

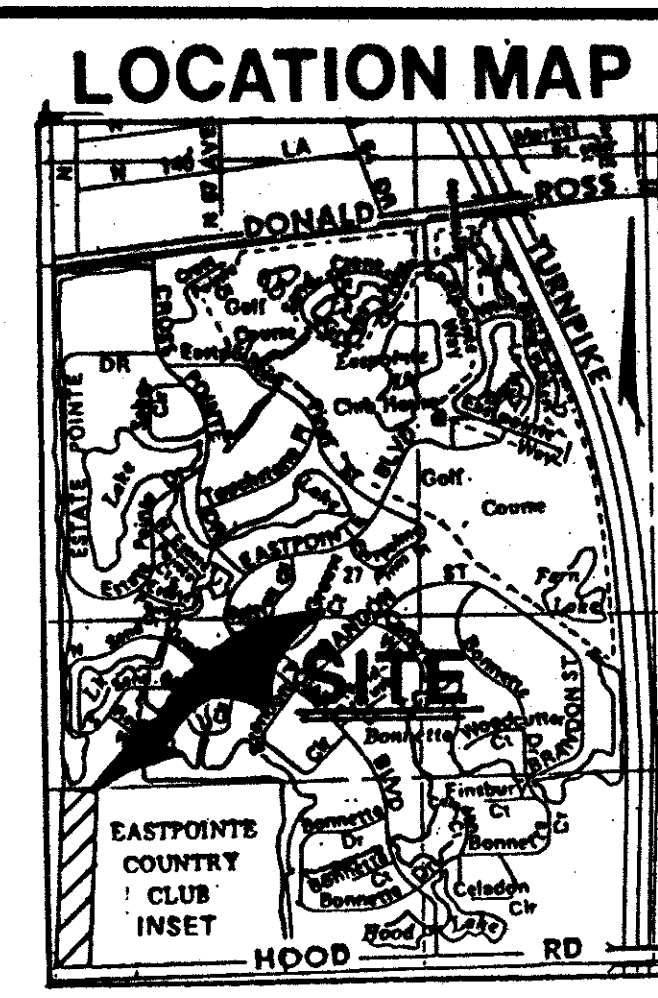
# MARSH POINTE AT WESTLAKES OF PALM BEACH GARDENS, P.U.D.

IN THE W.1/4 OF THE N.W. 1/4 OF THE N.W. 1/4, OF  
SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MARCH 1989

SHEET 1 OF 2

378-002



136

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:37 A.M.  
on the 7 day of SEP.  
1989, and duly recorded in Plat Book No.  
63, on page 136+137  
JOHN B. DUNKLE, Clerk Circuit Court  
Dawn A. Martin, D.C.

## DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MARSH POINTE AT WESTLAKES OF PALM BEACH GARDENS, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W. 1/2), OF THE WEST ONE-HALF (W. 1/2), OF THE NORTHWEST QUARTER (N.W. 1/4), OF THE NORTHWEST QUARTER (N.W. 1/4), OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS HOWEVER, THE RIGHT-OF-WAY FOR HOOD ROAD AS DESCRIBED IN DEED BOOK 1139, PAGES 415 AND 416 AND OFFICIAL RECORD BOOK 5570 ON PAGE 1163, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

CONTAINING 9.38 ACRES MORE OR LESS.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

### 1. ROADS AND STREETS

THE ROADS SHOWN HEREON AS MARSH POINTE WAY, OLD MARSH ROAD AND TRACT "A" ARE HEREBY DEDICATED TO MARSH POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

### 2. TRACT "R" (RECREATION AREA)

TRACT "R" (RECREATION AREA) SHOWN HEREON IS HEREBY DEDICATED TO MARSH POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

### 3. EASEMENTS

- A. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- B. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- C. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO MARSH POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. PALM BEACH COUNTY, FLORIDA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN DRAINAGE SYSTEMS WHICH SERVE TO DRAIN PUBLIC ROADS.
- D. THE SEACOAST UTILITIES EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES TO SEACOAST UTILITIES, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- E. THE BUFFER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO MARSH POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT, RICHARD A. MILDNER AND ATTESTED BY ITS ATTORNEY IN FACT, F. MICHAEL ZITZMANN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF JUNE A.D., 1989. PULTE HOME CORPORATION, A CORPORATION IN THE STATE OF MICHIGAN, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

ATTEST: F. Michael Zitzmann  
F. MICHAEL ZITZMANN  
ATTORNEY IN FACT

BY: Richard A. Mildner  
RICHARD A. MILDNER  
AUTHORIZED AGENT

WITNESS: Janice A. Warren  
Janice A. Warren

WITNESS: Paul Harris  
Paul Harris

WITNESS: Janice Saloman  
Janice Saloman

WITNESS: Richard Bowles  
Richard Bowles

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD A. MILDNER AND F. MICHAEL ZITZMANN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENTS OF THE ABOVE NAMED PULTE HOME CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED AGENTS, 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 29 DAY OF JUNE A.D. 1989.

