

LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT MADISON LAKES INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MADISON LAKES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27; THENCE, NORTH 89°48'37" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 40.00 FEET TO THE INTERSECTION THEREOF WITH THE EAST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE, NORTH 00°08'04" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING:

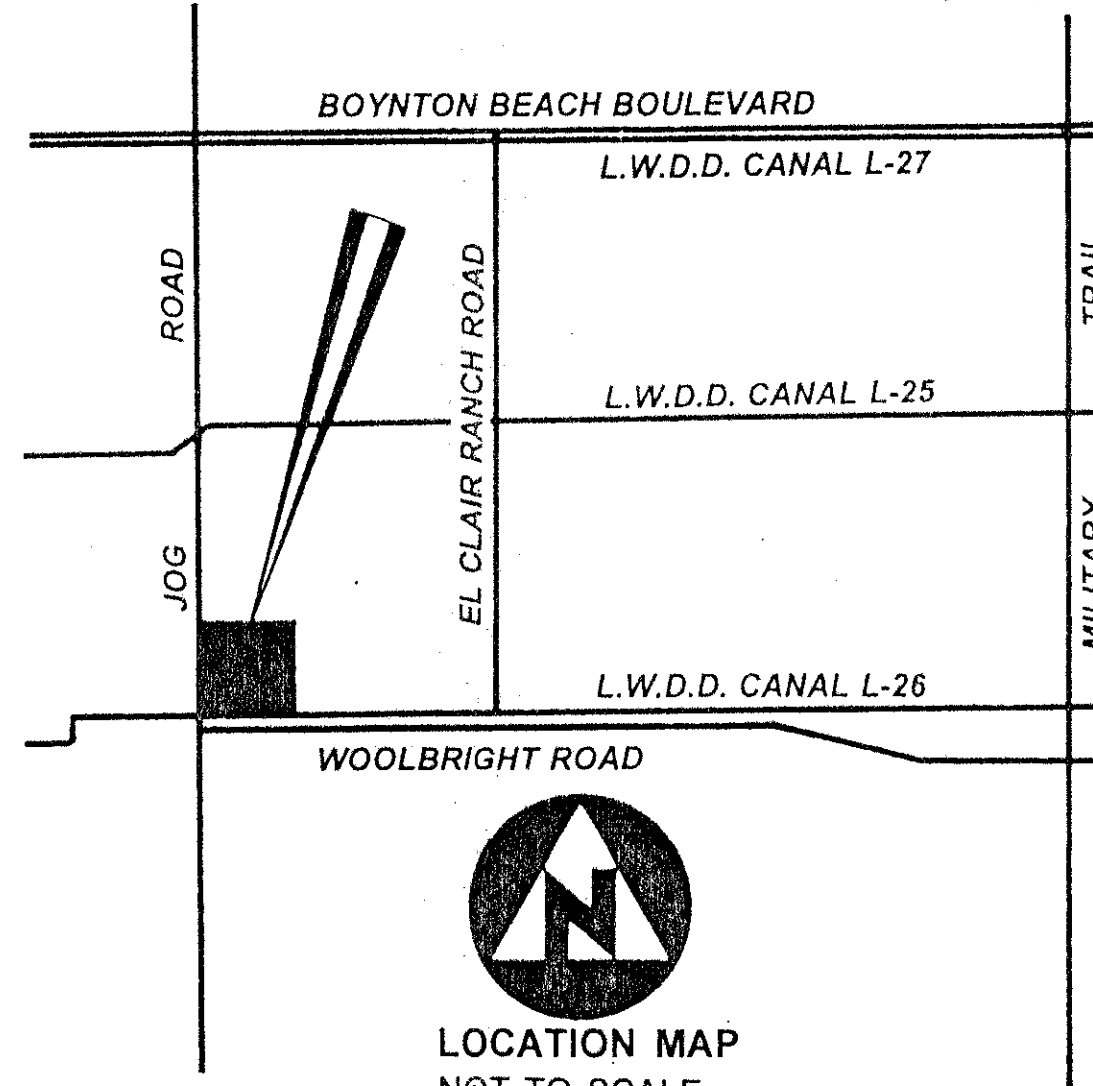
THENCE, CONTINUE NORTH 00°08'04" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1290.27 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27; THENCE, NORTH 89°49'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 960.52 FEET TO THE NORTHEAST CORNER OF THE WEST THREE-QUARTERS (W 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27; THENCE, SOUTH 00°11'16" EAST, ALONG THE EAST LINE OF SAID WEST THREE-QUARTERS (W 3/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27, A DISTANCE OF 1289.83 FEET TO THE INTERSECTION THEREOF WITH A LINE 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27; THENCE, SOUTH 89°48'37" WEST, ALONG SAID LINE, A DISTANCE OF 961.72 FEET TO THE POINT OF BEGINNING.

CONTAINING: 28.47 ACRES, MORE OR LESS.

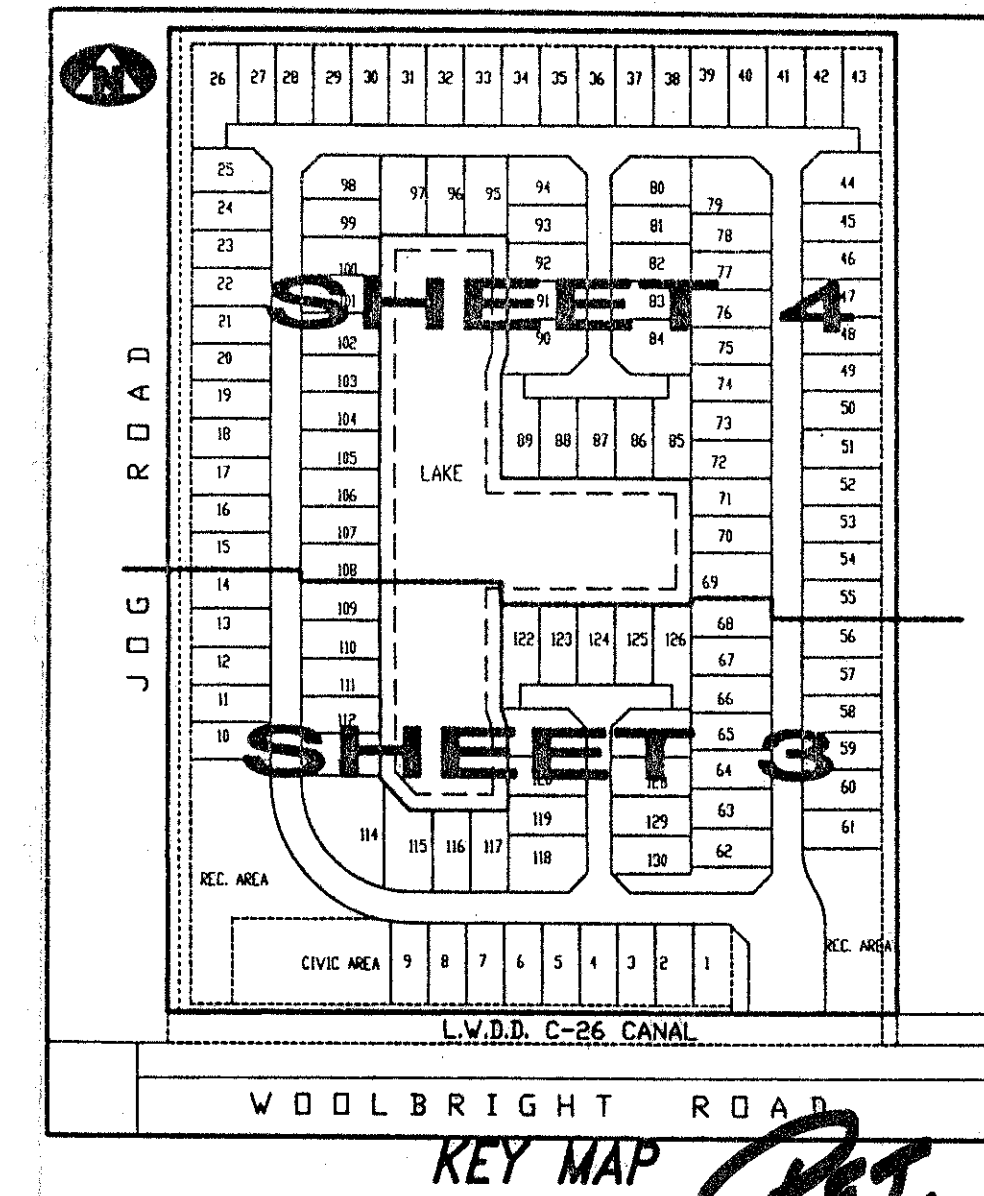
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND /OR RESERVATIONS:

- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACTS "D-1", "D-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS SERVING ABUTTING 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.
4. TRACT "L" (LAKE TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. TRACTS "O-1", "O-2" AND "O-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT "RC" (RECREATION AND CIVIC AREA) AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AND CIVIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
8. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. THE DRAINAGE EASEMENTS AND THE SWALE DRAINAGE EASEMENTS (S.D.E.), 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 MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
10. THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE STORMWATER MANAGEMENT TRACT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.
11. 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.
12. THE LITTORAL SHELF EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A NOT-FOR-PROFIT ORGANIZATION, ITS SUCCESSORS AND ASSIGNS, AND IS 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.
13. THE OVERHANG AND MAINTENANCE EASEMENTS (O.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, UTILITY SERVICES AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
14. 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 FACILITIES.



PETITION NO. : PDD 95-18



AREA TABULATION:

Table with 2 columns: Tract Name and Area. Includes TRACT "A" (3.79 ACRES), TRACT "B" (0.27 ACRES), TRACT "D-1" (0.06 ACRES), TRACT "D-2" (0.05 ACRES), TRACT "L" (3.80 ACRES), TRACT "O-1" (0.13 ACRES), TRACT "O-2" (0.05 ACRES), TRACT "O-3" (2.06 ACRES), TRACT "R" (0.40 ACRES), TRACT "RC" (1.30 ACRES), LOTS (130) (16.56 ACRES), TOTAL (28.47 ACRES).

130 ZERO LOT LINE UNITS
DENSITY - 4.56 D.U./ACRES

NOTE: THE AREA SHOWN ABOVE FOR TRACT "L" INCLUDES THE LITTORAL SHELF EASEMENT AREA OF 22723 SQUARE FEET.

SURVEYOR'S NOTES:

- 1. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
2. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
3. LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
4. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
5. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, 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 SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING CODE.
2. 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 4-18-96

BY: Wm. R. Van Campen, R.L.S. 2424

COUNTY APPROVAL:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

COUNTY ENGINEER:

0655-001

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 22 DAY OF Oct, 1996.

BY: George Webb P.E., COUNTY ENGINEER

- 15. 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.
16. THE WELL SITE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR WATER WELL AND RELATED PURPOSES.
17. AN EASEMENT OVER TRACT "RC" IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR WELL SITE ACCESS PURPOSES.

IN WITNESS WHEREOF, MADISON LAKES INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, WILLIAM KRAUT, AND ATTESTED BY ITS ASSISTANT SECRETARY, BARBARA H. KRAUT, OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 1996.

BY: MADISON LAKES INC. A FLORIDA CORPORATION

ATTEST: Barbara H. Kraut, Assistant Secretary; William Kraut, President

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM KRAUT AND BARBARA H. KRAUT WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF MADISON LAKES INC., A FLORIDA CORPORATION, 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 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 23 DAY OF April, 1996

MY COMMISSION EXPIRES: 8/22/97

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 23rd DAY OF April, 1996.

MADISON LAKES HOMEOWNERS' ASSOCIATION INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Ethel Pinkwasser, Assistant Secretary; William Kraut, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM KRAUT AND ETHEL PINKWASSER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASSISTANT SECRETARY OF MADISON LAKES HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 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 23 DAY OF April, 1996

MY COMMISSION EXPIRES: 8/22/97

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

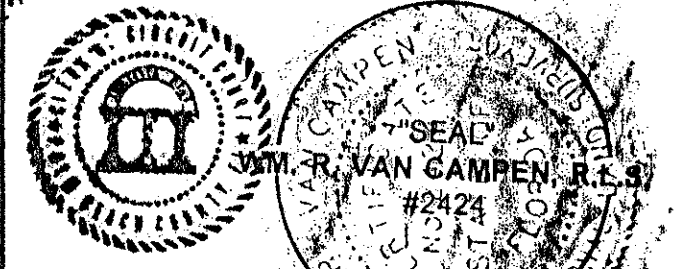
BENCH MARK Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404 Fax (407) 844-9659 Phone (407) 848-2102

RECORD PLAT MADISON LAKES
DWN DUM FB DATE 01/01/96 WO.# P177
CKD FILE P177-18.dwg SCALE N.T.S. SHEET 1 OF 4

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 10:55 AM, THIS 23 DAY OF October, A.D., 1996, AND DULY RECORDED IN PLAT BOOK 98, ON PAGES 63 THROUGH 66

DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT
By: Deputy Clerk



PET. 95-18
CURRENT 5/3/3/K

