SUSAN MATSON

MY COMMISSION # CC 333094

EXPIRES: November 32, 1997
Bonded Thru Notary Public Underwriters

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PUDER DEVELOPMENT, INC., A FLORIDA CORPORATION, WILLIAM GUNDLACH, III AND JON ERIK GUNDLACH, TRUSTEES, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHOWN HEREON AS INDIAN HILLS, PLAT NO 1, A P.U.D. A PLAT OF A PORTION OF SECTIONS 20 & 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 49-54 INCLUSIVE. TRACTS 75-86 INCLUSIVE, TRACTS 107-111 INCLUSIVE, BLOCK 49 AND THAT PART OF THE 30.00 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS

TRACTS 49 TO 54 INCLUSIVE, TRACTS 75 TO 86 INCLUSIVE, TRACTS 107 TO 111 INCLUSIVE. BLOCK 49 AND THAT PART OF THE 30:00 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY NO. 3. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 55.00 FEET AND THE WEST 55.00 FEET THEREOF; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF TRACTS 86 AND 107, AND THE NORTH RIGHT-OF-WAY LINE OF BOYNTON WEST ROAD (SR 804) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 97930-2301, DATED NOVEMBER 29, 1988; THENCE SOUTH 89 03' 17" WEST, ALONG SAID RIGHT-OF-WAY LINE, 719.55 FEET TO A TANGENTIAL CURVE: THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7602.44 FEET, A DELTA OF 1 16' 10" AND AN ARC DISTANCE OF 168.44 FEET TO A REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 7676.44 FEET. A DELTA OF 1 16' 10" AND AN ARC DISTANCE OF 170.08 FEET; THENCE SOUTH 89 03' 17" WEST, 442.42 FEET; THENCE NORTH 00 56' 43" WEST, 200.00 FEET TO A TANGENTIAL CURVE: THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH-EAST HAVING A RADIUS OF 461.33 FEET, A DELTA OF 41 14' 34" AND AN ARC DISTANCE OF 332.08 FEET; THENCE NORTH 40 17' 51" EAST, 388.49 FEET; THENCE SOUTH 89 03' 17" WEST 795.00 FEET TO A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 81; THENCE NORTH 00 56' 17" WEST ALONG SAID LINE LYING 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF TRACTS 80,81, AND 49. A DISTANCE OF 1720.58 FEET TO A POINT , SAID POINT LYING 55.00 FEET SOUTH OF THE NORTH LINE OF TRACT 49; THENCE NORTH 89 03' 43" EAST, ALONG A LINE LYING 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 49 THROUGH 54, 1925.00 FEET TO A POINT ON THE EAST LINE OF TRACT 54; THENCE SOUTH 0 56' 17" EAST. ALONG THE EAST LINE OF TRACTS 54,75,86, AND 107, A DISTANCE OF 2520.33 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE COUNTY OF PALM COUNTY, FLORIDA. CONTAINING 101.66 ACRES MORE OR LESS.

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

# STREETS

a a a

**4.0** 

TRACT A , AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE COMMUNITY 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.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED TO THE GROVE ESTATES NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. AS A RESIDENTIAL ACCESS STREET 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

TRACTS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE GROVE MANOR NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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. WATER MANAGEMENT TRACTS:

TRACTS L-1 THROUGH L-8 AND TRACTS L-1A THROUGH L-8A , AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# DRAINAGE, LAKE MAINTENANCE AND ACCESS EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAIN-AGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GROVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE GROVE COMMUNITY 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.

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.

# OVERHANG AND MAINTENANCE KASEMENTS:

OVERHANG AND MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENTS AND MAINTENANCE OF ANY IMPROVEMENTS MADE UPON THE LOT OR PARCEL ADJOINING SAID ROOF OVERHANG EASEMENTS. IN ADDITION, THERE IS HEREBY DEDICATED A UTILITY ACCESS EASEMENT COINCIDENT WITH THE ABOVE DESCRIBED ROOF OVERHANG EASEMENT PROVIDED FOR THE SOLE PURPOSE OF ALLOWING UTILITY EMPLOYEES ACCESS TO UTILITY METERS FROM TIME TO TIME, AS REQUIRED IN THE FUNCTION OF THEIR RESPECTIVE JOBS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS:

TRACTS LZ-1 THROUGH LZ-8, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE GROVE COMMUNITY 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.

# INDIAN HILLS, PLAT NO. 1, A P.U.D.

A PLAT OF A PORTION OF SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 49-54, 75-86, & 107-111, BLOCK 49 AND THAT PART OF THE 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7

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.

### UTILITY KASEMENTS

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 LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES

## LIMITED ACCESS EASEMENTS:

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

## RECREATION AREAS:

TRACT R-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE COMMUNITY' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLI-GATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS 1 THROUGH 10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE COMMUNITY 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.

## RESERVED AREAS:

TRACTS C & D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PUDER DEVELOPMENT, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION O SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

IN WITNESS WHEREOF. THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ASM DAY OF MALL , 1995.

