

# -Hidden Lakes At Northtree-

490-004

78

**Dedication:**  
State Of Florida )  
County Of Palm Beach )  
**Being A Replat Of Portions Of Blocks 40 & 41, Palm Beach Farms Company Plat No. 3 (P.B. 2, Pp. 45-54) Public Records, Palm Beach County, Florida**  
A Part Of Boynton West, A Planned Unit Development, Lying In Sections 9, 10 & 16, Township 45 South, Range 42 East

Know all men by these presents, that Schmitteckert, Inc., a Florida Corporation, together with George Oppenberg and Laura Oppenberg, together with Louis A. and K. Jeannine Albini, together with M.K. Design Homes, Inc., a Florida Corporation, owners of the lands shown hereon as "Hidden Lakes At Northtree"; said land lying in Sections 9, 10 and 16, Township 45 South, Range 42 East, Palm Beach County, Florida; said land being a replat of portions of Blocks 40 and 41, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

Beginning at the Southwest corner of Northtree, according to the Plat thereof, as recorded in Plat Book 56, Pages 186 through 192, inclusive, Public Records, Palm Beach County, Florida, said point lying on the Northern right-of-way line of Lake Worth Drainage District Lateral Canal L-20, as recorded in Official Records Book 5138, Page 888, et seq.; Thence, North 90°00'00" West, along the Northern right-of-way line of said Lake Worth Drainage District Lateral Canal L-20, a distance of 207.35 feet; Thence, North 00°44'33" East, along a line 271.00 feet West of, as measured at right angles to the East line of Block 41, said Palm Beach Farms Plat No. 3, a distance of 1284.03 feet to the point of curvature of a curve to the right, having a radius of 2157.37 feet; Thence, Northernly along said curve, through a central angle of 26°45'27", a distance of 1007.51 feet to the point of tangency; Thence, North 27°30'00" East, a distance of 349.99 feet; Thence, North 72°30'00" East, a distance of 35.36 feet to a point on a curve, concave Southwesterly, having a radius of 560.00 feet, and whose radius point bears South 27°30'00" West; Thence, Southeasterly along said curve, through a central angle of 13°30'00", a distance of 131.95 feet to the point of tangency; Thence, South 49°00'00" East, a distance of 829.99 feet to the point of curvature of a curve to the left, having a radius of 1100.00 feet; Thence, Easterly along said curve, through a central angle of 06°22'50", a distance of 122.50 feet to the Northwest corner of said Plat of Northtree; Thence, South 34°37'10" West, along the boundary of said Plat of Northtree, radial to the following described curve, a distance of 75.00 feet to a point on a curve, concave Southwesterly, having a radius of 238.45 feet; Thence, Southerly along said curve, continuing along the boundary of said Plat of Northtree, through a central angle of 35°04'50", a distance of 146.00 feet to the point of tangency; Thence, South 20°18'00" East, continuing along the boundary of said Plat of Northtree, a distance of 68.24 feet; Thence, South 27°49'57" West, continuing along the boundary of said Plat of Northtree, a distance of 37.23 feet; Thence, South 19°27'25" East, continuing along the boundary of said Plat of Northtree, a distance of 80.38 feet; Thence, South 58°54'02" East, continuing along the boundary of said Plat of Northtree, a distance of 33.29 feet; Thence, South 14°00'00" East, continuing along the boundary of said Plat of Northtree, a distance of 122.37 feet to the point of curvature of a curve to the right, having a radius of 975.00 feet; Thence, Southerly along said curve, continuing along the boundary of said Plat of Northtree, through a central angle of 14°00'00", a distance of 238.24 feet to the point of tangency; Thence, South 00°00'00" East, continuing along the boundary of said Plat of Northtree, a distance of 240.68 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet; Thence, Southwesterly along said curve, continuing along the boundary of said Plat of Northtree, through a central angle of 48°11'23", a distance of 21.03 feet to the point of reverse curvature of a curve to the left, having a radius of 50.00 feet; Thence, Southerly along said curve, continuing along the boundary of said Plat of Northtree, through a central angle of 21°48'09", a distance of 18.15 feet to the end of said curve; Thence, North 90°00'00" West, continuing along the boundary of said Plat of Northtree, a distance of 47.53 feet; Thence, South 43°12'05" West, continuing along the boundary of said Plat of Northtree, a distance of 137.10 feet; Thence, North 76°30'38" West, continuing along the boundary of said Plat of Northtree, a distance of 59.44 feet; Thence, North 47°32'36" West, continuing along the boundary of said Plat of Northtree, a distance of 101.67 feet; Thence, North 87°31'26" West, continuing along the boundary of said Plat of Northtree, a distance of 109.86 feet; Thence, South 38°08'18" West, continuing along the boundary of said Plat of Northtree, a distance of 102.52 feet; Thence, South 12°42'19" East, continuing along the boundary of said Plat of Northtree, a distance of 154.47 feet; Thence, South 42°04'27" East, continuing along the boundary of said Plat of Northtree, a distance of 93.07 feet; Thence, South 00°00'00" East, continuing along the boundary of said Plat of Northtree, a distance of 75.48 feet; Thence, North 90°00'00" West, continuing along the boundary of said Plat of Northtree, a distance of 566.39 feet; Thence, South 45°00'00" West, continuing along the boundary of said Plat of Northtree, a distance of 322.45 feet; Thence, South 15°13'43" West, continuing along the boundary of said Plat of Northtree, a distance of 263.25 feet to the point of beginning (P.O.B.)

