWRITERS



PALM BEACH REG 2043 PAGE 892

DESCRIPTION

LOT 1A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 49.00 FEET; THENCE SOUTH 228.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE EAST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE WEST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 893.

PREPARED BY:  
SVH  
DATE:  
4/6/78



JOB NO:  
77-353  
D- 1334

DESCRIPTION

LOT 1B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM BEACH COUNTY  
REC 2849 PAGE 894

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1335

DESCRIPTION

LOT 1C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 895

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1336

DESCRIPTION

LOT 1D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

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BEACH REC 2849 PAGE 856

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

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DESCRIPTION

LOT 2A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM OFF BEACH REC 2849 PAGE 857

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

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DESCRIPTION

LOT 2B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 858

PREPARED BY:  
SVH  
DATE:  
4/6/78



JOB NO:  
77-353  
D-1339

DESCRIPTION

LOT 2C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM OFF BEACH REC 2849 PAGE 899

Revised 4-13-78

PREPARED BY:  
SVH

DATE:  
4/6/78



DATE OF PRINT

APR 13 1978

JOB NO:  
77-353

D- 1340

DESCRIPTION

LOT 2D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 900

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
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DESCRIPTION

LOT 3A (PROPOSED PLAT OF WATERSIDE ESTATES)  
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A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM OFF BEACH REC 2849 PAGE 901

PREPARED BY: SVH		JOB NO: 77-353
DATE: 4/6/78		D- 1341

DESCRIPTION

LOT 3B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1353 SQUARE FEET.

PALM OFF  
BEACH REC 2849 PAGE 902

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1342

DESCRIPTION

LOT 3C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 6 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 342.00 FEET; THENCE SOUTH 150.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE WEST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM OFF  
BEACH REC 2849 PAGE 903

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1343

DESCRIPTION

LOT 3D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 6 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 342.00 FEET; THENCE SOUTH 117.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE WEST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 964

PREPARED BY:  
SVH  
DATE:  
4/6/78



JOB NO:  
77-353  
D- 1344

DESCRIPTION

LOT 4A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 21.50 FEET; THENCE SOUTH 150.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE EAST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE WEST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 965

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D-1345

DESCRIPTION

LOT 4B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 21.50 FEET; THENCE SOUTH 117.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE EAST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE WEST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 9-6

PREPARED BY:  
SVH  
DATE:  
4/6/78



JOB NO.  
77-353  
D-1346

DESCRIPTION


LOT 4C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 103.50 FEET; THENCE SOUTH 150.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE WEST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2845 PAGE 907

PREPARED BY: SVH		JOB NO: 77-353
DATE: 4/6/78		D- 1347

DESCRIPTION

LOT 4D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 103.50 FEET; THENCE SOUTH 117.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 33.00 FEET; THENCE WEST 41.00 FEET; THENCE NORTH 33.00 FEET; THENCE EAST 41.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 908

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1348

DESCRIPTION

LOT 5A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 20.11 FEET; THENCE SOUTH 59.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM OFF  
BEACH REC 2849 PAGE 909

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1349

DESCRIPTION

LOT 5B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 20.11 FEET; THENCE SOUTH 18.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 910

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1350

DESCRIPTION


LOT 5C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 86.11 FEET; THENCE SOUTH 59.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 911

<b>PREPARED BY:</b> SVH		<b>JOB NO.:</b> 77-353
<b>DATE:</b> 4/6/78		D-1351

DESCRIPTION

LOT 5D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 86.11 FEET; THENCE SOUTH 18.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM OFF  
BEACH REC 2849 PAGE 912

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1352

DESCRIPTION

LOT 6A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 95.11 FEET; THENCE SOUTH 68.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE-POINT OF BEGINNING.

CONTAINING 1.353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 913

<b>PREPARED BY:</b> SVH		<b>JOB NO:</b> 77-353
<b>DATE:</b> 4/6/78		<b>D-</b> 1353

DESCRIPTION

LOT 6B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 95.11 FEET; THENCE SOUTH 27.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING..

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 914

PREPARED BY:  
SVH  
DATE:  
4/6/78



JOB NO:  
77-353  
D- 1354

DESCRIPTION

LOT 6C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 161.11 FEET; THENCE SOUTH 68.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 915

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D-1355

DESCRIPTION

LOT 6D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 161.11 FEET; THENCE SOUTH 27.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 916

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D- 1356

DESCRIPTION

LOT 7A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 170.11 FEET; THENCE SOUTH 59.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH SEC 2848 PAGE 917

<b>PREPARED BY:</b> SVH		<b>JOB NO:</b> 77-353
<b>DATE:</b> 4/6/78		<b>D-</b> 1357

DESCRIPTION

LOT 7B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 170.11 FEET; THENCE SOUTH 18.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH OFF REC 2849 PAGE 918

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D-1358

DESCRIPTION

LOT 7C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SCUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 236.11 FEET; THENCE SOUTH 59.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 919

PREPARED BY:

SVH

DATE:

4/6/78



JOB NO:

77-353

D. 1359

DESCRIPTION

LOT 7D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 236.11 FEET; THENCE SOUTH 18.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM OFF BEACH REC 2849 PAGE 920

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1360

DESCRIPTION

LOT 8A (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 245.11 FEET; THENCE SOUTH 68.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 921

<b>PREPARED BY:</b> SVH		<b>JOB NO:</b> 77-353
<b>DATE:</b> 4/6/78		<b>D- 1365</b>

DESCRIPTION

LOT 8B (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACT 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE¼) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 245.11 FEET; THENCE SOUTH 27.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE EAST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE WEST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2049 PAGE 922

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1361

DESCRIPTION

LOT 8C (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EAST-ERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 311.11 FEET; THENCE SOUTH 68.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 923

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1362

DESCRIPTION

LOT 8D (PROPOSED PLAT OF WATERSIDE ESTATES)

A PORTION OF TRACTS 6 & 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$ ) OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 40 FEET TO A POINT IN THE EAST-ERLY RIGHT OF WAY LINE OF FLORIDA MANGO ROAD; THENCE SOUTH 0°-22'-20" EAST ALONG THE EAST RIGHT OF WAY LINE OF FLORIDA MANGO ROAD 55.00 FEET; THENCE EAST 311.11 FEET; THENCE SOUTH 27.25 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 41.00 FEET; THENCE WEST 33.00 FEET; THENCE NORTH 41.00 FEET; THENCE EAST 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1353 SQUARE FEET.

PALM BEACH REC 2849 PAGE 924

Records Verified  
Palm Beach County, Fla.  
John B. Darkie  
Clerk Circuit Court

PREPARED BY:  
SVH

DATE:  
4/6/78



JOB NO:  
77-353

D- 1363