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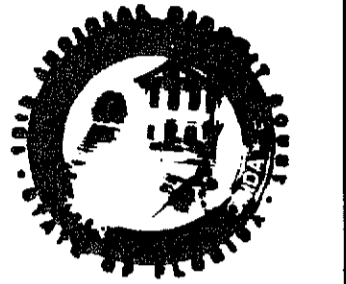
# RED MOUNTS

BEING A REPLAT OF A PORTION OF TRACT 43, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 TOGETHER WITH THE NORTH 25 FEET OF THE 50 FOOT ABANDONED ROAD RIGHT OF WAY ADJACENT TO THE SOUTH BOUNDARY THEREOF, AS ABANDONED IN DEED BOOK 1148, PAGES 146 THROUGH 148 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JUNE - 2010

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:18 P.M.  
THIS 19 DAY OF SEPTEMBER  
A.D. 2011 AND DULY RECORDED  
IN PLAT BOOK 112 ON  
PAGES 112 AND 113  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 1 OF 2



### DEDICATIONS AND RESERVATIONS:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, OWNER OF THE LAND SHOWN HEREON AS RED MOUNTS, BEING A REPLAT OF A PORTION OF TRACT 43, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 TOGETHER WITH THE NORTH 25 FEET OF THE 50 FOOT ABANDONED ROAD RIGHT OF WAY ADJACENT TO THE SOUTH BOUNDARY THEREOF, AS ABANDONED IN DEED BOOK 1148, PAGES 146 THROUGH 148 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B-2, MOUNTS P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 165 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°59'59"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 584.74 FEET; THENCE N.89°00'02"E. ALONG THE NORTH LINE OF SAID MOUNTS P.U.D., A DISTANCE OF 235.00 FEET; THENCE N.00°59'59"W. ALONG A LINE 470.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 43, BLOCK 6, A DISTANCE OF 586.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-51 CANAL (WEST PALM BEACH CANAL), AS RECORDED IN DEED BOOK 954, PAGE 117 OF SAID PUBLIC RECORDS; THENCE N.88°19'13"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 235.26 FEET; THENCE S.00°59'59"E., A DISTANCE OF 12.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,39,130 SQUARE FEET OR 3.194 ACRES, MORE OR LESS.

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

#### 1. PARCEL A

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HER SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

#### 2. PRIVATE STREET

TRACT R, AS SHOWN HEREON IS HEREBY RESERVED BY MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND THE PERPETUAL MAINTENANCE OBLIGATION IS AS DEFINED IN THAT ROAD USE AND MAINTENANCE DECLARATION RECORDED IN OFFICIAL RECORD BOOK 24111, PAGE 145B OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, OWNER OF THE LANDS SHOWN HEREON AS RED MOUNTS, DO HERETO SET MY HAND AND SEAL THIS 29 DAY OF August 2011.

WITNESS: Robert Bailes  
BY: Michael McDonald  
MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED  
WITNESS: David P. Lindley  
DAVID P. LINDLEY, SURVEYOR

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF August 2011.

MY COMMISSION EXPIRES: Feb. 8, 2012 Telisa Runyan  
NOTARY PUBLIC

COMMISSION NUMBER: #20 744227 Telisa Runyan  
PRINT NAME



### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 19th DAY OF September 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, J. MICHAEL MARSHALL, 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 IN MICHAEL MCDONALD, AS TRUSTEE OF THE JUNE M. MCDONALD LIVING TRUST AGREEMENT U/A/D JUNE 28, 2000, AS AMENDED, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9-7-11

J. Michael Marshall  
J. MICHAEL MARSHALL  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 9/8/11

David P. Lindley  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB#3591

### TABULAR DATA:

TOTAL AREA OF THIS PLAT	3.194 ACRES
AREA OF PARCEL A	2.924 ACRES
AREA OF TRACT R	0.270 ACRES

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591 P.R.M.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S00°59'59"E ALONG THE EAST LINE OF TRACT B-2, MOUNTS P.U.D. AS RECORDED IN PLAT BOOK 109, PAGES 165 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- N - DENOTES NORTHING
- E - DENOTES EASTING

OWNER: Michael McDonald  
OWNER NOTARY: \_\_\_\_\_  
COUNTY ENGINEER: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_

