

ALLEGRO

(A P.U.D.)

BEING A REPLAT OF A PORTION OF LOTS 6 THROUGH 11, INCLUSIVE ACCORDING TO THE FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO.2, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY LYING TO THE SOUTH PER O.R. BOOK 1841, PAGES 1960 THROUGH 1963, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

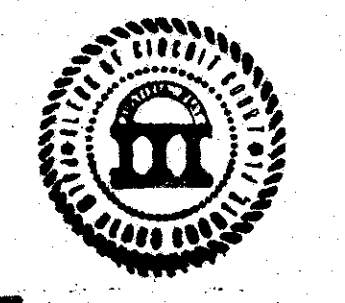
SHEET 1 OF 5

OCTOBER, 1987

P.U.D. TABULAR DATA:

SITE AREA 30.38 ACRES
TOTAL DWELLING UNITS 139 UNITS
DENSITY 4.58 UNITS/ACRE

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:46 P.M.
on the 17 day of JUNE
1988, and duly recorded in Plat Book No. 60 on page 3-7
Karin B. Dunkle, Clerk, Circuit Court
Karin B. Dunkle, Clerk



BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JUNE A.D., 1988.

BY: Carol Roberts
CAROL ROBERTS
CHAIR
BY: Paul M. Compton
DEPUTY CLERK

ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF JUNE A.D., 1988.

BY: Herbert F. Kahlert, P.E.
HERBERT F. KAHLERT, P.E.

SURVEYOR'S NOTES:

- 1.) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2.) • DENOTES PERMANENT CONTROL POINT (P.C.P.)
- 3.) D.E. DENOTES DRAINAGE EASEMENT.
- 4.) U.E. DENOTES UTILITY EASEMENT.
- 5.) O.E. DENOTES OVERHANG EASEMENT.
- 6.) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°35'06"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), WITHIN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 7.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY, DRAINAGE, 20' LAKE MAINTENANCE OR INTERSECTION SIGHT DISTANCE EASEMENTS.
- 8.) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS AND INTERSECTION SIGHT DISTANCE EASEMENTS WITHOUT THE CONSENT OF PALM BEACH COUNTY.
- 9.) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 10.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED: N.R. (NON-RADIAL).
- 11.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 12.) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 13.) IN INSTANCES WHERE DRAINAGE OR UTILITY EASEMENTS INTERSECT WITH 25 FOOT P.U.D. BUFFER EASEMENTS THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND 25 FOOT P.U.D. BUFFER EASEMENTS OR UTILITY AND 25' P.U.D. BUFFER EASEMENTS. CONSTRUCTION AND MAINTENANCE OF THE 25 FOOT P.U.D. BUFFER EASEMENT SHALL NOT INTERFERE WITH THE DRAINAGE OR UTILITY FACILITIES WITHIN THE AREAS OF INTERSECTION.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 7-11-88

BY: Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

- 11) 20 FOOT LAKE MAINTENANCE EASEMENT - THAT THE DESIGNATED 20 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 12) 10' FIRE ACCESS EASEMENT - THAT 10' FIRE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR FIRE ACCESS PURPOSES.
- 13) 20 FOOT LAKE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO ALLEGRO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 14) INTERSECTION SIGHT DISTANCE EASEMENT - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF January A.D., 1988.

AHNCORP OF FLORIDA, INC.
ATTEST: Ned Siegel SECRETARY
BY: Herbert M. Hutt PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME HERBERT M. HUTT AND NED SIEGEL, PRESIDENT AND SECRETARY, RESPECTIVELY, OF AHNCORP OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN BY ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF January A.D., 1988.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

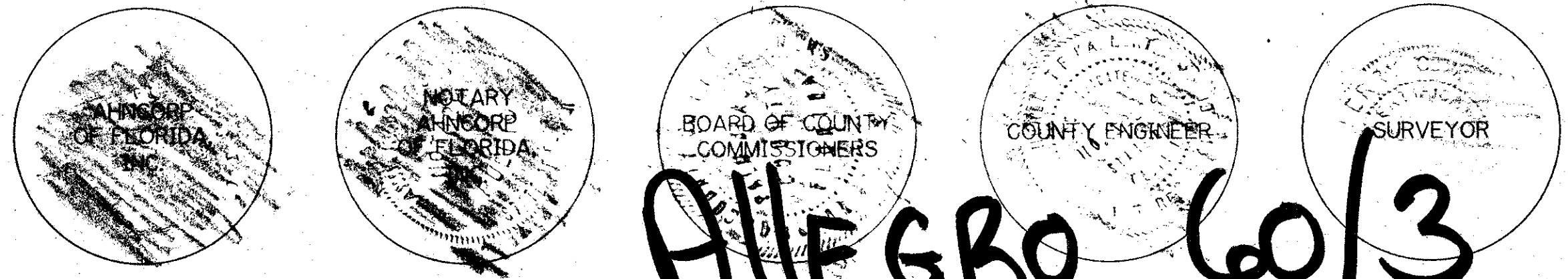
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I, IRWIN FAYNE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AHNCORP OF FLORIDA, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS FREE OF ANY MORTGAGES, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE March 25, 1988 at 7:00 PM

