

POND PLACE

BEING A REPLAT OF A PORTION OF TRACT 70 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 66

PALM BEACH COUNTY, FLORIDA
January, 1985
SHEET ONE OF ONE

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:30 PM this 31st day of MAY, 1985 and duly recorded in Plat Book 51 on page 38



JOHN B. DUNKLE
Clerk Circuit Court
By: *[Signature]*

APPROVALS
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF MAY, 1985.
BY: *[Signature]*
KEN SPILLAS, CHAIRMAN

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF MAY, 1985.
BY: *[Signature]*
ROBERT F. KILBERT, P.E.,
COUNTY ENGINEER

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION. B. THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4185 AT PAGE 571 - 574 AND PAGE 575 - 578, OFFICIAL RECORD BOOK 4298 AT PAGE 1378 - 1381, OFFICIAL RECORD BOOK 4441 AT PAGE 1028 - 1034, OFFICIAL RECORD BOOK 4240 AT PAGE 571-574 AND PAGE 575-578 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 VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF APRIL, 1985.

BARNETT BANK OF PALM BEACH COUNTY, FLORIDA
BY: *[Signature]*
EARL HAYWOOD, VICE PRESIDENT

ATTEST: *[Signature]*
TRACY BARNETT, CLERK

0398-000

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED EARL HAYWOOD AND 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 VICE PRESIDENT OF BARNETT BANK OF PALM BEACH COUNTY, 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 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.

