

WINDSWEPT PINES
IN PART OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 SHEETS
JUNE 1988

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:40am
this 16th day of DEC
1988, and duly recorded in Plat Book No.
61 on page 130+131
JOHN B. DUNKLE, Clerk Circuit Court
By: Barbara A. Platt D.C.

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT WINDSWEPT PINES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS WINDSWEPT PINES, LYING IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PROCEED N.89°23'15"W. ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 297.61 FEET TO THE POINT OF BEGINNING; THENCE S.00°08'00"W. PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 401.45 FEET TO THE NORTH LINE OF THE REPLAT OF RIVER CREST AS RECORDED IN PLAT BOOK 21, PAGE 97, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N.89°41'30"W. ALONG SAID NORTH LINE OF THE REPLAT OF RIVER CREST, A DISTANCE OF 240.85 FEET TO THE EASTERLY LINE OF RIVERSIDE DRIVE; THENCE N.45°59'15"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 331.71 FEET TO A LINE 175.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF GOVERNMENT LOT 3; THENCE S.89°23'15"E. ALONG SAID PARALLEL LINE, A DISTANCE OF 46.27 FEET; THENCE N.00°36'45"E. A DISTANCE OF 175.00 FEET TO SAID NORTH LINE OF GOVERNMENT LOT 3; THENCE S.89°23'15"E. ALONG SAID NORTH LINE, A DISTANCE OF 432.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.62 ACRES, MORE OR LESS.

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

- 1. WINDSWEPT PINES COURT, AS SHOWN, IS FOR PRIVATE ROAD PURPOSES AND IS HEREBY DEDICATED TO THE WINDSWEPT PINES HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, AND CABLE TELEVISION SYSTEMS.
3. TRACTS A AND B, THE WATER MANAGEMENT TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINDSWEPT PINES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. THE LIMITED ACCESS EASEMENTS (L.A.E.'s) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE SANITARY SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WINDSWEPT PINES, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, THIS 10th DAY OF NOVEMBER, 1988.

WINDSWEPT PINES, INC.

ATTEST: FRANK A. ONORATO SECRETARY BY: FREDERICK C. ONORATO PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FREDERICK C. ONORATO AND FRANK A. ONORATO, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WINDSWEPT PINES, INC., A FLORIDA CORPORATION, AND THEY 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 10th DAY OF NOVEMBER, 1988.

