

# PINE SPRINGS

## PLAT NO. 2

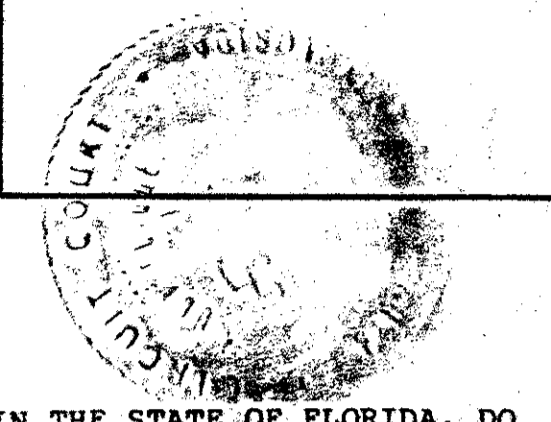
A RESUBDIVISION OF A PORTION OF BLOCK 77,  
PALM BEACH FARMS COMPANY, PLAT NO. 3, (P.B. 2, Pp. 45-54)

IN SECTIONS 18 & 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST,

PALM BEACH COUNTY, FLORIDA

SHEET 1 of 2 — AUGUST, 1983

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:52 A.M.  
THIS 26th DAY OF OCTOBER  
AD, 1983 AND DULY RECORDED  
IN PLAT BOOK 46 ON PAGES  
140 AND 41.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY *Juliana P. Platt, DC*



### TITLE CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOEL P. KOEPEL, 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 ENGLE LYON INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO OTHER ENCUMBRANCES THAN THE MORTGAGES SHOWN HEREON.

DATE: 10/9/83

BY: *Joel P. Koepel*  
JOEL P. KOEPEL

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH 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.

DATE: 9-29-83

BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: "□"
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: "○"
- THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
- BEARINGS SHOWN HEREON REFER TO S.00°00'47"E. ALONG THE EAST LINE OF BLOCK 77.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF October, A.D. 1983.

BY: *Ken Spillias*  
KEN SPILLIAS, CHAIRMAN VICE  
0297-300

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF October, 1983.

BY: *H. F. Kahert*  
H. F. KAHERT, COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *Elizabeth Richards*  
ELIZABETH RICHARDS, DEPUTY CLERK

**BENCH MARK**  
land surveying and mapping, inc.  
101 PALM BEACH, FLORIDA

**PLAT OF**  
**PINE SPRINGS, PLAT NO. 2**

OWN: 140  
SCALE: NONE  
DATE: AUG 83  
SHEET: 1 OF 2

DEDICATION:  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE LYON INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON LYING IN SECTIONS 18 AND 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE SPRINGS, P.U.D., A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 99, 100 AND 125, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PINE SPRINGS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 199 AND 200, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°01'00" WEST, ALONG THE WEST LINE OF SAID TRACTS 100 AND 125, A DISTANCE OF 43.00 FEET; THENCE, NORTH 89°59'07" EAST, PARALLEL WITH THE NORTH LINES OF SAID TRACTS 99 AND 100, A DISTANCE OF 177.12 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND WHOSE RADIUS POINT BEARS S90°42'27"E; THENCE, EASTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 149°08'57", A DISTANCE OF 199.94 FEET TO THE END OF SAID CURVE; THENCE, NORTH 89°59'00" EAST, A DISTANCE OF 75.22 FEET; THENCE, SOUTH 00°00'17" EAST, A DISTANCE OF 210.00 FEET; THENCE, SOUTH 43°44'52" EAST, A DISTANCE OF 211.93 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID PINE SPRINGS PLAT NO. 1; THENCE, SOUTH 89°32'55" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 23739 FEET; THENCE, SOUTH 89°59'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 105.00 FEET; THENCE, NORTH 70°33'04" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 53.03 FEET; THENCE, SOUTH 89°59'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING 3.89 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- STREETS: PINE SPRINGS DRIVE IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT AS SHOWN ARE HEREBY DEDICATED TO THE CONCORD GREEN II HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION AREA AND LANDSCAPING AREA DESIGNATED AS PARCEL B, AS SHOWN IS HEREBY DEDICATED TO THE CONCORD GREEN II HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' BUFFER IS HEREBY DEDICATED FOR LANDSCAPE AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCORD GREEN II HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

### MORTGAGEE'S CONSENT

STATE OF DELAWARE )  
COUNTY OF ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1800, PAGE 1091 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF OCTOBER, A.D., 1983.

ATTEST: *Patricia A. Byers*  
PATRICIA A. BYERS, ASST. SECRETARY

BY: *Steve Fahs*  
U.S. HOME CORPORATION  
A DELAWARE CORPORATION  
VICE PRESIDENT  
STEVE FAHS

### ACKNOWLEDGEMENT

STATE OF DELAWARE )  
COUNTY OF ) SS

BEFORE ME PERSONALLY APPEARED STEVE FAHS AND PATRICIA A. BYERS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED U.S. HOME CORPORATION, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, A.D., 1983.

BY: *W. D. Dumm*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3890 AT PAGE 2992 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF October, 1983.

ATTEST: *E. Betty McGhee*  
FIRST AMERICAN BANK AND TRUST  
BY: *John R. Grieb*  
JOHN R. GRIEB

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN R. GRIEB AND E. BETTY MCGHEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF THE FIRST AMERICAN BANK AND TRUST AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF October, 1983.

BY: *Walter J. Grier*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/31/85

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF October, 1983.

ATTEST: *Patricia Jones*  
PATRICIA JONES, ASST. SECRETARY  
BY: *Alec Englestein*  
ALEX ENGLESTEIN, PRESIDENT

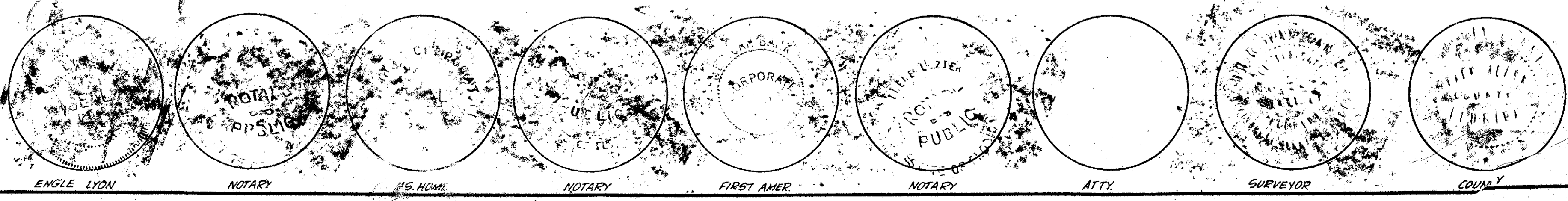
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ENGLE LYON INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF October, 1983.

BY: *Clara H. Arnold*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: June 3, 1985



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46/140

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