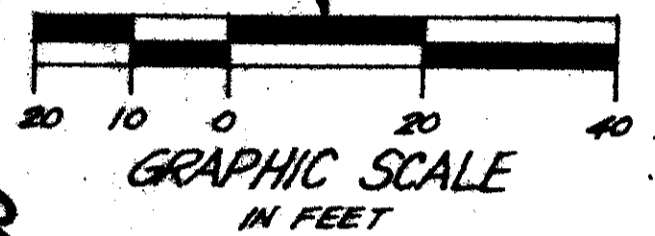
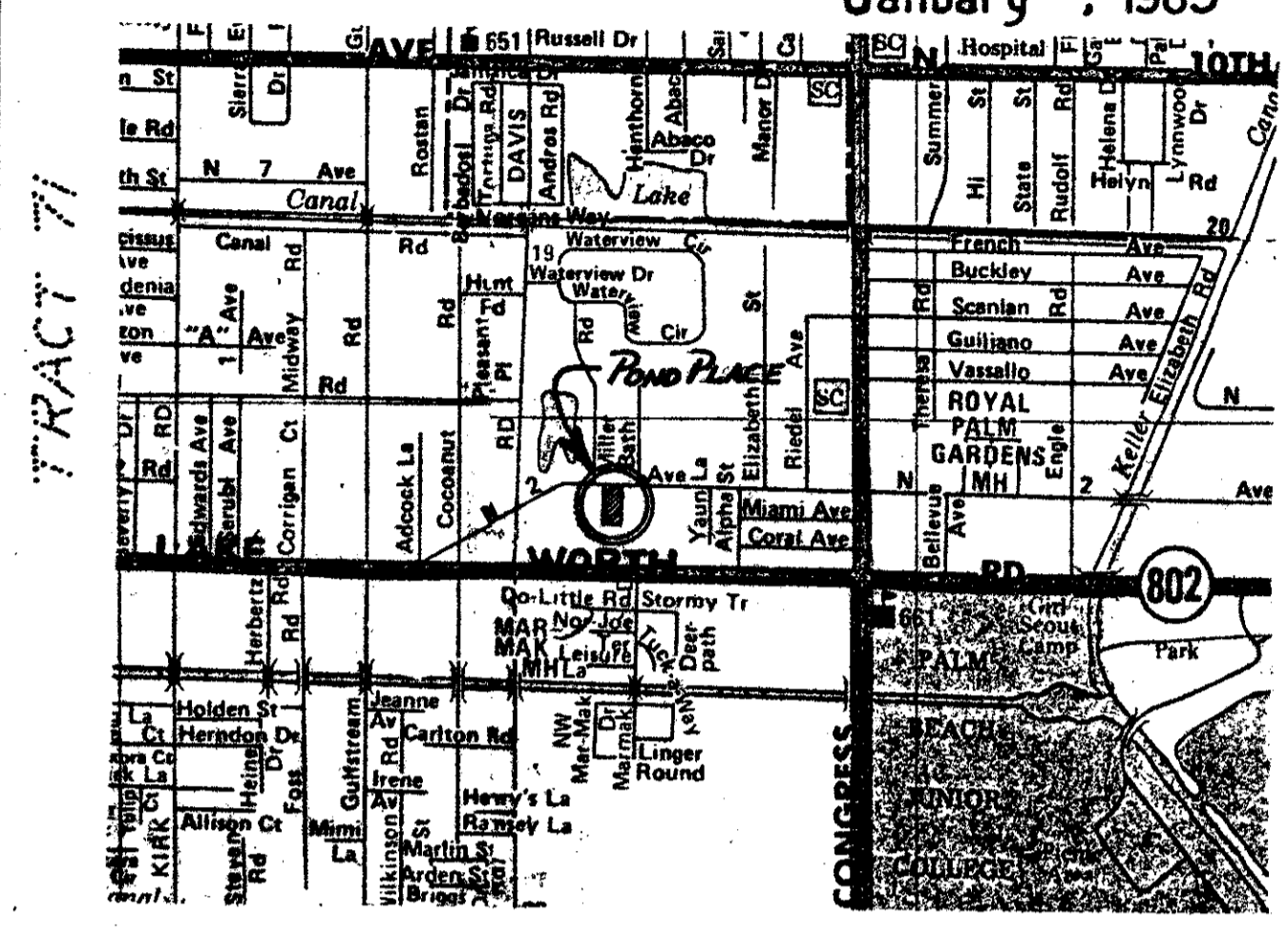
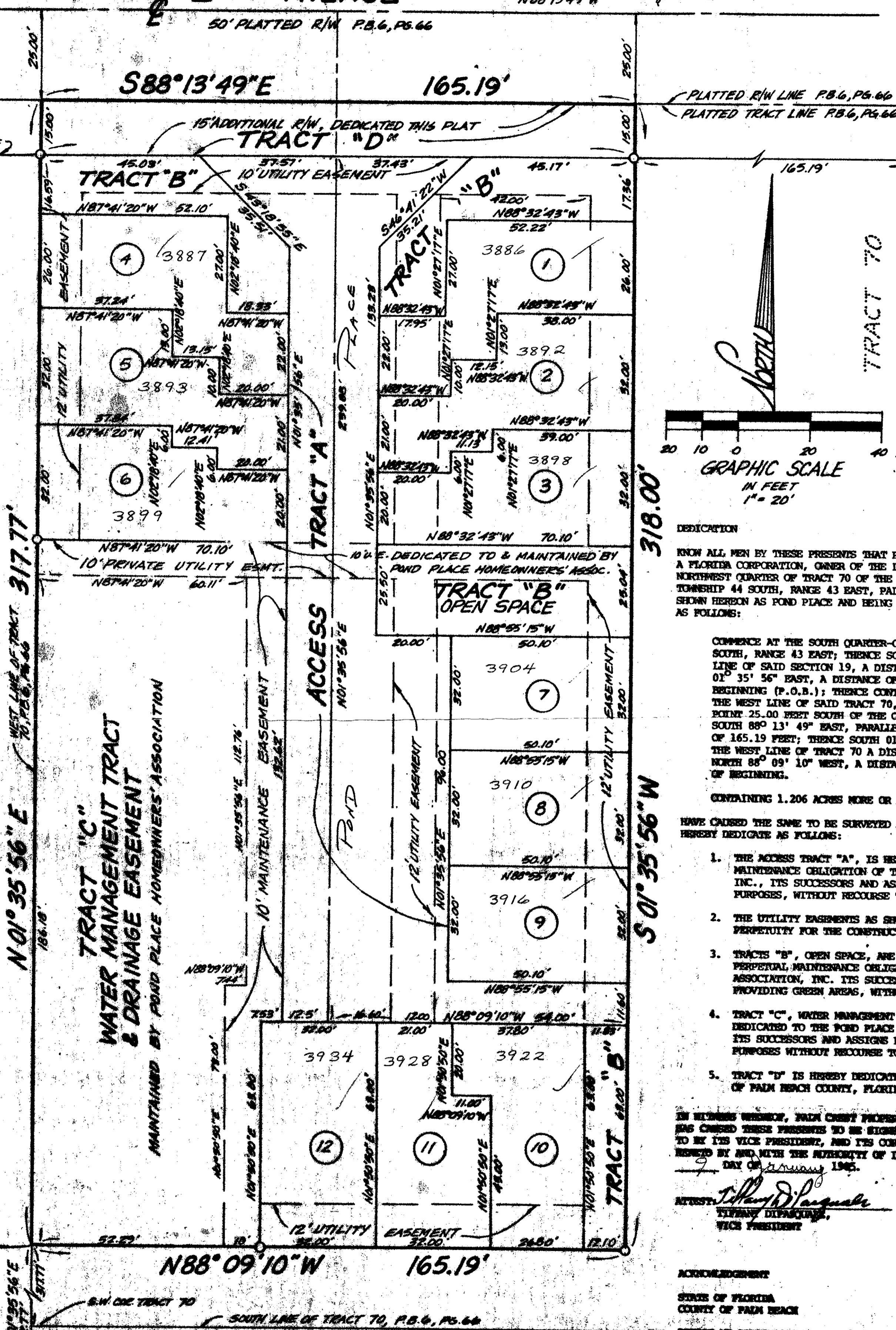
WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF MAY, 1985.
MY COMMISSION EXPIRES PUBLIC STATE OF FLORIDA BY COMMISSION EXPIRES OCT 28 1984

