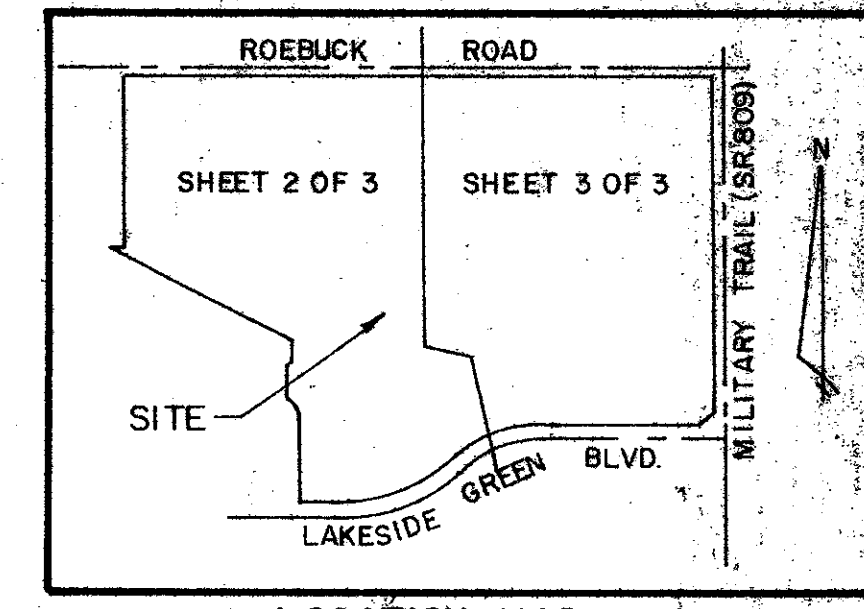


50/105

# THE PALM CLUB WEST - VILLAGE II

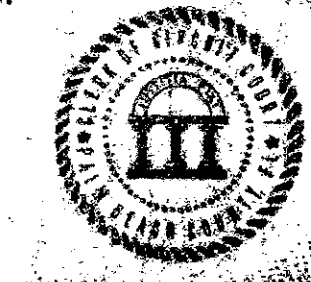
## A PART OF LAKESIDE GREEN - P.U.D.

SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 3



105

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:13 AM  
THIS 15th DAY OF FEBRUARY  
AD. 1985 AND DULY RECORDED  
IN PLAT BOOK 52 ON PAGES  
10516, AND 10517  
JOHN B. DUNKLE, CLERK  
By *[Signature]* D.C.



### SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 2144-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
THIS 21st DAY OF JANUARY 1985.  
*[Signature]*  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

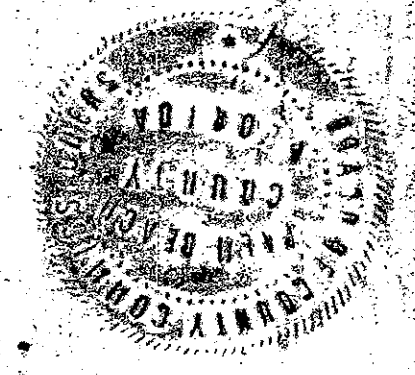
### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF February 1985.  
BY: *[Signature]*  
KENNETH M. ADAMS, CHAIRMAN

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF February 1985.  
BY: *[Signature]*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *[Signature]*  
DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2928 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

