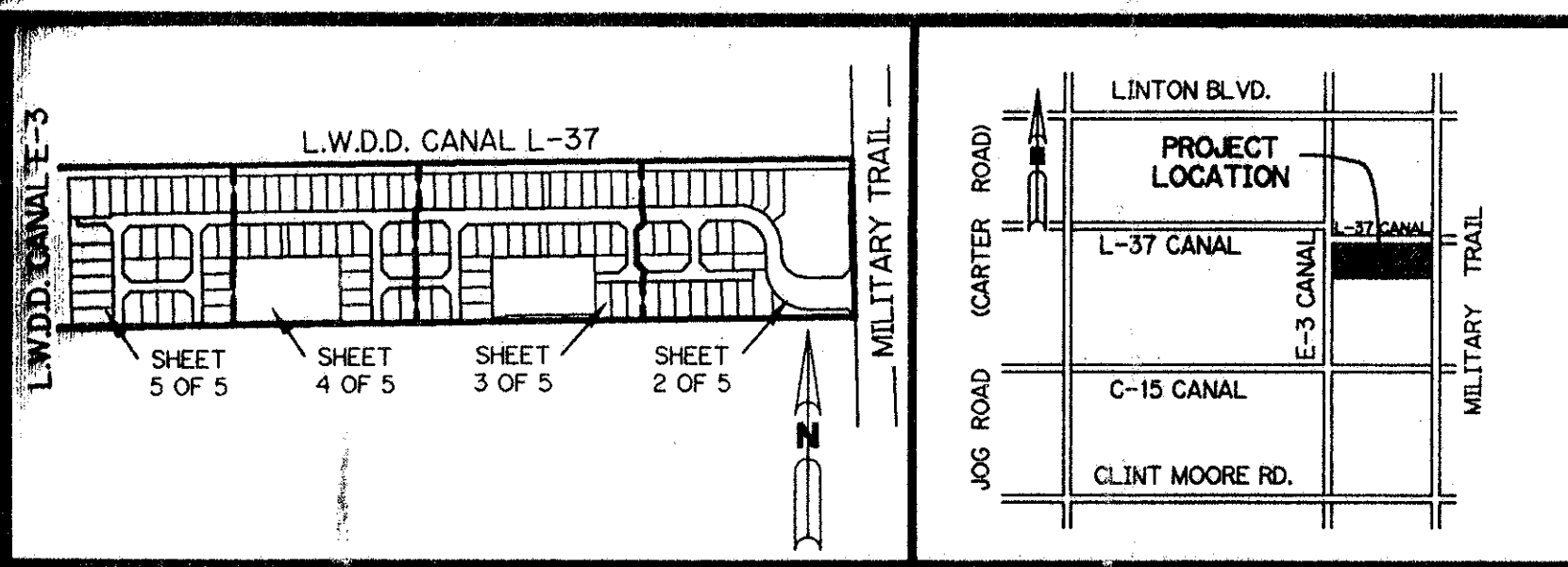


648-001

42



KEY MAP N.T.S.

LOCATION SKETCH SEC. 26 TWP. 46S. RGE. 42E.

A PLANNED UNIT DEVELOPMENT VENTURA P.U.D.

THE NORTH ONE-HALF OF THAT PART OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 37, LESS THE RIGHT-OF-WAY FOR STATE ROAD 809 (MILITARY TRAIL).

SHEET 1 OF 5 MARCH, 1995

PET. 94-59
Alloc. #0001
5/3/95

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record in
Book 11091 Page 1
and duly recorded in Plat Book No. 11091
Page 1
DOROTHY H. WILKEN, Clerk of County Commission