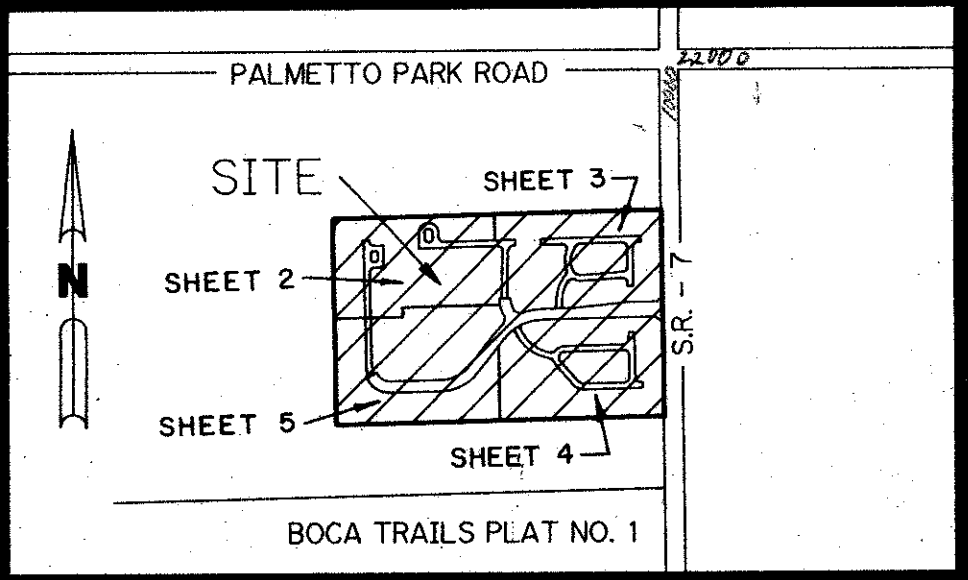
BY: Irwin Fayne
IRWIN FAYNE
HOLLAND & KNIGHT
ONE EAST BROWARD BLVD.
P.O. BOX 14070
FORT LAUDERDALE, FLORIDA 33302

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA



ALLEGRO 60/3

0525-001



LOCATION MAP
SEC. 25, TWP. 47 S., RGE. 41 E.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AHNCORP OF FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS ALLEGRO, BEING A REPLAT OF A PORTION OF THE FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF LOTS 6-11 INCLUSIVE, AS SHOWN ON THE FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEPICTING THE SUBDIVISION OF SAID SECTION 25, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY LYING TO THE SOUTH PER RESOLUTION OF VACATION RECORDED IN OFFICIAL RECORD BOOK 1841, PAGE 1960 THROUGH 1963, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOTS 8 & 9 AND THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), SAID RIGHT-OF-WAY BEING 75.00 FEET IN WIDTH; THENCE S00°35'06"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S88°42'36"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED RIGHT-OF-WAY BEING 30.00 FEET IN WIDTH, A DISTANCE OF 1577.29 FEET; THENCE N00°48'42"W A DISTANCE OF 910.05 FEET; THENCE N88°42'41"E A DISTANCE OF 1580.89 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7); THENCE S00°35'06"E A DISTANCE OF 880.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5031, PAGE 0084 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 8 AND THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), SAID RIGHT-OF-WAY BEING 75.00 FEET IN WIDTH; THENCE S00°35'06"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S88°42'36"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED RIGHT-OF-WAY BEING 30.00 FEET IN WIDTH, A DISTANCE OF 125.01 FEET; THENCE N00°35'06"W, A DISTANCE OF 910.05 FEET; THENCE N88°42'41"E, A DISTANCE OF 125.01 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7); THENCE S00°35'06"E, A DISTANCE OF 880.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 30.377 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) DRAINAGE EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS SERVING COUNTY ROADS.
- 2) UTILITY EASEMENTS - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3) TRACT "A" - TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. FOR A PRIVATE RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4) TRACTS "B", "C", "D", AND "E", - TRACTS "B", "C", "D", AND "E" AS SHOWN HEREON ARE DEDICATED TO ALLEGRO HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6) OVERHANG EASEMENTS THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) OPEN SPACE TRACTS 0-1 THROUGH 0-7 - TRACTS 0-1 THROUGH 0-7 INCLUSIVE ARE HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8) 25 FOOT P.U.D. BUFFER EASEMENT - THE 25 FOOT P.U.D. BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9) WATER MANAGEMENT TRACT - THAT THE WATER MANAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10) RECREATION TRACTS - THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS RECREATION TRACT NO. 1, NO. 2 AND NO. 3 ARE HEREBY DEDICATED TO THE ALLEGRO HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2-9-88/41
SUPERVISOR Allegro 3
66 AC, PLATS MAP 1004
ZONING RS
ZIP CODE 33433