

# - Stonewal Estates Plat No. 2 -



**Dedication:**

State of Florida )  
 ) ss  
 County of Palm Beach )

**A Part Of Stonewal Estates, A Planned Unit Development, Lying In Section 26, Township 42 South, Range 41 East, Palm Beach County, Florida**  
**April A.D., Nineteen Hundred Eighty Eight**

Sheet One Of Two

**Know all men by these presents**, that Estates Holdings, Inc., A Florida Corporation, owner of the lands shown hereon as "Stonewal Estates Plat No. 2; said lands lying in Section 26, Township 42 South, Range 41 East, Palm Beach County, Florida; said lands being more particularly described as follows:

**Beginning** at a permanent reference monument marking the Southeast corner of Plat No. 1, Stonewal Estates, P.U.D., according to the Plat thereof, as recorded in Plat Book 47, Pages 12 through 17, inclusive, Public Records, Palm Beach County, Florida; Thence, North 86°00'00" West, along the Southerly boundary of said Plat No. 1, Stonewal Estates, P.U.D., a distance of 930.00 feet to the point of curvature of a curve to the left, having a radius of 750.00 feet; Thence, Southwesterly along said curve, continuing along the Southerly boundary of said Plat No. 1, Stonewal Estates, P.U.D., through a central angle of 57°00'00", a distance of 746.13 feet to the point of tangency; Thence, South 37°00'00" West, continuing along the Southerly boundary of said Plat No. 1, Stonewal Estates, P.U.D., a distance of 100.00 feet; Thence, South 78°00'00" East, departing the Southerly boundary of said Plat No. 1, Stonewal Estates, P.U.D., a distance of 425.62 feet; Thence, South 26°00'00" East, a distance of 154.59 feet; Thence, South 29°33'41" East, a distance of 58.33 feet; Thence, South 86°00'00" East, a distance of 751.11 feet; Thence, North 52°14'52" East, a distance of 519.75 feet; Thence, South 86°00'00" East, a distance of 138.59 feet; Thence, North 04°00'00" East, a distance of 321.00 feet; Thence, North 86°00'00" West, a distance of 195.00 feet to the point of beginning (P.O.B.)

Containing 20.84 acres, more or less

Has caused the same to be surveyed and platted, and does hereby make the following dedications.

1. Tract "R", as shown hereon, is hereby reserved by Estates Holdings, Inc., A Florida Corporation, for GOLF COURSE, and is the perpetual maintenance obligation of said Corporation, its successors and assigns, 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, including "Cable Television Systems".
3. The 25 foot Golf Landing And Maintenance Easement, as shown hereon, is hereby dedicated to The Estates Property Owner's Association, Inc., A Florida Corporation not for profit, as a non-exclusive easement for the purpose of recreation area maintenance and for the purpose of retrieval of golf balls and for golf cart access, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 12 foot Drainage Easement, as shown hereon, is hereby dedicated to The Estates Property Owner's Association, Inc., A Florida Corporation not for profit, for drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

**In Witness Whereof**, Estates Holdings, Inc., A Florida Corporation, has caused these presents to be signed by its President & Secretary, and its Corporate Seal to be affixed hereto by and with the authority of its Board Of Directors, this day of August, A.D., 1988.