Containing 54.30 Acres, more or less.

Have caused the same to be surveyed and Platted, and do hereby make the following dedications.

1. Tracts "A", as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for private roadway, drainage and utility purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract "B", as shown hereon, is hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for ingress-egress, paving, drainage and utility purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "L", as shown hereon, is hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The lift station easement, as shown hereon, is hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida, for sanitary sewer lift station and related purposes.
5. Tracts "O", as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for open space and other proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity, for the construction and maintenance of utility facilities, including "Cable Television Systems".
7. The drainage easements, as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County; Furthermore, Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.
8. The lake maintenance easements, as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for lake maintenance purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
9. The buffer easements, as shown hereon, are hereby dedicated to the Northtree Community Association, Inc., a Florida Corporation, not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
10. The limited access easements, as 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.

In Witness Whereof, Schmitteckert, Inc. has caused these presents to be signed by its President, Vice President, Secretary and Treasurer, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 22<sup>nd</sup> day of Feb. 1991.

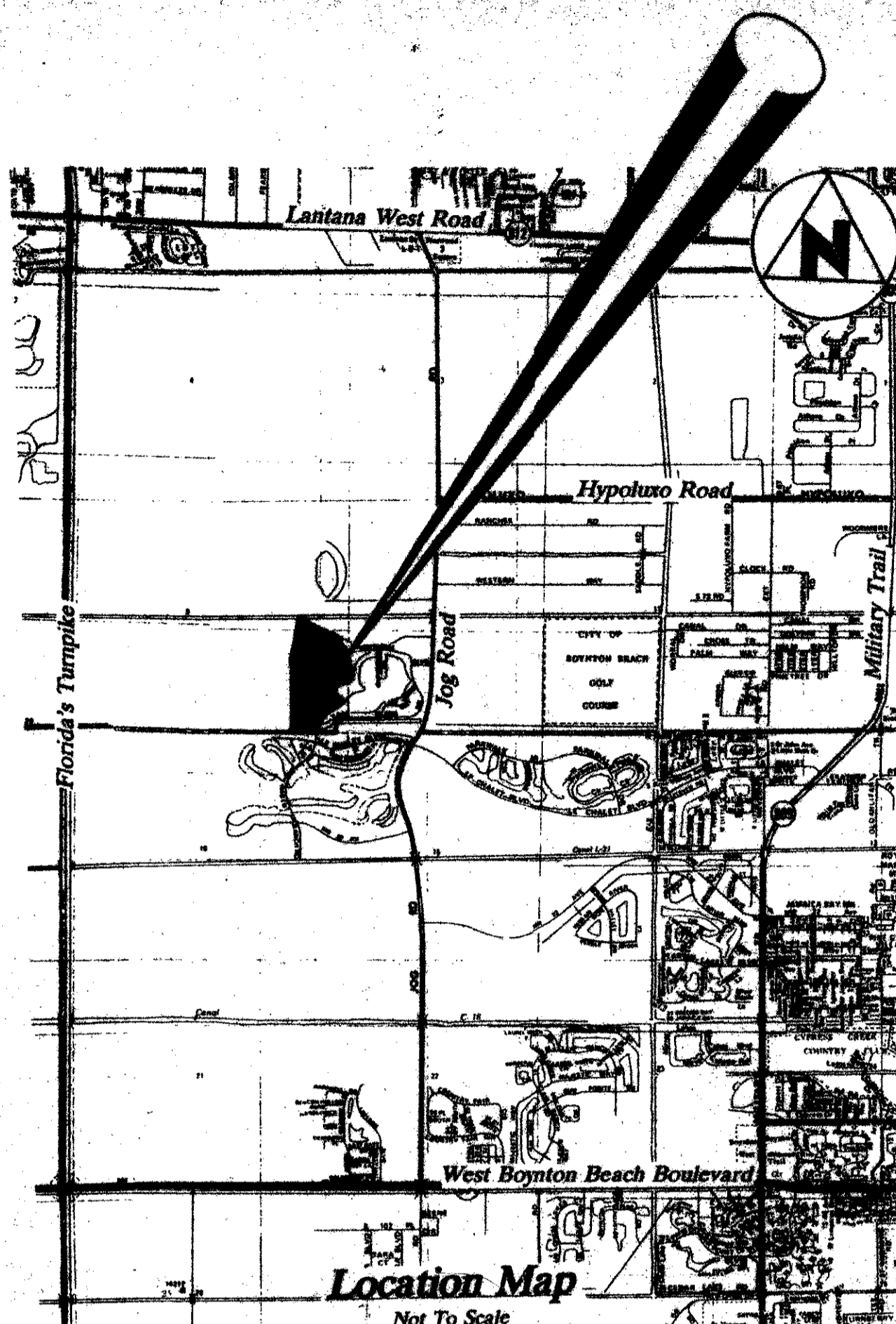
Witness: Chris Wilde  
Eugene A. Conti  
By: G. Schmitteckert  
Georgene Schmitteckert, President

