



VICINITY SKETCH
NOT TO SCALE

CANTERBURY REPLAT AT P.G.A. NATIONAL

A REPLAT OF A PORTION OF CANTERBURY AT P.G.A. NATIONAL, AS RECORDED IN PLAT BOOK 59, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

JANUARY 1995

135

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 1:18 P.M.
this 9th day of MARCH 1995.
and duly recorded in Plat Book No. 74
on page 135-136
DOROTHY H. WILKEN, Clerk of Circuit Court
by Joseph A. Winkler D.C.



SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Canterbury Associates, a Florida general partnership, owner of the land shown hereon, being in Section 15, Township 42 South, Range 42 East, Palm Beach County, Florida, shown hereon as Canterbury Replat at P.G.A. National, being more particularly described as follows:

LEGAL DESCRIPTION:

Lots 39, 41, 43, 45, 47, 49, 90, 92, 94, 96, 98 and 100 of the Plat of Canterbury at P.G.A. National, as recorded in Plat Book 59, Page 58, Public Records of Palm Beach County, Florida.

Containing in all 1.2114 acres, more or less.

has caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF the above-named party has caused these presents to be signed this 9 day of MARCH, 1995.

Canterbury Associates, a Florida general partnership,
By: Vel Development Florida, Inc., a Florida corporation, its managing partner,

Witness: Christie K. Keirstead By: Raphael Rasin
Christie K. Keirstead Raphael Rasin, Vice President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Raphael Rasin, who is personally known to me, or has produced Bob Rasin as identification, and who executed the foregoing instrument as Vice President of Vel Development Florida, Inc., a Florida corporation and acknowledged before me that he executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 9th day of MARCH, 1995.

My Commission Expires: 5/19/1995

Oliver H. Harris
Notary Public

MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach Seminole

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 8460 at Page 1631 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 Ex-Vice-President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of March, 1995.

Crown Bank, a Florida corporation

Witness: Camela J. Barber By: Robert H. White
Camela J. Barber Ex-Vice-President
Crown Bank

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach Seminole

Before me personally appeared Bob White, who is personally known to me, or has produced Bob White as identification, and who executed the foregoing instrument as Executive Vice-President of Crown Bank, a Florida corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 14th day of March, 1995.

My Commission Expires: 6/15/97

Romona E. Winton
Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Oliver H. Harris, Esquire, 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 to Canterbury Associates, a Florida general partnership, that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no other encumbrances of record.

Date: 3/9/95

Oliver H. Harris
Oliver H. Harris, Esquire
Attorney-at-law licensed in Florida

CITY APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH
STATE OF FLORIDA:

This plat is hereby approved for record this 9th day of March, 1995.

By: David Clark
David Clark, Mayor

ATTEST:

By: Linda Koster
Linda Koster, City Clerk
Deputy City Clerk

CITY ENGINEER:

This plat is hereby approved for record this 15th day of MARCH, 1995.

Lehnart E. Lindahl
Lehnart E. Lindahl, P.E.
City Engineer

SURVEYOR'S CERTIFICATE

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; that said survey is accurate to the best of my knowledge and belief; the Permanent Reference Monuments (P.R.M.'S) 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 the ordinances of Palm Beach County, Florida.

Craig L. Wallace
Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

NOTES, SYMBOLS & ABBREVIATIONS

- The West line of the Southeast Quarter of Section 15, Township 42 South, Range 42 East is assumed to bear South 01° 12' 08" West and all other bearings are relative thereto.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of the County.
- Denotes Permanent Reference Monument (P.R.M.). Stamped P.R.M. P.L.S. # 3357.
- A = Denotes Arc.
- P.B. = Denotes Plat Book.
- PG. = Denotes Page.
- R = Denotes Radius/Radial Line.
- C/L = Denotes Centerline.
- D = Denotes Central Angle.
- T = Denotes Township.
- R = Denotes Range.
- U.E. = Denotes Utility Easement.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable City approvals or permits as required for such encroachments.

THIS INSTRUMENT WAS PREPARED BY:

CRAIG L. WALLACE, P.L.S.
WALLACE SURVEYING CORPORATION
901 NORTHPOINT PARKWAY, SUITE 117
WEST PALM BEACH, FLORIDA 33407

Subdivision: Canterbury Replat @ P.G.A. National
Book: 74
Page: 135
Flood Zone: FLOOD MAP
Quadrant: SE
Zoning: ZONING
PUD Name: C/PB Gardens

CANTERBURY REPLAT AT P.G.A. NATIONAL					
WALLACE SURVEYING CORPORATION					
<small>901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (407) 840-4551</small>					
FIELD: J.P.	JOB NO: 93-1054 "E"	F.B. PG. 2/PG. 58			
OFFICE: R.C./C.L.W.	DATE: JAN, 1995	DWG. NO: 93-1054-2			
CHK'D:	REF:	SHEET: 1 OF 2			