SUBDIVISION - Pond Place
BOOK 51 PAGE 38
FLOOD ZONE B FLOOD MAP 1058
QUAD # 19 ZONING RM
ZIP CODE 33461

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED LAURA B. WELLS AND ESTELLE OWEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT BEFORE ME AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF MARCH, 1985.
MY COMMISSION EXPIRES 2/12/88

DUAL COUNTY SURVEYORS, INC.
1745 BRIMLEY TRAIL W.B. FL. 33406 408-9574
PLAT OF: POND PLACE
LOCATED IN SECTION 19, TWP. 44 S., R. 43 E., PALM BEACH COUNTY, FLORIDA

- SURVEYOR'S NOTES
1. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS.....
 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR DRAINAGE EASEMENTS.
 4. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH ZONING REGULATIONS.
 6. ALL BEARINGS AS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, WHICH IS ASSUMED TO BEAR S88°04'19"E.
 7. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT PALM CREST PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING THE NORTHWEST CORNER OF TRACT 70 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS POND PLACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER-CORNER OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°04'19" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 660.72 FEET; THENCE NORTH 01°35'56" EAST, A DISTANCE OF 332.77 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUE NORTH 01°35'56" EAST ALONG THE WEST LINE OF SAID TRACT 70, A DISTANCE OF 317.77 FEET TO A POINT 25.00 FEET SOUTH OF THE CENTERLINE OF 2ND AVENUE; THENCE SOUTH 88°13'49" EAST, PARALLEL WITH SAID CENTERLINE A DISTANCE OF 165.19 FEET; THENCE SOUTH 01°35'56" WEST, PARALLEL WITH THE WEST LINE OF TRACT 70 A DISTANCE OF 318.00 FEET; THENCE NORTH 88°09'10" WEST, A DISTANCE OF 165.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.206 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

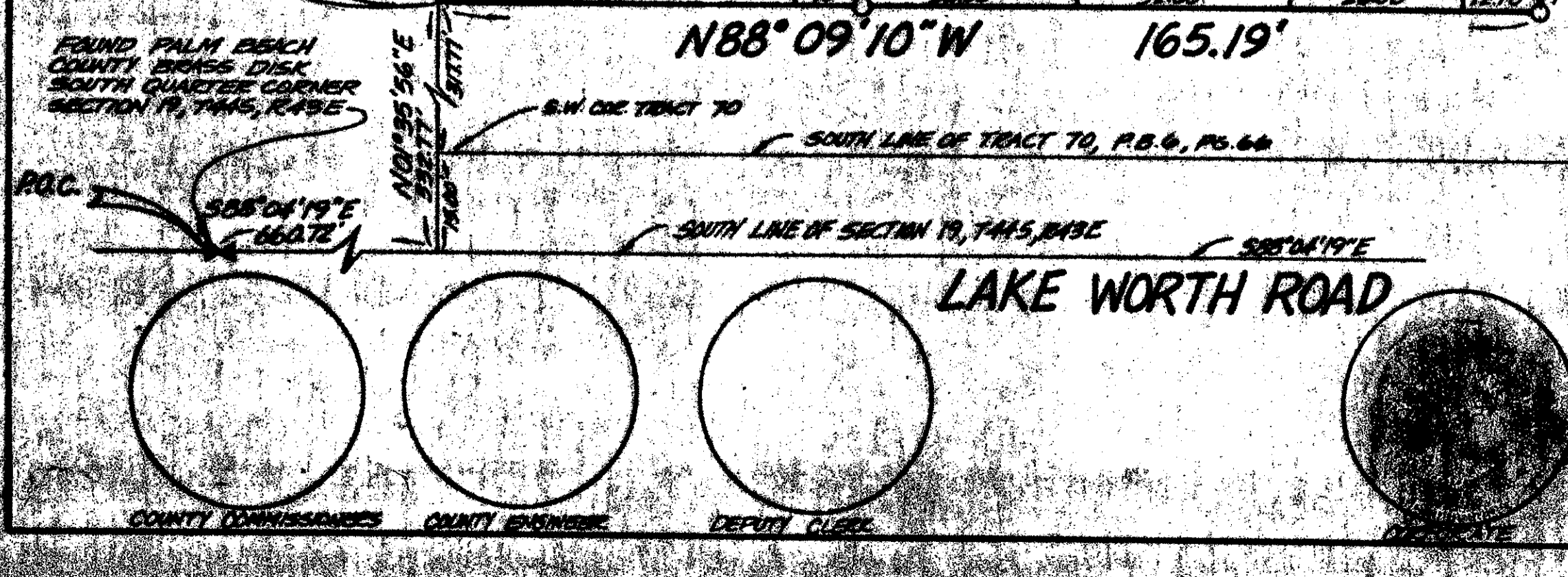
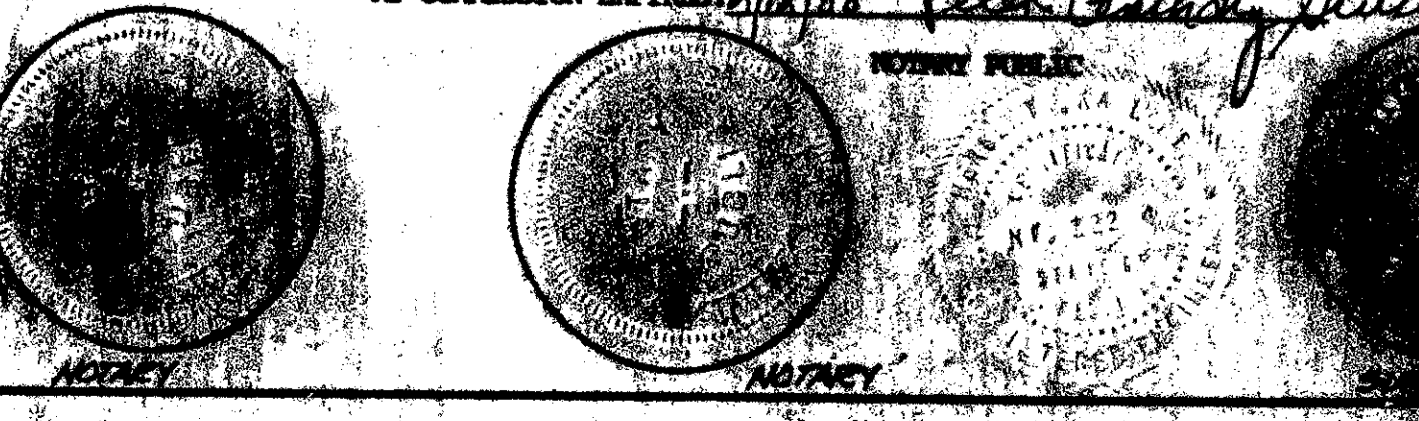
1. THE ACCESS TRACT "A", IS HEREBY DEDICATED TO, AND SHALL BE THE MAINTENANCE OBLIGATION OF THE POND PLACE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS AND PARKING PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. TRACTS "B", OPEN SPACE, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF POND PLACE HOMEOWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING GREEN AREAS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT "C", WATER MANAGEMENT AND DRAINAGE EASEMENT TRACT, IS HEREBY DEDICATED TO THE POND PLACE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT AND DRAINAGE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACT "D" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF, PALM CREST PROPERTIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS DAY OF February, 1985.

ATTEST: *[Signature]* VICE PRESIDENT
[Signature] PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RODO HESINI AND TERRY DI PASQUALE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF PALM CREST PROPERTIES, 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 HEREOF IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HEREOF 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 9th DAY OF January, 1985
MY COMMISSION EXPIRES 2/12/88



FOUND PALM BEACH COUNTY CORNER MARK SOUTH QUARTER CORNER SECTION 19, THIS RANGE
SOUTH LINE OF SECTION 19, THIS RANGE
SOUTH LINE OF SECTION 19, THIS RANGE