**Acknowledgement:**

State Of Florida )  
County Of Palm Beach )

Before me, personally appeared Georgene Schmitteckert, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President, Vice President, Secretary, and Treasurer of Schmitteckert, Inc., a corporation, and severally acknowledged to and before me that she 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.

Witness My Hand, and Official Seal, this 22<sup>nd</sup> day of Feb. A.D., 1991.  
My commission expires: Renate Wilde  
Renate Wilde  
Notary Public



In Witness Whereof, We Louis A. Albini and K. Jeannine Albini do hereunto set our hands and seals this 1<sup>st</sup> day of FEBRUARY, 1991.

By: Louis A. Albini  
Louis A. Albini  
By: K. Jeannine Albini  
K. Jeannine Albini  
Witness as to both: Marta Infesta  
Marta Infesta  
Witness as to both: Chris Wilde  
Chris Wilde

**Acknowledgement:**

State Of Florida )  
County Of Palm Beach )

Before me, personally appeared Louis A. Albini and K. Jeannine Albini, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that they executed such instrument for the purposes expressed therein.

Witness My Hand, and Official Seal, this 1<sup>st</sup> day of FEBRUARY, A.D., 1991.  
My commission expires: DEC. 10, 1994  
Joan C. White  
Joan C. White  
Notary Public

In Witness Whereof, M. K. Design Homes, Inc., a Florida corporation, has caused these presents to be signed by Kenneth S. Koushel, its President, and Margaret E. Koushel, its Secretary, and its Corporate seal to be affixed hereto by and with the authority of its Board Of Directors this 9<sup>th</sup> day of February, 1991.

Attest: Margaret E. Koushel  
Margaret E. Koushel, Secretary  
By: Kenneth S. Koushel  
Kenneth S. Koushel, President  
M. K. Design Homes, Inc.  
A Florida Corporation

**Acknowledgement:**

State Of Florida )  
County Of Palm Beach )

Before me, personally appeared Kenneth S. Koushel and Margaret E. Koushel, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of M. K. Design Homes, Inc., a Florida Corporation, and 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 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 9<sup>th</sup> day of February, A.D., 1991.  
My commission expires: HOWARD PTERDEKAEMPER  
Howard Pterdekaemper, Notary Public

**Title Certification:**

State Of Florida )  
County Of Palm Beach )

We, Title and Research Group, Inc., 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 the title to the property, Schmitteckert, Inc., together with George Oppenberg and Laura Oppenberg, together with Louis A. and K. Jeannine Albini, together with M.K. Design Homes, Inc., a Florida Corporation; that the current taxes have been paid, and we find that the property is encumbered by the mortgages shown hereon and that all mortgages are shown and are true and correct, and that there are no other encumbrances of record.