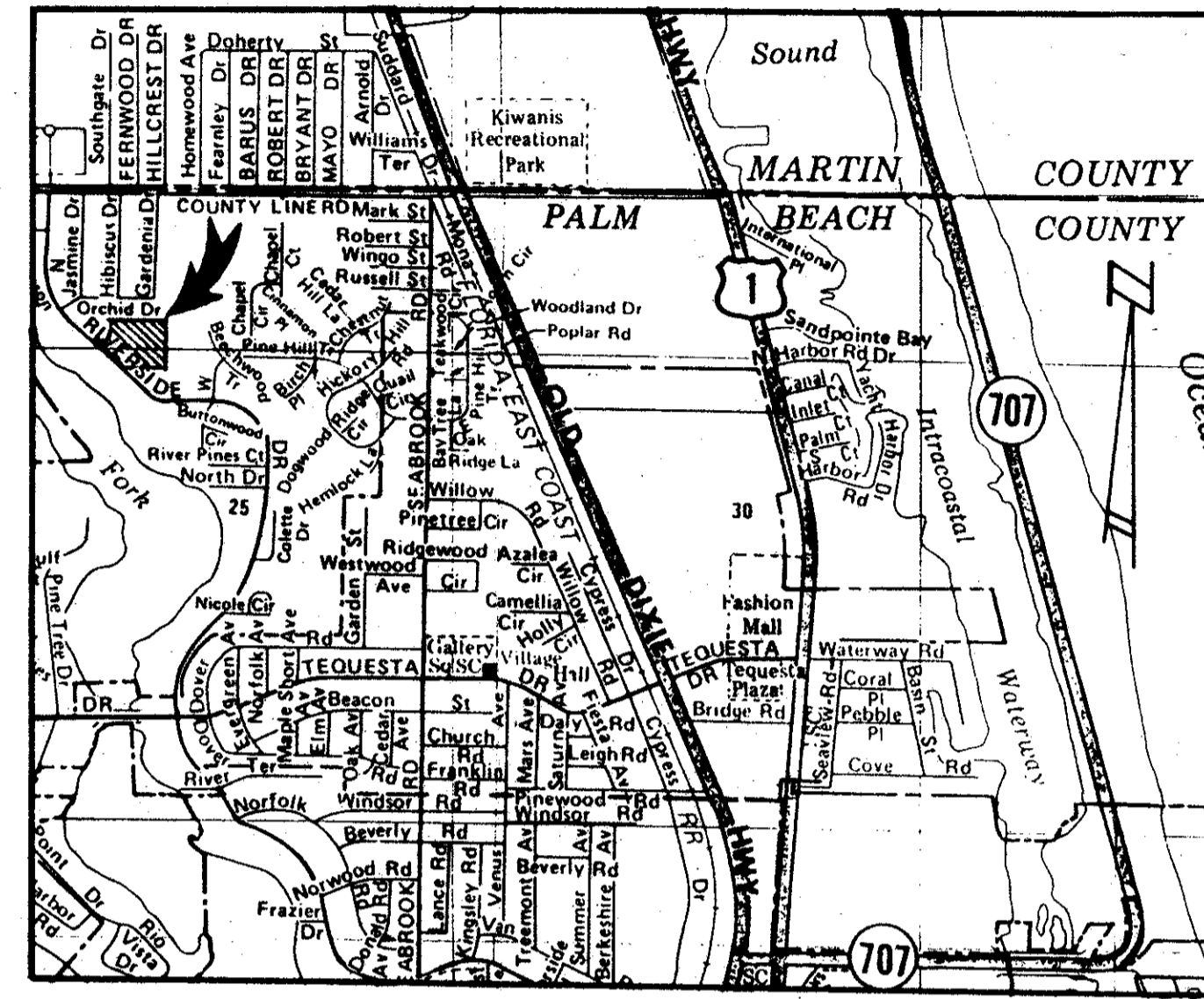
MY COMMISSION EXPIRES: NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY 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 SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11-11-88 BY: NICK MILLER, PROFESSIONAL LAND SURVEYOR

FLORIDA REGISTRATION NO. 3888



LOCATION MAP

LAND USE

Table with 2 columns: Land Use Description and Area. Includes Residential Lots (9) at 2.81 Ac., Water Management Tract A at 0.12 Ac., Water Management Tract B at 0.13 Ac., Windswept Pines Court at 0.56 Ac., and a Total Area of 3.62 Ac. Density is 2.49 D.U./Ac.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF DECEMBER 1988

BY: CAROL A. ROBERTS, CLERK CAROL ELMANIST

ATTEST: JOHN B. DUNKLE, CLERK

BY: DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF DECEMBER 1988

BY: HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

REPUBLIC SAVINGS BANK, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREOF DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 8610 AT PAGE 177-178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, REPUBLIC SAVINGS BANK, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF NOVEMBER, 1988.

REPUBLIC SAVINGS BANK, INC., A FLORIDA CORPORATION

ATTEST: RUDY SCHUPP PRESIDENT BY: GREGORY BILLS VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GREGORY BILLS AND RUDY SCHUPP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND PRESIDENT OF REPUBLIC SAVINGS BANK, INC., AND SEVERALLY 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 10th DAY OF NOVEMBER, 1988.

MY COMMISSION EXPIRES: NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN N. KVISTAD 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 IN WINDSWEPT PINES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH AFFECT THE SUBDIVISION OF THE PROPERTY EXCEPT AS NOTED HEREON.

DATE: BY: JOHN N. KVISTAD ATTORNEY AT LAW

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED BEARING OF N.45°59'15"W. ALONG THE CENTER LINE OF RIVERSIDE DRIVE.

