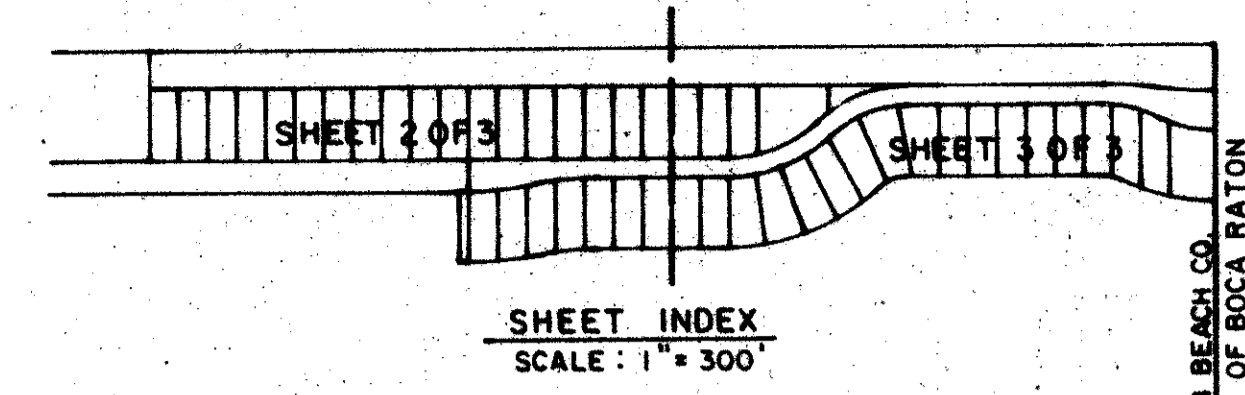


# GLADES LANDING PLAT THREE A PLANNED UNIT DEVELOPMENT



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT ARMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GLADES LANDING PLAT THREE (A PLANNED UNIT DEVELOPMENT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15 AND RUN THENCE NORTH 89°34'07" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 368.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1658.04 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 15; THENCE SOUTH 00°05'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 241.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 335.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 00°15'39" EAST; THENCE WESTERLY AND NORTHWESTERLY 152.03 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°00'08" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 25°44'29" EAST; THENCE NORTHWESTERLY AND WESTERLY 29.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°10'22" TO A POINT OF TANGENCY; THENCE SOUTH 89°34'07" WEST, A DISTANCE OF 306.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY 44.92 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°53'58" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 351.29 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 43°19'51" WEST; THENCE SOUTHWESTERLY AND WESTERLY 263.02 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°53'58" TO A POINT OF TANGENCY; THENCE SOUTH 89°34'07" WEST, A DISTANCE OF 205.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 395.00 FEET; THENCE WESTERLY 78.74 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'16" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 615.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 11°51'09" EAST; THENCE WESTERLY 122.59 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'16" TO A POINT OF TANGENCY; THENCE SOUTH 89°34'07" WEST, A DISTANCE OF 9.86 FEET; THENCE NORTH 00°25'53" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°34'07" EAST, A DISTANCE OF 14.86 FEET; THENCE NORTH 00°25'53" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°34'07" WEST, A DISTANCE OF 494.86 FEET; THENCE NORTH 00°25'53" WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 388,245 SQUARE FEET (8.913 ACRES) MORE OR LESS; AND ARE SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, 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:

- ACCESS TRACT:**
  - TRACT S-1 IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS AND EGRESS, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:**
  - UTILITY EASEMENTS - THE UTILITY EASEMENTS (SHOWN AS "U.E."), ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, TELEPHONE, CABLE T.V., ETC.).
  - PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.
  - OVERHANG EASEMENTS - THE OVERHANG EASEMENTS (SHOWN AS "O.E."), ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNER'S SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE:**
  - TRACTS 0-1 AND 0-2 ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACT B-1, THE 25 FOOT P.U.D. BUFFER, AND B-2 THE 15 FOOT BUFFER, ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTICE: 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.

IN WITNESS WHEREOF, ARMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 1990.

ARMANSON DEVELOPMENTS, INC.  
A CALIFORNIA CORPORATION.  
BY: Richard Werner  
RICHARD WERNER, EXECUTIVE V. PRES.

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD WERNER AND JAMES GRIFFIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED ARMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME 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 IS 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 12th DAY OF July, 1990.

MY COMMISSION EXPIRES July 3, 1993  
[Signature]  
NOTARY PUBLIC

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA  
COUNTY OF DADE

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6377 AT PAGE 160 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 1990.

SOUTHEAST BANK, N.A.  
A NATIONAL BANKING ASSOCIATION  
BY: Edward Krall  
EDWARD KRALL, VICE PRESIDENT

ATTEST:  
BY: Keith R. Schelicher  
KEITH R. SCHELICHER, ASSISTANT VICE PRESIDENT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED EDWARD KRALL AND KEITH R. SCHELICHER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF SOUTHEAST BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF July, 1990.

