

43/198

P.U.D. TABULATION

TOTAL AREA = 10.39 ACRES
OPEN SPACE (REC. AREA) = 6.28 ACRES
DWELLING UNITS = 50
MAXIMUM DENSITY = 4.81 UNITS

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS E. PERRY AND JOHN E. FREEMAN, OWNERS OF THE LAND HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WALDEN POND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, THENCE SOUTH 0°12'14" WEST, ALONG THE NORTH-SOUTH QUARTER LINE A DISTANCE OF 367.65 FEET; THENCE NORTH 89°55'50" EAST, DISTANCE OF 35.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE NORTH 89°55'50" EAST, A DISTANCE OF 626.81 FEET; THENCE SOUTH 0°08'17" WEST, A DISTANCE OF 736.54 FEET; THENCE NORTH 89°55'42" WEST, A DISTANCE OF 613.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE WITH A BEARING OF NORTH 0°12'14" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; (SAID LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER LINE) A DISTANCE OF 448.67 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93 FEET, A CENTRAL ANGLE OF 5°38'11", AN ARC LENGTH OF 286.75 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 10.39 ACRES, MORE OR LESS.

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

1. STREETS

- A. TRACT S-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
B. TRACT S-2 FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WALDEN POND PROPERTY OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2. EASEMENTS

- A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. WATER MANAGEMENT TRACT

- THE WATER MANAGEMENT TRACT, SHOWN HEREON AS TRACT W-1, IS DEDICATED TO THE WALDEN POND PROPERTY OWNERS ASSOCIATION FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

4. RECREATION AREAS

- THE RECREATION TRACTS, SHOWN HEREON AS TRACT R-1, R-2 & R-3, ARE HEREBY DEDICATED TO THE WALDEN POND PROPERTY OWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

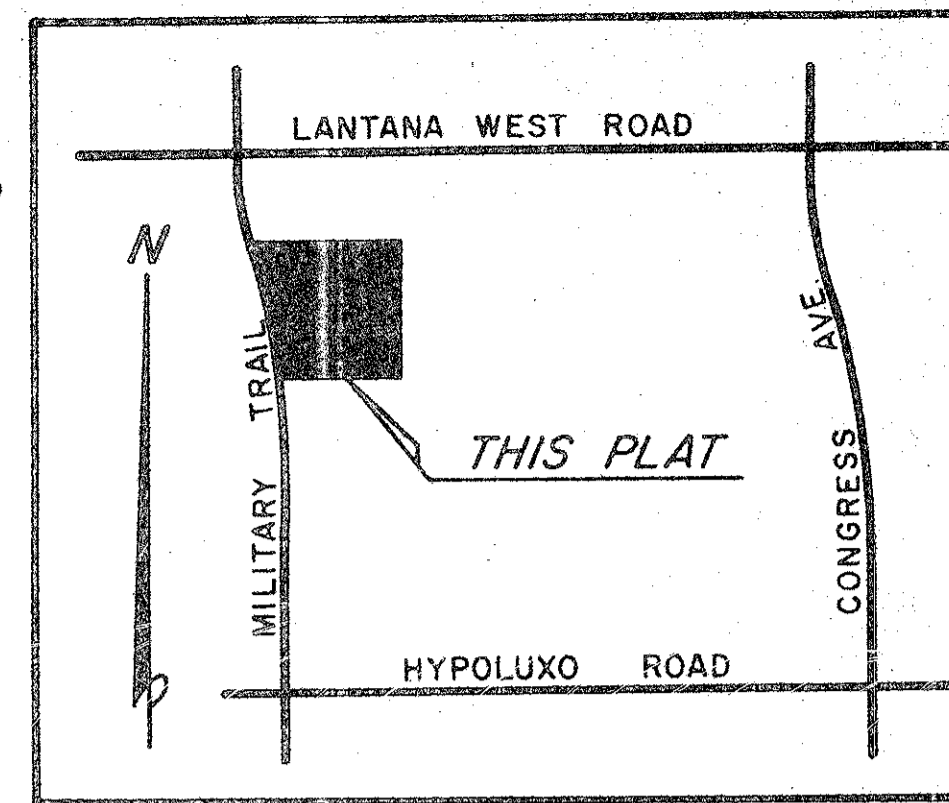
IN WITNESS WHEREOF, WE THOMAS E. PERRY AND JOHN E. FREEMAN, DO HEREUNTO SET OUR HANDS AND SEALS THIS 12 DAY OF Feb 1982.