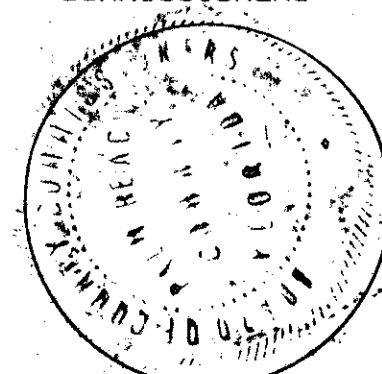
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
○ DENOTES PERMANENT CONTROL POINT (P.C.P.)

- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS.
3. LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
6. LANDSCAPING WILL NOT BE PERMITTED ON MAINTENANCE EASEMENT, OR UTILITY EASEMENT FOR WATER AND SEWER.
7. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LAND.

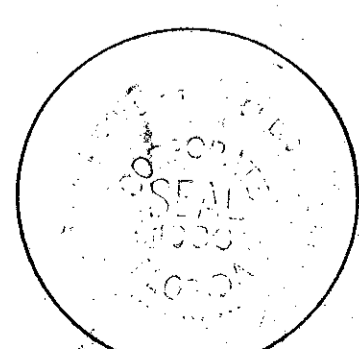
NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY NICK MILLER OF NICK MILLER, INC., 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

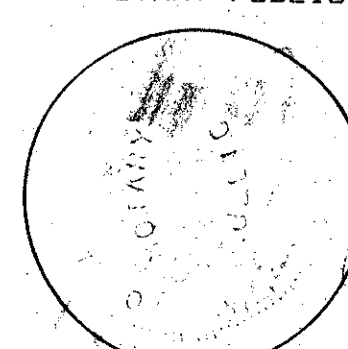
SEAL BOARD OF COUNTY COMMISSIONERS



SEAL WINDSWEPT PINES



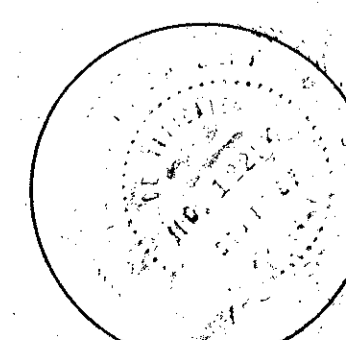
SEAL NOTARY PUBLIC



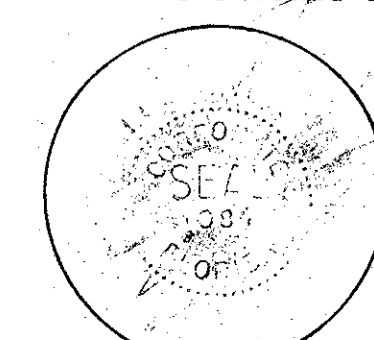
SEAL PROFESSIONAL LAND SURVEYOR



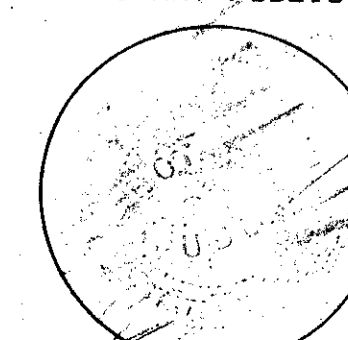
SEAL COUNTY ENGINEER



SEAL REPUBLIC SAVINGS BANK



SEAL NOTARY PUBLIC



SEAL CLERK OF THE COURT

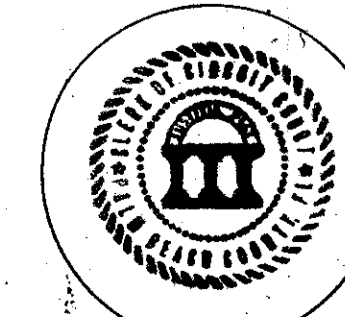


Table with 3 columns: SCALE, DATE, DRAWN BY. Includes project name WINDSWEPT PINES, date JUNE 1988, and drawing number 88010.