Date: 7-22-91  
By: Dennis R. Wilson  
Dennis R. Wilson, President

**Tabular Data:**

Zoning Petition Number 86-25(B)

Tract "A"	= 2.84 Acres
Tract "B"	= 1.99 Acres
Tract "L"	= 18.24 Acres
Tract "O"	= 0.54 Acres
Lots (170)	= 30.62 Acres
Total	= 54.30 Acres
Density	= 3.13 D.U./Acre

**Surveyor's Certification:**

State Of Florida )  
County Of Palm Beach )

I Heroby 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 (P.C.P.'S) permanent control points will be set under the guarantee 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. And further, that the boundary survey encompassing the property shown hereon is in compliance with Chapter 21HH-6, F.A.C.

Date: 3-06-91  
By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S. 2424

- Surveyor's Notes:**
1. Bearings shown hereon are based on or are relative to the bearing of North 90°00'00" East, along the South line of Northtree, according to the Plat thereof, as recorded in Plat Book 56, Pages 186 through 192, inclusive, Public Records, Palm Beach County, Florida.
  2.  Denotes A Set #2424 Permanent Reference Monument (P.R.M.)
  3.  Denotes A Set #2424 Permanent Control Point (P.C.P.)
  4. C/L Denotes Centerline
  5. Sq. Ft. Denotes Square Feet
  6. Lines which intersect curves are radial unless otherwise noted.
  7. In those instances where utility/drainage structures are constructed in conflict with the Platted Permanent Control Points (P.C.P.) position, straddlers monuments as Permanent Control Points will be set to reference the Platted Permanent Control Point positions.
  8. This instrument was prepared by Wm. R. Van Campen, R.L.S., and Gene D. Bowling, Jr., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404. Telephone (407) 848-2102.
- 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 upon maintenance or 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, Florida.
  3. There shall be no trees or shrubs placed upon utility easements which are provided for water or sewer use, or upon drainage, lake maintenance or lake maintenance access easements.
  4. Landscaping on other utility easements shall be allowed only after the written consent of all utility companies occupying same.
  5. Where drainage and utility easements intersect, the areas within the intersection are utility and drainage easements. Construction and maintenance of utility facilities within these areas of intersection shall not interfere with the drainage facilities therein.
  6. NOTICE: There may be additional restrictions, not shown on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

**Approvals:**

Board Of County Commissioners:  
This Plat hereby approved for record this 24<sup>th</sup> day of Sept. A.D., 1991.  
By: Karen Marcus  
Karen Marcus, Clerk  
Attest: John B. Dunkle  
John B. Dunkle, Clerk  
By: Jenna Oswald  
Jenna Oswald, Deputy Clerk  
County Engineer:  
This Plat is hereby approved for record this 24<sup>th</sup> day of Sept. A.D., 1991.  
By: Howard Pterdekaemper  
Howard Pterdekaemper, Notary Public

**0490-004**  
**PET. 86-25 68/78**  
**COLLECT**

State Of Florida )  
County Of Palm Beach )  
This Plat Was Filed For Record At  
9:21 This 27<sup>th</sup> day of  
Sept. 1991 A.D. And Duly  
Recorded in Plat Book 68, On  
Pages 78 through 85  
John B. Dunkle  
Clerk Of The Circuit Court  
By: Debra J. Platt  
Debra J. Platt  
Deputy Clerk



- "Seal" Schmitteckert, Inc.
- "Seal" John B. Dunkle, Clerk Palm Beach County, Florida
- "Seal" Schmitteckert, Inc. Notary
- "Seal" Louis A. Albini, K. Jeannine Albini, Notary
- "Seal" M.K. Design Homes, Inc.
- "Seal" M.K. Design Homes, Inc. Notary
- "Seal" Wm. R. Van Campen, R.L.S. 2424
- "Seal" Board Of County Commissioners Palm Beach County, Florida
- "Seal" County Engineer Of Palm Beach County, Florida

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

**Record Plat**  
**Hidden Lakes At Northtree**

DATE	24	PLAT	68	BOOK	68
PAGE	78	SHEET	78	OF	85

FLOOD ZONE B  
FLOOD MAP # 185A  
QUAD # 49, 5A  
ZIP CODE 33407  
SE 80-25  
BOYNTON WEST  
BUSKAY