### P.U.D. TABULAR DATA

TOTAL ACREAGE	55.14	AC.
TOTAL UNITS	164	UNITS
GROSS DENSITY	2.92	DU/A
BUILDING COVERAGE	6.47	AC.
STREETS & UNCOVERED PARKING	0.82	AC.
WATER BODIES	15.24	AC.
TOTAL OPEN SPACE	39.85	AC.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNIANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION, AND CENTER PROPERTIES, L.T.D., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS THE PALM CLUB WEST, SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S88°23'48"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 516.64 FEET; THENCE S01°38'43"W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH A LINE PARALLEL TO AND 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID PARALLEL LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF ROEBUCK ROAD; THENCE S88°23'48"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 2155.86 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S01°58'43"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 938.92 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT 10.00 FOOT WIDE ROAD DEDICATED FOR MILITARY TRAIL AS SHOWN ON FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. RECORDED IN PLAT BOOK 40 ON PAGES 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°08'17"W, ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID ROAD DEDICATION; THENCE S01°58'43"W, ALONG SAID WEST LINE, A DISTANCE OF 235.85 FEET TO THE NORTHEAST CORNER OF TRACT "B", OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D.; THENCE N88°08'17"W, ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 10.00 FEET; THENCE S46°51'45"W, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "B", A DISTANCE OF 27.05 FEET; THENCE S01°43'47"W, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. (SAID NORTHERLY LINE, ALSO, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAKESIDE GREEN BOULEVARD); THENCE N88°18'43"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 245.00 FEET (245.38 FEET CALCULATED); THENCE S88°52'03"W (888°52'02"W CALCULATED), CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.25 FEET; THENCE N88°18'43"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 435.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 475.55 FEET; THENCE S00°10'00"W ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°18'10", A DISTANCE OF 306.00 FEET; THENCE S54°25'37"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET; THENCE S00°10'00"W, CONTINUING ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°19'06", A DISTANCE OF 253.34 FEET; THENCE N88°21'17"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 175.00 FEET; THENCE N43°21'17"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 35.36 FEET TO THE NORTHWEST CORNER OF SAID FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. AND THE INTERSECTION WITH THE EAST LINE OF FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D. AS RECORDED IN PLAT BOOK 36 ON PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N81°38'43"E, ALONG SAID EAST LINE, A DISTANCE OF 230.29 FEET; THENCE N88°21'17"W, RADIAL TO THE NEXT DESCRIBED CURVE AND CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE AFOREMENTIONED CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 180.00 FEET AND A LONG CHORD BEARING OF N88°21'17"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, A DISTANCE OF 103.96 FEET TO THE INTERSECTION WITH A NON-TANGENT LINE; THENCE N01°38'43"E, ALONG SAID NON-TANGENT LINE AND SAID EAST LINE OF FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D., A DISTANCE OF 141.08 FEET; THENCE N26°19'00"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 24.89 FEET; THENCE N01°38'43"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 77.84 FEET TO THE NORTHEAST CORNER OF SAID FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D.; THENCE N63°41'00"W, ALONG THE NORTHEASTERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 2 OF LAKESIDE GREEN - P.U.D., A DISTANCE OF 729.21 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°20'00", A DISTANCE OF 88.36 FEET; THENCE N01°38'43"E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 515.07 FEET; THENCE N43°22'33"W, A DISTANCE OF 35.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.514 ACRES, MORE OR LESS.

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

- TRACTS A AND B, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- TRACTS S-1, S-2, S-3, S-4 AND S-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS TRACTS T-1 AND T-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE WATER MANAGEMENT TRACTS, TRACTS C AND D, AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESIDE GREEN PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, WATER MAINTENANCE AND DRAINAGE EASEMENT PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS E, F, G AND H, THE RECREATION TRACTS, SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CLUB WEST VILLAGE II HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS I, J, K AND THE 25' BUFFER ZONE ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKESIDE GREEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, K. HOVNIANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF December, 1984.

ATTEST: *[Signature]* BY: *[Signature]*  
CAROLYN S. JONES, ASSISTANT SECRETARY FRANK J. STEINITZ, SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNIANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 20 DAY OF December, 1984.  
MY COMMISSION EXPIRES: 6/19/88 *[Signature]*  
NOTARY PUBLIC

IN WITNESS WHEREOF, I, H. MICHAEL, A GENERAL PARTNER OF CENTER PROPERTIES, L.T.D., FLORIDA LIMITED PARTNERSHIP, DO HEREBY SET MY HAND AND SEAL THIS 26th DAY OF December, 1984.

WITNESS: *[Signature]* H. MICHAEL, GENERAL PARTNER  
WITNESS: *[Signature]*

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED H. MICHAEL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF CENTER PROPERTIES, L.T.D., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH PARTNER OF SAID PARTNERSHIP, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF December, 1984.  
MY COMMISSION EXPIRES: 5/20/89 *[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