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M.T. LAND CORPORATION, OWNER OF THE LAND SHOWN HEREON AS VENTURA P.U.D., BEING THE NORTH ONE-HALF OF THAT PART OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 37, LESS THE RIGHT-OF-WAY FOR STATE ROAD 809 (MILITARY TRAIL), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 26; THENCE SOUTH 01°22'43" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 351.07 FEET; THENCE SOUTH 89°16'39" WEST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 809 (MILITARY TRAIL) AND THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 37 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°16'39" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2590.47 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 26; THENCE SOUTH 00°56'19" EAST, ALONG SAID WEST LINE, A DISTANCE OF 502.10 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SOUTHEAST ONE-QUARTER, ALSO BEING THE NORTH LINE OF THE REPLAT OF PART OF MONTEREY LAKE AS RECORDED IN PLAT BOOK 51, PAGES 88 AND 89 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°10'01" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 2594.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 809; THENCE NORTH 01°22'43" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 497.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.73 ACRES MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "D" THROUGH "J", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "K", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "K1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CIVIC SITE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L1" AND "L2", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "M" THROUGH "S", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "T", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR MILITARY TRAIL RIGHT-OF-WAY.
- TRACTS "U" AND "V", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- TRACT "W" AS SHOWN HEREON, IS HEREBY RESERVED FOR DR. MOHAMMED TAHERI / M.T. LAND CORPORATION FOR DRAINAGE PURPOSES. SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF DR. MOHAMMED TAHERI / M.T. LAND CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE 2, WHERE THE BUFFER EASEMENTS OVERLAP ANOTHER EASEMENT, THERE SHALL NOT BE LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WITHIN THAT PORTION OF THE BUFFER EASEMENTS THAT INTERFERE WITH THE USE OF THE OVERLAPPING EASEMENT.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENTURA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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.
- OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSOR AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF MAY, 1995.

M.T. LAND CORPORATION
A FLORIDA CORPORATION

WITNESS: *Helen A. Miller*
HELEN A. MILLER

BY: *Hadi Taheri*
HADI TAHERI

WITNESS: *Laura M. Brown*
LAURA M. BROWN

ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HADI TAHERI WHO IS PERSONALLY KNOWN TO ME, OR ~~OR~~ ~~PROXIED~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF M.T. LAND CORPORATION, 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 9th DAY OF MAY, 1995.

JAN. 8, 1998
MY COMMISSION EXPIRES:

Laura M. Brown
NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VENTURA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, THIS 9th DAY OF MAY, 1995.

VENTURA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *William Rudnick*
WILLIAM RUDNICK, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED L. WILLIAM RUDNICK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *William Rudnick* AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VENTURA HOMEOWNERS ASSOCIATION, INC. 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 9th DAY OF MAY, 1995.

7/2/95
MY COMMISSION EXPIRES:

Donna G. Reynolds
NOTARY PUBLIC
Donna G. Reynolds
00129629

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. BAKER, 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 M.T. LAND CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/9/95

Robert M. Baker
ROBERT M. BAKER
ATTORNEY

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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 5-10-95

Wilbur F. Divine
WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4190
STATE OF FLORIDA

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

APPROVED FOR RECORD THIS 20 DAY OF June, 1995

BY: *Ken Cooper*
KEN COOPER
CHAIRMAN OF COUNTY COMMISSION

ATTEST: DOROTHY H. WILKEN, CLERK
Dorothy H. Wilken
DOROTHY H. WILKEN
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF June, 1995.

BY: *George T. Webb, P.E.*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLAN
TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCE ARE GROUND
SCALE FACTOR = 1.000348
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARINGS = GRID BEARINGS
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS SHOWN HEREON ARE GRID NAD83, 1990 ADJUSTMENT AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 42 EAST AS HAVING A BEARING OF SOUTH 01°22'43" EAST.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.L.S. 4190 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0648-001 75/42

SITE PLAN DATA

ZONING PETITION NO.	P0094-59
TOTAL AREA	29.73 ACRES
OPEN SPACE TRACTS	0.61 ACRES
RECREATION	0.88 ACRES
CIVIC SITE	0.77 ACRES
TOTAL DWELLING UNITS	124
DEVELOPMENT	4.17 D.U./ACRES

VENTURA P.U.D.

TAR 476
FLORIDA ZONING DISTRICT 22018
ZONING RD
SE 94-59
QUAD # 37
ZIP CODE 33445
PUP NAME same
26/4/92