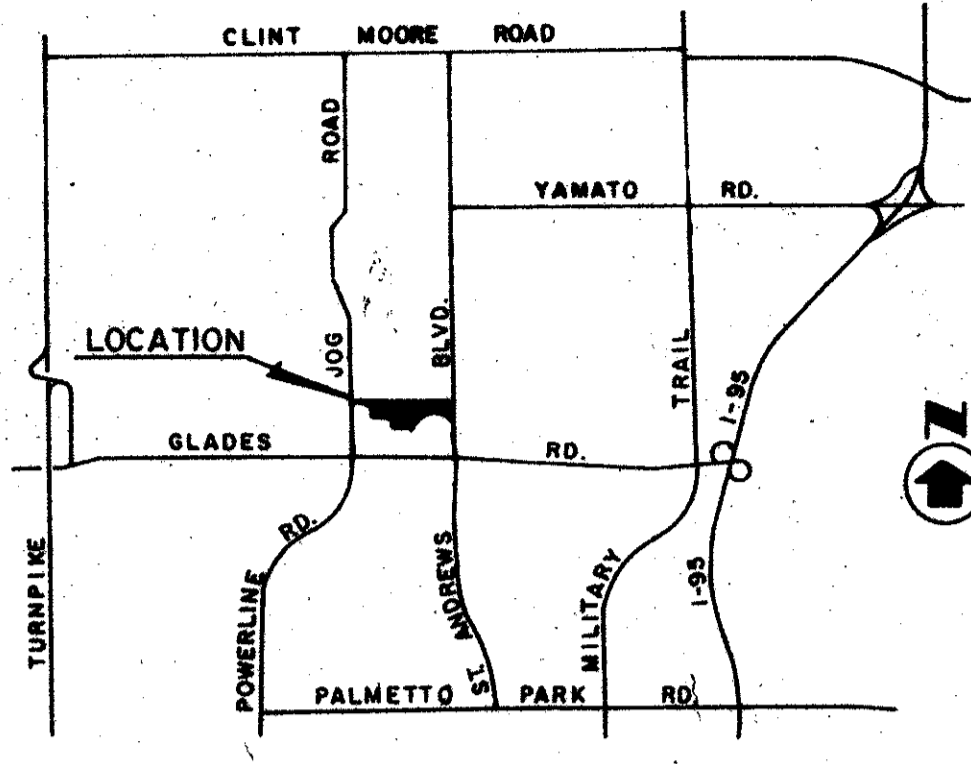
MY COMMISSION EXPIRES:  
June 16, 1991  
[Signature]  
NOTARY PUBLIC

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE ANDREW BLASI, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AGENT FOR TICOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED IN ARMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT THERE ARE NO OTHER MORTGAGES OR ENCUMBRANCES OF RECORD.

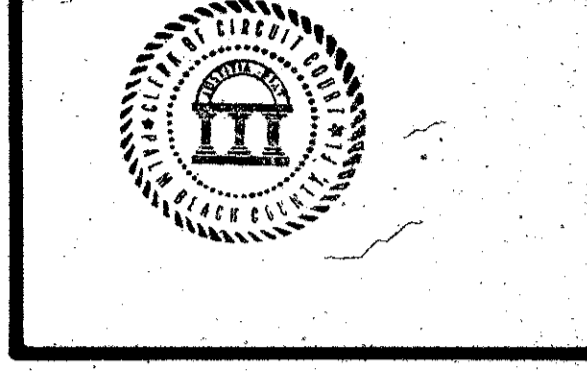
ANDREW BLASI, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AGENT FOR TICOR TITLE INSURANCE COMPANY  
DATE: July 13, 1990 BY: [Signature]  
ANDREW B. BLASI, ESQ.

- NOTES:**
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND 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 BEING OCCUPIED SOLELY BY OTHER UTILITIES SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL SUCH OTHER UTILITY COMPANIES OCCUPYING SAME.
  - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
  - BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 15/47S./42E. BEING SOUTH 00°24'07" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
  - - DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3596.
  - - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
  - L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
  - U.E. - DENOTES UTILITY EASEMENT
  - D.E. - DENOTES DRAINAGE EASEMENT.
  - (O.A.) - DENOTES OVERALL DISTANCE.
  - (R) - DENOTES RADIAL LINE.
  - (NR) - DENOTES NON-RADIAL LINE.
  - O.E. - DENOTES OVERHANG EASEMENT
  - TYP. - TYPICAL
  - THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR THE LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 22HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.



LOCATION AND VICINITY MAP  
N.T.S.

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 8:56 A.M. on the 4th day of SEP., 1990, and duly recorded to Plat Book No. 66 on pages 115-117  
DHH B. DUNKLE, Clerk Circuit Court  
[Signature]



**APPROVALS:**  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF August, 1990.  
BY: [Signature]  
CAROL J. ELQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
BY: [Signature]  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF August, 1990.  
BY: [Signature]  
HERBERT F. KALHERT, P.E.  
COUNTY ENGINEER

**P.U.D. TABULAR DATA:**

TOTAL AREA	8.913 AC.
TOTAL DWELLING UNITS	47 D.U.
DWELLING UNITS PER ACRE	5.27 D.U./AC.
COUNTY PETITION NUMBER	84-38

**SURVEYOR'S CERTIFICATE:**  
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 HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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.

0434-003  
Pet. 84-38  
Michael F. Sexton  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3596

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. SEXTON IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

**METRIC ENGINEERING, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
MIAMI - FORT LAUDERDALE  
WEST PALM BEACH - PANAMA CITY

**PLAT THREE  
GLADES LANDING  
SHEET 1 OF 3**

SUBDIVISION - GLADES LANDING PLAT 3  
BOOK 66  
FLOOD ZONE BPA  
FLOOD MAP #130B  
DATE 8-28  
SE 81-38  
3344  
3344  
15/17/92

TAZ 608