KEY MAP SECTIONS 29 & 32: TWP 43 S: RGE. 42E

### DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PALM BEACH FARMS COMPANY, PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOLDEN LAKES VILLAGE SECTION ELEVEN REPLAT, AS RECORDED IN PLAT BOOK 49, PAGES 168 AND 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°55'10" WEST A LONG THE WESTERLY EXTENSION OF GOLDEN RIVER DRIVE AS RECORDED ON SAID PLAT, A DISTANCE OF 1085-17 FEET; THENCE SOUTH 00°01'20" WEST A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'20" MEST, A DISTANCE OF 1268-58 FEET; THENCE SOUTH 00°01'00" MEST A DISTANCE OF 1256-24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BELVEDERE ROAD AND TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 04°22'38", A RADIUS OF 2924-79 FEET, A LONG CHORD BEARING SOUTH 85°06'29" WEST; THENCE ALONG THE ARC OF 208-41 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 18, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO-3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°00'35" EAST ALONG SAID TRACT LINE A DISTANCE OF 859-92 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE NORTH 00°00'35" EAST, A DISTANCE OF 410-32 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE NORTH 00°00'35" EAST, A DISTANCE OF 1118.00 FEET; THENCE SOUTH 89°55'10" MEST A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'35" EAST A DISTANCE OF 118.00 FEET; THENCE SOUTH 89°55'10" MEST A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00'35" EAST, A DISTANCE OF 118.00 FEET; THENCE NORTH 00°00'35" EAST A DISTANCE OF 118.00 FEET; THENCE NORTH 00°00'35" EAST A DISTANCE OF 118.00 FEET; THENCE NORTH 00°00'35" EAST, A DISTANCE OF 118.00 FEET; THENCE NORTH 00°00'35" EAST, A DISTANCE OF 414-82 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PORTION OF THE 80.00 FEET WIDE BENDIST FARMS RIGHT-OF-WAY RECORDED IN 0-R-B. 2988, PAGE 1869;

COMMENCING AT THE SOUTHWEST CORNER OF PLAT NO. 1 LAKE CRYSTAL AS RECORDED IN PLAT BOOK 51. PAGES 141-143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°01'20" WEST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 39°55'10" WEST, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'20" WEST ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1268.57 FEET; THENCE SOUTH 00°01'00" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1273.24 FEET AND A CENTRAL ANGLE OF 17°54'55"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 398.12 FEET; THENCE SOUTH 17°55'55" WEST, A DISTANCE OF 843.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BELVEDERE ROAD AND THE TERMINUS OF THIS CENTERLINE, SAID TERMINUS POINT HEREINAFTER KNOWN AS THE TERMINUS OF THIS CENTERLINE, SAID TERMINUS POINT HEREINAFTER KNOWN AS

Together with the following two parcels:

1. Commencing at said Point "C"; thence South 82°55'10" West, a distance of 44.14 feet to the POINT OF BEGINNING; thence continue South 82°55'10" West, a distance of 16.48 feet; thence North 00°00'35" East, a distance of 7.32 feet; thence northeasterly along the arc of a curve concave northwesterly having a radius of 75.00 feet, a central angle of 39'33'55" and a long chord bearing of South 37°42'52" West, a distance of 51.76 feet; thence South 17°55'55" West, a distance of 47.77 feet to the POINT OF BEGINNING.

2. Commencing at said Point "C"; thence North 82°55'10" East, a distance of 44-14 feet to the Point of Beginning; thence North 17°55'55" East, a distance of 78.51 feet; thence southwesterly along the arc of a curve concave northeasterly, having a radius of 50.00 feet, a central angle of 115°00'45" and a long chord bearing of South 39°34'28" East, a distance of 78.51 feet to "The Point of Beginning.

#### AND LESS THE FOLLOWING:

BEGINNING AT A POINT HERETOFORE REFERRED TO AS POINT "A"; THENCE NORTH 89"54'10" EAST, A DISTANCE OF 293-31 FEET TO THE MESTERLY REGIT-OF-WAY OF BENOIST FARMS ROAD; THENCE NORTHERLY ALONG A CURVE ON SAID WESTERLY RIGHT-OF-WAY, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 16"03"59", A RADIUS OF 1233-24 FEET, AN ARC DISTANCE OF 345-82 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 00"01'00" EAST, A DISTANCE OF 69-11 FEET; THENCE SOUTH 89"54'10" WEST, A DISTANCE OF 341-53 FEET TO A POINT HERETOFORE REFERRED TO AS POINT "B"; THENCE SOUTH 00"00"35" WEST, A DISTANCE OF 410-32 FEET TO POINT "A" AND THE POINT OF BEGINNING.

#### DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS 9 AND 10, BLOCK 3, PALM BEACH FARMS CO. PLAT No. 3 AS RECORDED IN PLAT BOOK No. 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DES-CRIBED AS FOLLOWS:

POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF GOLDEN LAKES VILLAGE SECTION ELEVEN REPLAT, AS RECORDED IN PLAT BOOK 49, PAGES 168 AND 169 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 00°16'27" EAST ALONG THE NEST LINE OF SAID GOLDEN LAKES VILLAGE SECTION ELEVEN REPLAT, A DISTANCE OF 81 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°16'27" EAST ALONG SAID LINE AND ALONG THE WEST SIDE OF THE PLAT OF GOLDEN LAKES VILLAGE SECTION THIRTEEN AS RECORDED IN PLAT BOOK 44, PAGE 142, AND ALONG A PORTION OF THE WEST LINE OF THE PLAT OF GOLDEN LAKES VILLAGE SECTION THIRTEEN AS RECORDED IN PLAT BOOK 53, PAGES 151 AND 152, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89"54'10" WEST ALONG THE NORTHERLY LINE OF SAID PLAT, ALSO BETHE HORTH RIGHT OF WAY LINE OF LAKE SUSAN ROAD, A DISTANCE OF 26-94 PEET TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF ING THE MORTH RIGHT OF WAY LINE OF LAKE SUSAN ROAD, A DISTANCE OF 26.94 PEET TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 11'28' 42', A RADIUS OF 396.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.33 FEET TO A POINT OF REVENSE CURVATURE, CONCAVE HORTH-WESTERLY, HAVING A CENTRAL ANGLE OF 11"28' 42', A RADIUS OF 354.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.92 FEET TO THE HORTHHEST CORNER OF SOUTH 89"54' 10" MEST. A DISTANCE OF 575.85 FEET TO THE HORTHHEST CORNER OF GOLDEN LAKES VILLAGE SECTION FIFTEEN, AS RECORDED IN PLAT BOOK 55, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00"01' 00" MEST A DISTANCE OF 12 FEET; THENCE SOUTH 89"54' 10" MEST A DISTANCE OF 110-00 FEET; THENCE MOSTN DOWN 1100 OF THE 1-2 CANAL AS DESCRIBED IN UPSICIAL RECORDS BOOK 2355, PAGES 181 AND 1382; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIBA; THENCE MORTH 89"55' 10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 855.59 FEET TO THE POINT OF BEGINNING. CONTAINING 24.76 ACRES MORE OF LESS. MORE OR LESS.

# SUMMER CREEK

BEING A PORTION OF GOLDEN LAKES VILLAGE, P.U.D. IN SECTIONS 29 & 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEING A REPLAT OF PORTIONS OF TRACTS 9,10,11 & 18 BLOCK 3,

PALM BEACH FARMS COMPANY PLAT No.3 (PLAT BOOK 2, PAGES 45-54) PALM BEACH COUNTY, FLORIDA.

JUNE, 1989

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORT-

GAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN

AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDI-

CATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_ AT PAGES \_\_\_\_ THROUGH \_\_\_\_\_, Public Records of Palm Beach County, Florida shall be sub-

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRES. AND ATTESTED TO BY ITS

BARNETT BANK OF

- South Frond A, N.

WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS TO DAY OF

**ACKNOWLEDGMENT** 

BEFORE HE PERSONALLY APPEARED MICHAEL GREWAND MACHINI COTTUTO NE

ASST SEC. OF BARMET BANK OF SE NA, CONFORMATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE HE 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

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF MC. A.D.,

TITLE CERTIFICATION

WE, TILLY + Research Group Tac. , A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE

THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE

PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT HE FIND ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. THE PROP-

ERTY IS FOUND TO CONTAIN CERTAIN ENCUMBRANCES WHICH DO NOT AFFECT THE

P.U.D. TABULATION

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE

THE PUBLIC RECORDS OF THIS COUNTY.

NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN

TO VARIOUS AND

EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH APARTMENTS, LTD.;

WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE FEEL ASST SEC. OF BARNATE BENEFACE ASST.

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MOMEN' WER KROMM IO WE IO RE INE INDIA

ORDINATE TO THE SAID DEDICATION SHOWN HEREON.

STATE OF: FLORIDA

COUNTY OF: DADE

STATE OF FLORIDA

MY COMMISSION EXPIRES

COUNTY OF PALM Beach

SUBDIVISION OF THE PROPERTY.

