

## **DECLARATION OF UNITY OF TITLE**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the Town of Highland Beach pertaining to the issuance of building permits and regulating building construction activities, the undersigned, Gunther K. Buerman and Margaretha Buerman, being the owners of all of the following described real property situated in the Town of Highland Beach, County of Palm Beach and State of Florida:

The South 100 feet of the North 2350 feet of Section 4, (measured at right angles to the North line thereof), Township 47 South, Range 43 East, lying East of the centerline of State Road A1A, the Right of Way of which road was conveyed to State of Florida by deed, recorded in Deed Book 578, Page 129, Public Records of Palm Beach County, Florida, which property is situated in the Town of Highland Beach, Palm Beach County, Florida. Also described as: The North 100 feet of the South 645 feet of Government Lot 5 of State Road 140 and also described as City Lot No. 49.

Parcel #: 24-43-47-04-00-005-0060

AND

That part of the South 100 feet of the North 2450 feet of Section 4, (measured at right angles to the North line thereof) Township 47 South, Range 43 East, Palm Beach County, Florida, lying East of the Easterly right-of-way line of State Road 140, together with any right, title or interest of Grantor, if any, in and to land lying within the right-of-way of State Road 140 (A-1-A) to the center line thereof.

Parcel #: 24-43-4 7-04-00-005-0070

does hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as DECLARATION OF UNITY OF TITLE, as to the following particulars:

- a. That the aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereinafter be regarded and is hereby declared to be unified under one title as an indivisible building site.
- b. That all said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately.
- c. Any sale, assignment, transfer or conveyance of the property shall be in its entirety as one parcel of land.
- d. The Unity of Title Declaration shall constitute a covenant to run with the land in perpetuity.
- e. That the Unity of Title Declaration will not be in effect until approved by the Town Commission of the Town of Highland Beach.

- f. That the Unity of Title shall be binding upon the Declarer, heirs, successors and assigns, until such time as the Unity of Title Declaration may be released with the approval of the Town Commission of Highland Beach.

The undersigned also agrees that this instrument shall be placed of record in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Signed, sealed, witnessed and acknowledged this 11th day of May, 2023.

WITNESSES:

Cheryl A. Gabler  
Name: Cheryl A. Gabler

Alejandra Pena  
Name: Alejandra Pena

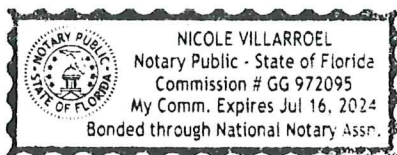
By: Gunther K. Buerman  
Gunther K. Buerman

By: Margaretha Buerman  
Margaretha Buerman

STATE OF FLORIDA )  
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 11th day of May, 2023, by Gunther K. Buerman and Margaretha Buerman, who executed the foregoing for the purposes stated herein. He/She is personally known to me \_\_\_\_ or have produced Florida Driver License(s) as identification.

My Commission Expires: \_\_\_\_\_



Nicole Villarroel  
Notary Public – State of Florida

Name: Nicole Villarroel

APPROVED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH

\_\_\_\_\_  
Natasha Moore, Mayor  
Town of Highland Beach

Attest:

\_\_\_\_\_  
Lanelda Gaskins, Town Clerk