Janice Saloman  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 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, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS PER CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James M. O'Brien  
JAMES M. O'BRIEN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 1652  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JAMES M. O'BRIEN, AT THE OFFICE OF DAILEY AND ASSOCIATES, 226 CENTER STREET #A-5, JUPITER, FL 33458

## ACKNOWLEDGEMENT:

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE THERE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT OR THE DEDICATION THEREON. SAID DISTRICT FURTHER ACKNOWLEDGES THAT ITS DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5430 AT PAGE 1707 IS SHOWN HEREON.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT BOARD OF SUPERVISORS

William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

HERBERT G. SWAN, ASST. VICE PRESIDENT OF CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PULTE HOME CORPORATION, A MICHIGAN CORPORATION; THAT TAXES FOR 1988 AND PRIOR YEARS HAVE BEEN PAID; THAT I FIND THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND IS FREE OF ALL OTHER ENCUMBRANCES. ALL AS OF THE 5th DAY OF July, 1989.

Herbert G. Swan  
HERBERT G. SWAN, ASSISTANT VICE PRESIDENT

## APPROVAL:

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF SEPTEMBER, A.D. 1989

Carol J. Elmquist  
CAROL J. ELMQUIST, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

Deilla O'Connell  
DEP. CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5th DAY OF SEPTEMBER, A.D. 1989

H.F. Kahlert  
H.F. KAHLERT, P.E., COUNTY ENGINEER

## NOTES:

1. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON ANY DRAINAGE EASEMENT OR UTILITY EASEMENT FOR WATER AND SEWER SHOWN HEREON.
3. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S 01°08'15" W, ALONG THE WEST LINE OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST.
5. ■ DENOTES PERMANENT REFERENCE MONUMENT, (P.R.M.)
6. ● DENOTES PERMANENT CONTROL POINTS, (P.C.P.)
7. -R- DENOTES RADIAL PROPERTY LINE.
8. WHERE UTILITY EASEMENTS AND DRAINAGE EASEMENTS INTERSECT, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
9. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. BUILDING SETBACKS AND SEPARATION SHALL CONFORM TO REQUIREMENTS OF THE PALM BEACH ZONING CODE.
11. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT MAINTENANCE EASEMENT, AS SHOWN HEREON AND AS RECORDED IN OFFICIAL RECORD BOOK 5430 AT PAGES 1707 AND 1708, UNLESS APPROVED, IN PERMIT FORM, BY SAID DISTRICT.

0378-002

Plat 87-42  
Collect

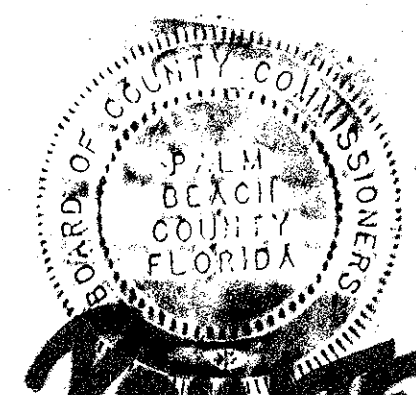
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ZONING DATA

TOTAL ACREAGE	9.38
OPEN SPACE ACREAGE	3.20
NUMBER/TYPE DWELLING UNITS	28 CATEGORY A
DWELLING UNIT DENSITY	2.98 PER ACRE

ZONING PETITION NO. 87-42

Marsh Pointe at Westlakes of  
 SUBDIVISION \* Palm Beach Gardens  
 BOOK 63 PAGE 136 FLOOD MAP # 115B  
 FLOOD ZONE B ZONING 87-42  
 MAP # 27  
 782 797  
 ZIP CODE 33418  
 Some



MARSH POINTE AT WESTLAKES OF P.B.G., P.U.D.

DAILEY AND ASSOCIATES  
LAND SURVEYORS  
226 CENTER STREET  
JUPITER, FLORIDA 33458

SCALE  
BOOK 49000-1  
DATE MARCH 89  
NO 49000