STATE OF FLORIDA

AREA OF THIS PLAT

NUMBER OF D.U.S

DENSITY PETITION NUMBER

#### SHEET 1 OF 5

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

DEDICATION

PARCEL "W", AS SHOWN HEREON, IS HEREBY RESERVED TO PALM BEACH APARTMENTS LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTHERSHIP. WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

#### IRACT 'A'

TRACT 'A' AS SHOWN HEREON IS RESERVED TO PALM BEACH APARTMENTS LTD., A FLORIDA LIMITED PARTMERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

## IRACT 'O'

TRACT 'O' AS SHOWN HEREON IS RESERVED TO PALM BEACH APARTMENTS, LTD., A FLORIDA LIMITED PARTMERSHIP FOR USE AS OPEN SPACE WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R" AS SHOWN HEREON IS HEREBY DEDICATED TO BOARD OF COUNTY COMMISSIONERS, PALM BEACH, FLORIDA FOR ADDITIONAL RIGHT OF WAY OF BENDIST FARMS ROAD.

#### LIMITED ACCESS FASEMENT

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

#### EASEMENTS

THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON ARE RESERVED TO PALM BEACH APARTMENTS LTD., A FLORIDA LIMITED PARTHERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP,

UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES INCLUDING CABLE TV.

THE DRAINAGE EASEMENTS AS SHOW HEREON ARE HEREBY RESERVED TO PALM BEACH APARTMENTS LTD., A FLORIDA LIMITED PARTMERSHIP FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTHERSHIP WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITHESS WHEREOF, THE RELATED COMPANIES OF FLORIDA, INC., AS GENERAL PARTNER OF PALM BEACH APARTNENTS LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED THERETO BY AUTHORITY OF ITS BOARD OF DIRECTORS.

> PALM BEACH APARTMENTS LTD. FLORIDA LIMITED PARTNERSHIP BY THE RELATED COMPANIES OF FLORIDA, INC., GENERAL PARTNER

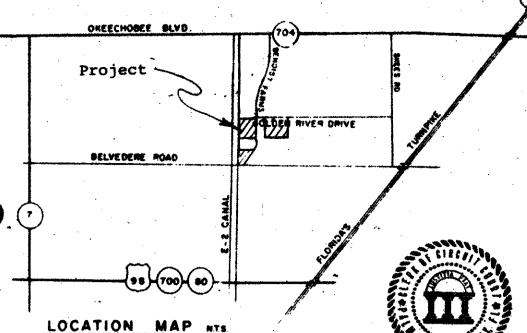
MICHAEL R. HAMNON JORGE ME PEREZ, PRESIDENT VICE PRESIDENT

## **ACKNOWLEDGEMENT**

#### STATE OF FLORIDA COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED JORGE M. PEREZ AND MICHAELR.
HAMMON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVI-DUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE RELATED COMPANIES OF ELDRIDA. INC., A FLORIDA CORPORATION AS GENERAL PARTNER OF PALM BEACH APARTNENTS, LTD., AND HE SEVERALLY ACKNOWLEDGED TO AND BEFORE HE THAT HE 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.

AND OFFICIAL SEAL, THIS 9 DAY OF MOV. A.D.,



STATEOFFLORIDA This Plat was filed for record at 2/3 A M his 4 76 dayof JAN .70...

COUNTY OF PALM BEACH

JOHN B. DUNKLE, Clerk, Circuit Court Darbara a Plant

NOTES:

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:

2. BEARINGS ARE BASED ON THE WESTERLY LINE OF GOLDEN LAKES VILLAGE SECTION 11 REPLAT (PLAT BOOK 49, PAGE 168) BEARING SOUTH 00°16'27" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

3. U.E. DESIGNATES UTILITY EASEMENT.

4. D.E. DESIGNATED DRAINAGE EASEMENT.

5. L.A.E. DESIGNATES LIMITED ACCESS EASEMENT.

6. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING

8. WHERE UTILITY AND DRAINAGE EASEMENTS COINCIDE OR INTERSECT THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCT TION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELE VISION SERVICES SHALL INTERPERE WITH THE FACILITIES AND SER-VICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELE VISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SER-VICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

COUNTY APPROVALS THIS PLAT IS HEREBY APPROVED FOR RECORD THIS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD A.D. 1990.

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 PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND URDINANCES OF THE COUNTY OF PALM

DATE: 11-22-89

WARD L. HITZELFELD, P.L.S. FLORIDA CERT. No. 1632

COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY ROBERT WILLIAMS, ROBERT E. OWER & ADSOCIATES, INC., ENGINEERS AND PLANNER, 2501 BRISTOL DRIVE, SUITE LA, NEST PALM BEACH, FLORIDA.

i. Thuses WEST PAUM BEACH . WILLIAMS FLORIDA

16-87 UNITS/ACRE

80-1027 JUNE, 1909