### PUDER DEVELOPMENT, INC., A FLORIDA CORPORATION

UEUSSA PEARLM ON

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES:

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES:

November 30

MICHAEL S PUDER PRESIDENT/SECRETARY

IN WITNESS WHEREOF, WILLIAM GUNDLACH III AND JON ERIK GUNDLACH, TRUSTEES HAVE CAUSED THESE PRESENTS TO BE SIGNED/THIS 25th DAY OF

WILLIAM GUNDLACH III. TRUSTEE WITHESS TO BOTH: CANFALE

Withess to Both Dennis O'Conwar STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED, MICHAEL S PUDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PUDER DEVELOPMENT, INC., A 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 25 DAY OF MA

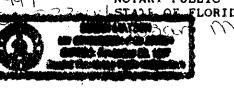
# MY COMBUSSION # CC 353094 EXPIRES: November 30, 1997 Bonded The lessey Public Underwiters



BEFORE ME PERSONALLY APPEARED WILLIAM GUNDLACH III, TRUSTEE AND JON ERIK GUNDLACH, AS TRUSTEES WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENCES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENTS, AND ARE ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENTS FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS AD DAY OF MA 1995.

Can 111,55101 SUSAN MATSON MY COMMISSION # CC 353094 EXPIRES: November 30, 1997 **Bonded Thru Notary Public Underwrit** 



ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA

THE GROVE COMMUNITY 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, DATED THIS 25th DAY OF Way, 1995.

> THE GROVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT/ FOR PROBIT

> > MICHAEL S. PUDER PRESIDENT & SECRETARY

# ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL S PUDER. WHO IS PERSONALLY KNOW TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENSE AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE GROVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF 100

## MY COMMISSION EXPIRES: Commission # (C 333094) STATE OF FLORIDA

STATE OF OHIO COUNTY OF CUYAHOGA

MORTGAGE CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 ARE RECORDED IN OFFICIAL RECORD BOOK 8551 AT PAGE 1573 AND OFFICIAL RECORDS BOOK 8551 AT PAGE 1616 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHALL BE SUBORDINATED TO THE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2014 DAY OF 1995.

#### OHIO SAVINGS BANK #S.B. AN OHIO CORPORATION

FRANK BOLOGNIA MARKICI 2/ HALLOW SENIOR VICE-PRESIDENT Buth Michaels DENNI O'CONNON

# ACKNOWLEDGEMENT:

STATE OF OHIO COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED FRANK BOLOGNIA, WHO IS PERSONALLY KNOWN TO ME. OR HAS PRODUCED AN ONIO DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF OHIO SAVINGS BANK A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE HE 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 20 DAY OF 11/14

# COMMISSION EXPIRES:

STATE OF OHIO Ruth Michaels STATISTICAL DATA: TOTAL AREA OF PLAT 101.66 ACRES PUBLIC ROAD RIGHT-OF-WAY 5.58 ACRES

NOTARY PUBLIC

17.76 ACRES

17.22 ACRES

12.01 ACRES

3.35 ACRES

52.28 ACRES

72.43 ACRES

29.23 ACRES

282 UNITS

LAKES, TRACTS L-1 THRU L-8 TRACT "D" RECREATION TRACT "R-1" LOTS, OPEN AREA, & ROADS

DWELLING UNITS, PARCELS A & B PHASE I PHASE II

# LAKE AREAS:

LAKE NO. ACREAGE 1.228 L-1, L-1A, LZ-1 L-2, L-2A, LZ-2 1.734 L-3, L-3A, LZ-3 3.707 L-4, L-4A, LZ-4 1.652 L-5, L-5A, LZ-5 2.157 2.678 L-6, L-6A, LZ-6 3.705 0.897 L-7, L-7A, LZ-7 L-8, L-8A, LZ-8

0640-001

THIS INSTRUMENT WAS PREPARED BY

JOSEPH M. TUCKER RICHARD L SHEPHARD & ASSOCIATES, INC. 310 SOUTH FEDERAL HIGHWAY P O BOX 759 BOYNTON BEACH, FLORIDA 33435

P.O. BOX 759

BOYNTON BEACH, FLORIDA 33435

Boynton (407) 737-6546

FAX (407) 734-7546

BOYKTON BEACH BLVD.

COLDITY OF PALM BEACH & STATE OF FLORIDA DOPOTHY H. WILLEN, Clork of Giroule Court



and the second of the second o

# COUNTY APPROVALS:

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR



# COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 1995.

BY:

GEORGE T WEBB
COUNTY ENGINEER

# TITLE CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, JAMES M. PAINTER, 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 IN PUDER DEVELOPMENT INC., A FLORIDA CORPORATION, WILLIAM GUNDLACHUI, TRUSTEE AND JON ERIK GUNDLACH, TRUSTEE; 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 NO OTHER ENCUMBRANCES OF

JAMES M. PAINTER, P.A. SURVEYORS CERTIFICATION:

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.s") 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

DATE: Nay 30, 1995

BEACH COUNTY, FLORIDA.

TOTAL NO. 3285 STATE OF FLORIDA

# SURVEYORS NOTES:

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OR PALM BEACH COUNTY, FLORIDA.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, AS PROVIDED BY PALM BEACH COUNTY CONTROLS ALONG HAGEN RANCH ROAD (HAGEN STATION) AND BOYNTON BEACH BLVD. (PBF 57) AND (PBF 58). THE NORTH RIGHT-OF-WAY LINE FOR BOYNTON BEACH BLVD. BEARS THE BEARING OF SOUTH 89 03' 17" WEST.

> COORDINATER SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST LINEAR = U.S. SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000233

Joe Tucker RICHARD I. SHEPHARD and Associate