Witness signatures: Connie Schualdt, Karen L. Karwan, Thomas E. Perry, John E. Freeman

PLAT OF WALDEN POND, P.U.D.

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

MICHAEL B. SCHORAH & ASSOCIATES, INC. CONSULTING ENGINEERS & PLANNERS SHEET ONE OF TWO SHEETS



VICINITY SKETCH (NTS)

198

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 9:57 A.M. this 4 day of February 1982 and duly recorded in Plat Book No. 49 on Page 198-199. John B. Dunkle, Clerk Circuit Court By: [Signature] D.C.

NOTES:

- 1. THERE SHALL BE NO TREES, SHRUBS OR STRUCTURES BUILT OR PLACED ON UTILITY AND OR DRAINAGE EASEMENTS.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
3. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE INDICATED.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol] PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol]
5. BEARING REFERENCE: THE CENTERLINE OF MILITARY TRAIL HAS AN ASSUMED BEARING OF SOUTH 0°12'14" WEST, AS DEPICTED ON THE ROAD RIGHT-OF-WAY MAPS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS E. PERRY AND JOHN E. FREEMAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF Feb 1982.

MY COMMISSION EXPIRES: 8/18/82 [Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLIER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3414 AT PAGE 1563 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I HEREBY DO HEREUNTO SET MY HAND AND SEAL THIS 13 DAY OF February 1982.

Witness signatures: Donald A. Hoffe, Marion M. Janousek, Thomas L. Kendig, MARTIN JANOUSEK, MORTGAGEE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARION JANOUSEK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF February 1982.

July 27 1982 [Signature] NOTARY PUBLIC

SURVEYORS CERTIFICATION

THIS IS TO 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 THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

[Signature] JOSEPH M. TUCKER REGISTERED SURVEYOR No. 3285 STATE OF FLORIDA

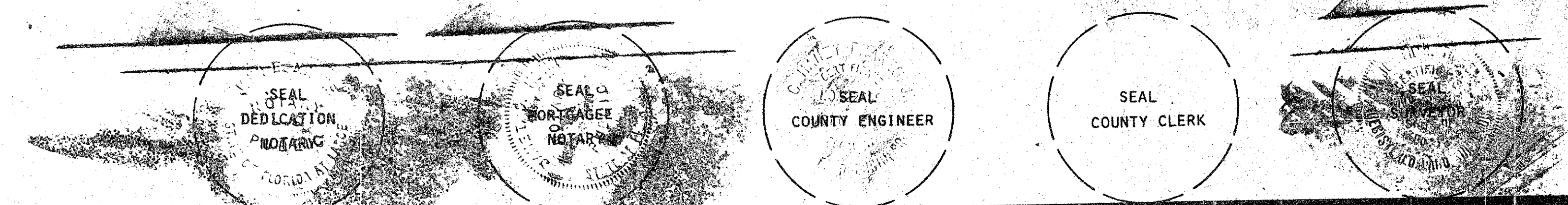
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, JOHN E. MARKE, 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 TOM E. PERRY AND JOHN E. FREEMAN; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

January 29, 1982 [Signature] JOHN E. MARKE ATTORNEY AT LAW

Handwritten notes: 2550-001, FEE \$35 PER UNIT MUST BE PAID, THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER OF RICHARD L. SHEPARD AND ASSOC., INC., 2510 S. E. 2ND AVENUE, BOYNTON BEACH, FLORIDA AND JOHN A. MCELROY IN THE OFFICE OF: [Signature]



Logo for MICHAEL B. SCHORAH & ASSOCIATES, INC. ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS. 1850 FOREST HILL BLVD. SUITE 205 WEST PALM BEACH, FLORIDA 33406. PHONE: (305) 968-0080