**Estates Holdings, Inc.**

A Florida Corporation

Witness: Regina Beltrax

By: W. G. Christopher  
 William G. Christopher, President & Secretary

Witness: Patricia A. Monda

**Acknowledgement:**

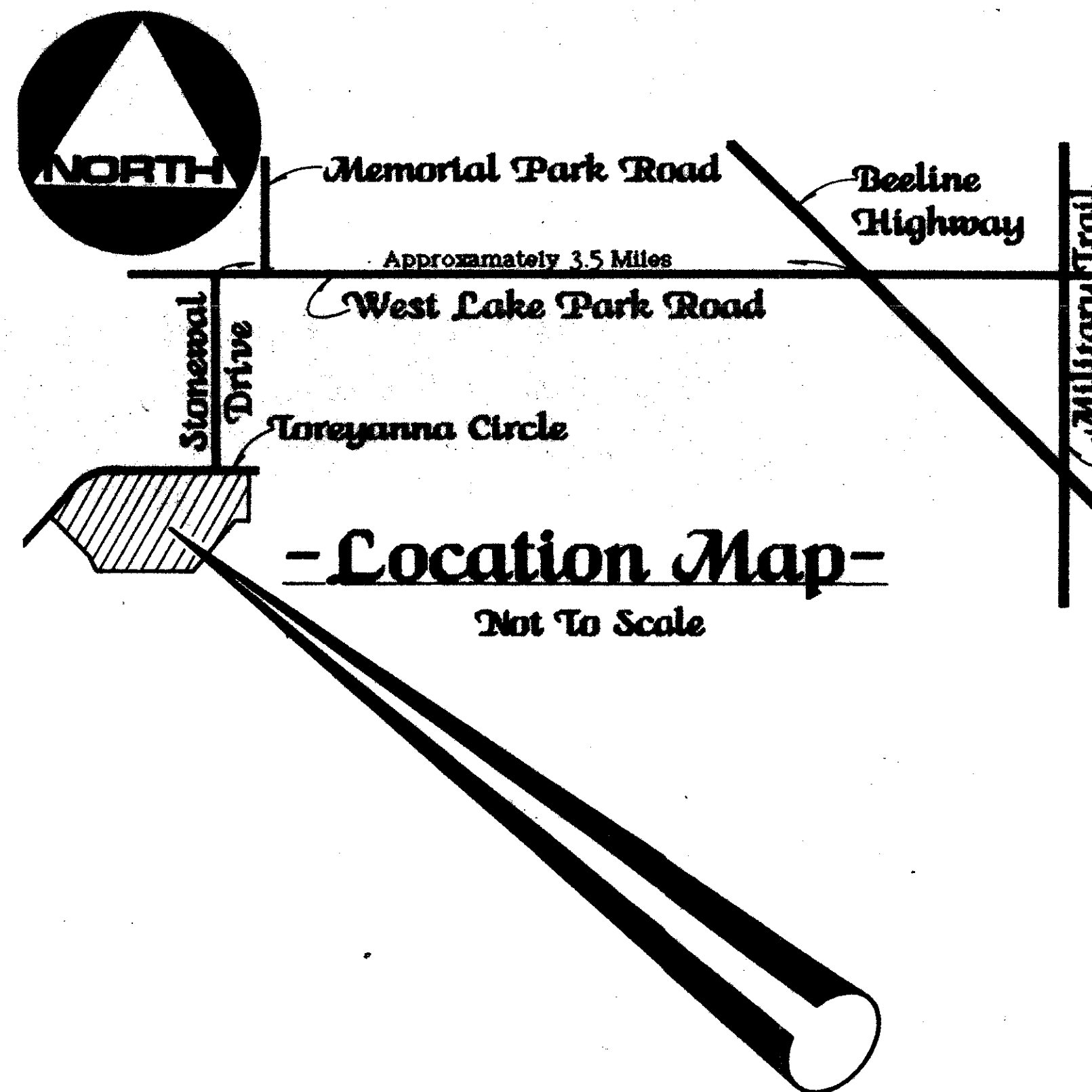
State of Florida )  
 ) ss  
 County of Palm Beach )

**Before Me**, personally appeared William G. Christopher, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Secretary and Vice President of Estates Holdings, Inc., a Florida Corporation, and acknowledged to and before me that he executed said 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 24<sup>th</sup> day of August, A.D., 1988.

My Commission Expires: 9-21-90

Patricia A. Monda  
 Notary Public



**Title Certification:**

State of Florida )  
 ) ss  
 County of Palm Beach )

**We, Chicago Title Insurance Company**, a duly licensed title insurance company in the State Of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Estate Holdings, Inc., A Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown; that all mortgages are shown, and are true and correct, and that there are no other encumbrances which prevent the subdivision of the property.

**Chicago Title Insurance Company**

Dated: this 24<sup>th</sup> day of August, A.D., 1988.  
 Witness: Frank C. Hummel

By: Curtis Shandman  
 CURTIS SHANDMAN, ESQUIRE  
 FLORIDA BAR NO. 438911

Witness: Patricia Monda

**Surveyor's Certification:**

State of Florida )  
 ) ss  
 County of Palm Beach )

**I hereby certify**, that the plat shown hereon is a true and correct representation of a survey made under my direction, of the hereon described property; that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments (P.R.M.'s) have been set, and permanent control points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County Board of Commissioners 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; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

**Bench Mark Land Surveying & Mapping, Inc.**

Dated: this 24<sup>th</sup> day of August, A.D., 1988

By: Wm. R. Van Campen  
 Wm. R. Van Campen, R.L.S.  
 Florida Registration No. 2424

**Surveyor's Notes:**

1. Bearings shown or stated hereon are based on or are relative to the bearing of N. 86°00'00" W., along the South line of Plat No. 1, Stonewal Estates, according to the Plat thereof, as recorded in Plat Book 47, Pages 12 through 17, inclusive, Public Records, Palm Beach County, Florida.
2.  Denotes a Permanent Reference Monument (P.R.M.)
3.  Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted.

**Palm Beach County General/Easement Notes & Restrictive Covenants:**

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance, maintenance access or landscaping easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

**County Approvals:**

State of Florida )  
 ) ss  
 County of Palm Beach )

**Board of County Commissioners:**  
 This Plat is hereby approved for record this 27<sup>th</sup> day of SEPTEMBER, A.D., 1988.