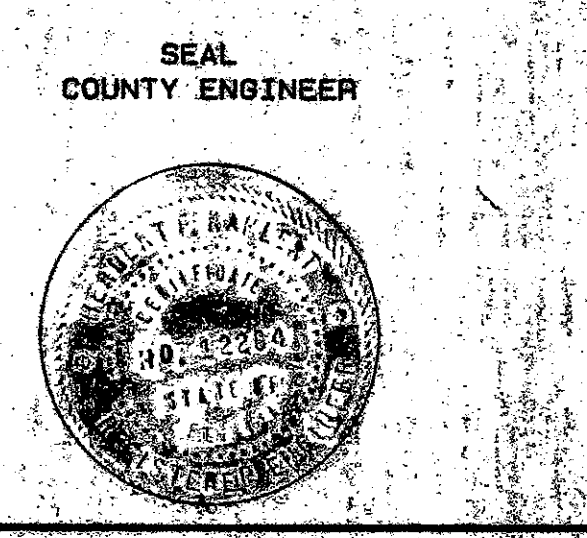
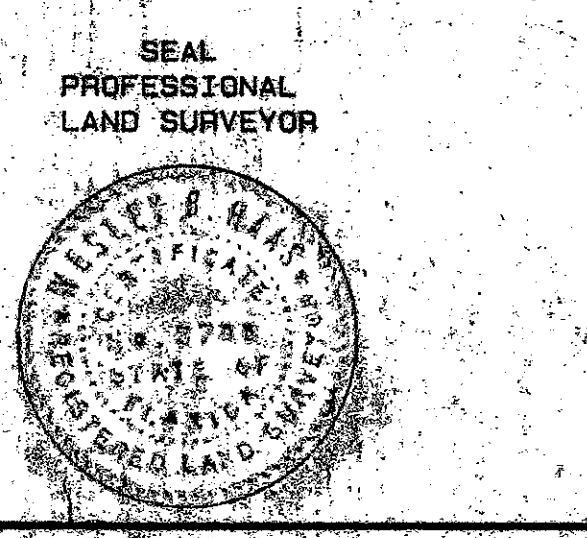
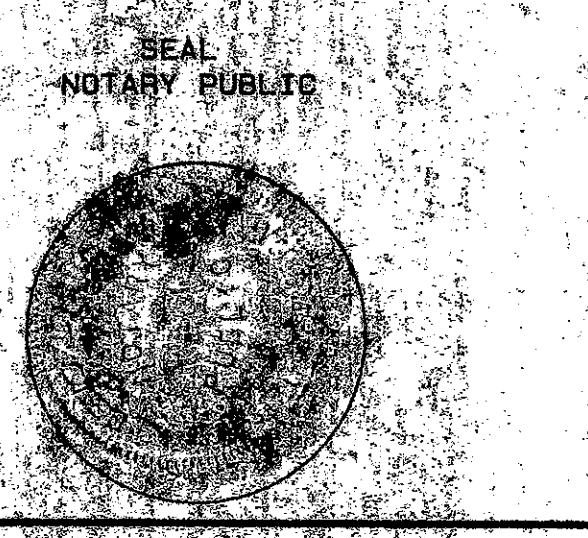
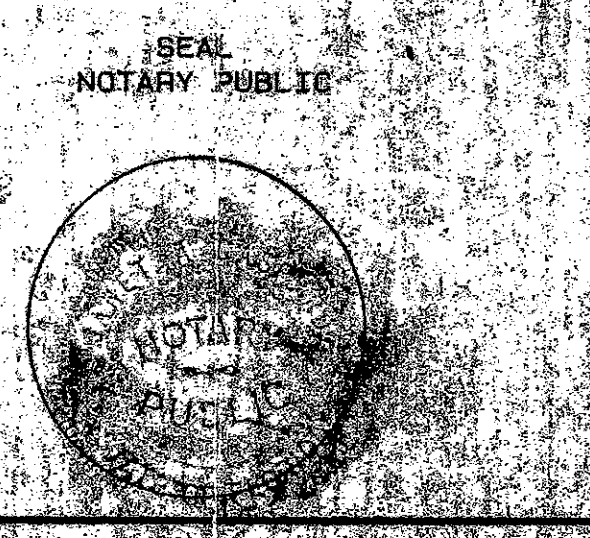
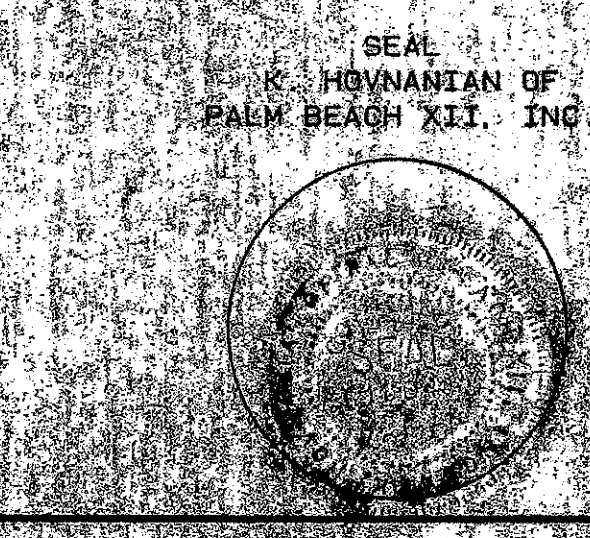
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, GARY L. KORNFELD, 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 K. HOVNIANIAN OF PALM BEACH XII INC. AND CENTER PROPERTIES, L.T.D.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD.

DATE: 1/2/85 BY: *[Signature]*  
GARY L. KORNFELD, ESQUIRE  
FOR THE FIRM  
LEVY, SHAPIRO, KNEEN, KINGCADE, P.A.

### SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S01°58'43"W ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL. U.E. DENOTES UTILITY EASEMENT. D.E. DENOTES DRAINAGE EASEMENT. L.A.E. DENOTES LIMITED ACCESS EASEMENT. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS: (FOUND) SHOWN THIS: P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THIS: ( )
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.



*[Signature]* 0265-310  
50/105

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	D.M.W.	DATE	NOV 1984
CHECKED	D.M.W.	SCALE	AS SHOWN
DRAWING NO	84-01-33	THE PALM CLUB WEST-VILLAGE II A PART OF LAKESIDE GREEN-PUD	

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER