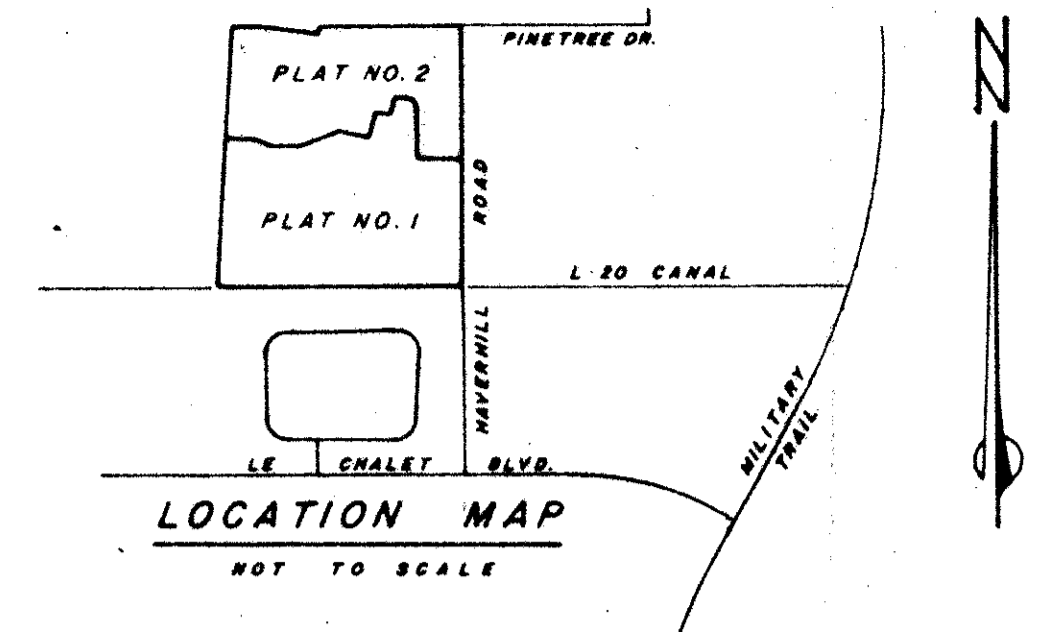


55/191

DRAWING NUMBER

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PLAT NO. 2 ARBOR GLEN

A P. U. D.
LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY
FLORIDA

MAY 1985 SHEET 1 OF 2

11/45/42
SUBDIVISION # Arbor Glen
BOOK 55 PAGE 191
FLOOD ZONE B FLOOD MAP 190A
GRID 34 SOUNDING
JOB CODE 33463
JOB NAME Plat 2

191

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 2:24 P.M. this 13 day of Feb 1987,
and duly recorded in Plat Book 55
on Page 191-192
John B. Dunkle, Clerk Circuit Court
By *Barbara A. Platt* D.C.

P.U.D. TABULATION	
TOTAL ACREAGE	17.887 Acres
ACREAGE WATER MANAGEMENT TRACTS	2.520 Acres
ACREAGE OF DEDICATED RIGHTS OF WAY	3.104 Acres
ACREAGE OF BUFFER AREAS	1.447 Acres
ACREAGE OF RECREATION TRACTS	0.137 Acres
NUMBER OF UNITS (SINGLE FAMILY)	55
NUMBER OF UNITS (FEE SIMPLE)	36
MULTI-FAMILY	91
TOTAL NUMBER OF UNITS	5.1 Units/Acre
DENSITY	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT McINTOSH COWIE, INC., A FLORIDA CORPORATION OWNER OF LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 2 ARBOR GLEN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PLAT NO. 1 ARBOR GLEN, AS RECORDED IN PLAT BOOK 51, PAGES 191 AND 192, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PLAT NO. 1 ARBOR GLEN FOR THE NEXT 14 COURSES, BEAR SOUTH 89°-05'-12" WEST, A DISTANCE OF 180.00 FEET;
THENCE, NORTH 00°-54'-48" WEST, A DISTANCE OF 135.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 90°-00'-00";
THENCE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 89°-05'-12" WEST, A DISTANCE OF 93.24 FEET;
THENCE, SOUTH 57°-27'-44" WEST, A DISTANCE OF 26.22 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°-47'-01" AND A CHORD BEARING OF SOUTH 37°-45'-47" WEST;
THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.83 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 52°-22'-43" WEST, A DISTANCE OF 50.00 FEET;
THENCE, SOUTH 37°-37'-17" WEST, A DISTANCE OF 130.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 11°-14'-49" AND A CHORD BEARING OF SOUTH 31°-59'-53" WEST;
THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.07 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 63°-37'-27" WEST, A DISTANCE OF 112.97 FEET;
THENCE, SOUTH 74°-04'-24" WEST, A DISTANCE OF 285.52 FEET;
THENCE, NORTH 85°-33'-36" WEST, A DISTANCE OF 100.00 FEET;
THENCE, NORTH 63°-18'-44" WEST, A DISTANCE OF 54.02 FEET;
THENCE, NORTH 85°-33'-36" WEST, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID PLAT NO. 1 ARBOR GLEN;
THENCE, NORTH 04°-26'-24" EAST, A DISTANCE OF 708.76 FEET;
THENCE, SOUTH 89°-36'-00" EAST, A DISTANCE OF 62.14 FEET;
THENCE, SOUTH 86°-07'-59" EAST, A DISTANCE OF 222.51 FEET;
THENCE, NORTH 03°-52'-08" EAST, A DISTANCE OF 13.48 FEET;
THENCE, SOUTH 89°-36'-00" EAST, A DISTANCE OF 865.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HAVERRHILL ROAD;
THENCE, SOUTH 00°-54'-48" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 696.96 FEET TO THE POINT OF BEGINNING.

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

- STREETS
THE STREETS SHOWN HEREON AS ARBOR GLEN CIRCLE, PIPER LANE, OWLS COURT AND AZTEC COURT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF MAINTAINING THE WATER MANAGEMENT TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
THE ROOF ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT.
- WATER MANAGEMENT TRACT
WATER MANAGEMENT TRACT NO. 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA
TRACT "G" AS SHOWN HEREON IS HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS A RECREATION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F"
TRACT "F" IS HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS A P.U.D. BUFFER FOR LANDSCAPING AND OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF December, 1986.

McINTOSH COWIE, INC., A CORPORATION OF THE STATE OF FLORIDA

BY: *Robert McIntosh*
ROBERT McINTOSH, VICE PRESIDENT

ATTEST:
Peter Cowie
PETER COWIE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT McINTOSH AND PETER COWIE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF McINTOSH COWIE, 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 30 DAY OF December, 1986.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 4743 AT PAGE 291 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 BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 19____.

ATTEST
Bert Copeland
BERT COPELAND, VICE PRESIDENT
Leonard H. Borer
LEONARD H. BORER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEONARD H. BORER AND BERT COPELAND, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF FLORIDA NATIONAL BANK, 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 December, 1986.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL THIBADEAU, 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 McINTOSH COWIE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE *20th of October 1986*
December 30, 1986

PAUL THIBADEAU
ATTORNEY AT LAW LICENSED IN FLORIDA

ARBOR GLEN PLAT No. 2

SEAL DEDICATION

SEAL MORTGAGEE

SEAL NOTARY

SEAL BOARD COUNTY COMMISSIONER

SEAL SURVEYOR

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Feb 1987.

BY: *Carol A. Roberts*
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: *Kathryn S. Miller*
KATHRYN S. MILLER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Feb 1987.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
R.E.E. DENOTES ROOF ENCROACHMENT EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:
PERMANENT CONTROL POINTS ARE SHOWN THIS:
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING AN ASSUMED BEARING OF SOUTH 89°-57'-30" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

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 (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.

DATE Dec. 24, 1986
Kent W. Ewing, Jr.
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 5884
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

0461-002

EWING AND SHIRLEY, INC.
LAND SURVEYORS AND PLANNERS
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Lake Worth Florida 33461
(305)968-0421