By: Carol A. Roberts  
 Carol A. Roberts, Chair  
 Board of County Commissioners  
 Palm Beach County, Florida

Attest:  
 John B. Dunkle, Clerk

By: Dean Rowatt  
 Deputy Clerk

**County Engineer:**  
 This Plat is hereby approved for record this 27<sup>th</sup> day of SEPTEMBER, A.D., 1988.

By: Herbert F. Kahlert  
 Herbert F. Kahlert, P.E.  
 Certificate No. 12284  
 County Engineer, Palm Beach County, Florida

**Area Tabulations:**

Tract "R"	=	10.42 Acres
Lots (10)	=	10.42 Acres
Total	=	20.84 Acres
Density	=	0.5 Units/ Acre

**Mortgage's Consent:**

State of Florida )  
 ) ss  
 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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 5174 at Page 804, et. seq., of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

**GAP ESTATES INC.**  
 A FLORIDA CORPORATION

**In Witness Whereof**, the said corporation has caused these presents to be signed by its Vice President and attested to by its Secretary, and its seal to be affixed hereto by and with the authority of its Board of Directors this 24<sup>th</sup> day of August, A.D., 1988.

Attest: R. David Mays  
 R. DAVID MAYS, VICE PRESIDENT

By: Pietje Paine  
 Pietje Paine, Vice President & Secretary

**Acknowledgement:**

State of Florida )  
 ) ss  
 County of Palm Beach )

**Before Me** personally appeared Pietje Paine and R. DAVID MAYS to me well known and known to me to be the individuals described in and who executed the foregoing instrument as V. PRES. & SEC. AND V. PRES., respectively, of said corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed hereto is the Seal of said corporation, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said corporation.

**Witness my hand** and official seal this 24<sup>th</sup> day of August, A.D., 1988.

My commission expires: 9-21-90

Patricia A. Monda  
 Notary Public

**Mortgage's Consent:**

State of Florida )  
 ) ss  
 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 owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 5174 at Page 192, et. seq., of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

**Capital Bank**  
 A Florida Corporation

**In Witness Whereof**, the said Corporation has caused these presents to be signed by its Senior Vice President and attested to by its Assistant Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this 26<sup>th</sup> day of August, A.D., 1988.

Attest: Mary Lu Nealey  
 Mary Lu Nealey, Assistant Vice President

By: David H. Promoff  
 David H. Promoff, Senior Vice President

**Acknowledgement:**

State of Florida )  
 ) ss  
 County of Palm Beach )

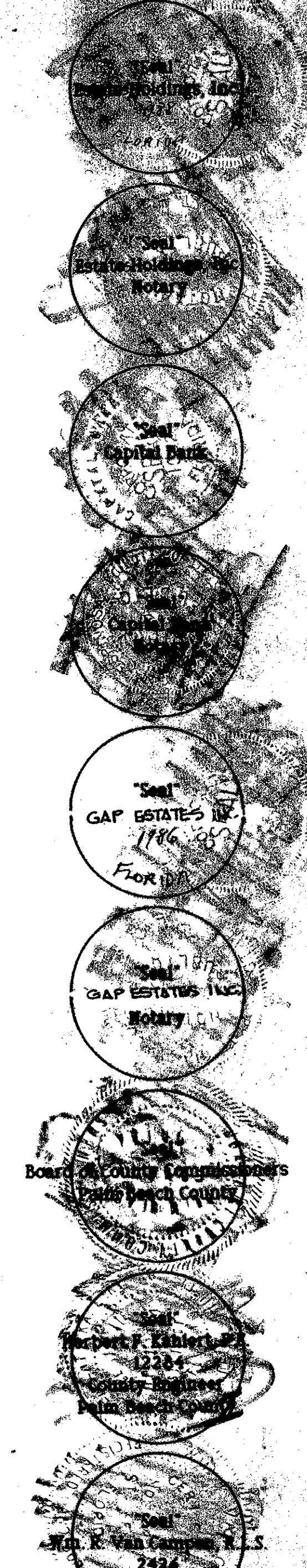
**Before Me** personally appeared Mary Lu Nealey and David H. Promoff, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Assistant Vice President and Senior Vice President, respectively, of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed hereto is the Seal of said Corporation, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Corporation.

**Witness my hand** and official seal this 25<sup>th</sup> day of August, A.D., 1988.

My commission expires: 9-21-90

Patricia A. Monda  
 Notary Public

State of Florida )  
 ) ss  
 County of Palm Beach )  
 This Plat was filed for record at 3:14 P.M. this 27<sup>th</sup> day of SEP. A.D., 1988, and duly recorded in Plat Book 61 on Pages 3 through 4.  
 John B. Dunkle,  
 Clerk of the Circuit Court.  
 By: Patricia A. Monda  
 Deputy Clerk



0377-003

61/3

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL 33404.

**BENCH MARK**  
 LAND SURVEYING & MAPPING, INC.  
 WEST PALM BEACH, FLORIDA

**-Record Plat-**  
**Stonewal Estates Plat No. 2**

OWN. RB	RD. MKC.	DATE 4/29/88	WD. NO. P-870
SCALE N/A	SIZE L	FB P	SHEET 1 OF 2

SUBDIVISION: Stonewal Est. #2  
 BOOK 61, PAGE 3  
 PLAT NO. 2  
 26/19/88  
 3342