

DECEMBER 1996 HIDDEN HOLLOW PLAT 1 SHEET 1 of 3

(A PLANNED UNIT DEVELOPMENT)

170

LYING IN THE EAST ONE-HALF OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
CITY OF PALM BEACH GARDENS) SS

KNOW ALL MEN BY THESE PRESENTS, THAT SABATELLO DEVELOPMENT CORPORATION V, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "HIDDEN HOLLOW PLAT 1", SAID LAND BEING THE WEST 500.00 FEET OF THE EAST 800.00 FEET OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1855, PAGE 1378, LESS AND EXPECTING THEREFROM THE NORTHERLY 117.45 FEET FOR ROAD RIGHT-OF-WAY OF NORTHLAKE BOULEVARD.

CONTAINING: 7.94 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROADWAY, DRAINAGE AND UTILITY PURPOSES, AND IS, THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- A NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER STREET TRACT "A", IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIDDEN HOLLOW HOMEOWNERS ASSOCIATION, INC., A FLORIDA-NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER STREET TRACT "A".
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "L" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- TRACT "O" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR 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/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, SABATELLO DEVELOPMENT CORPORATION V, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARL M. SABATELLO, ITS PRESIDENT, AND ATTESTED BY MICHAEL J. SABATELLO, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF December 1996.

BY: SABATELLO DEVELOPMENT CORPORATION V, INC.
A FLORIDA CORPORATION

ATTEST: Michael J. Sabatello BY: Carl M. Sabatello
MICHAEL J. SABATELLO, SECRETARY CARL M. SABATELLO, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO AND MICHAEL J. SABATELLO, OF SABATELLO DEVELOPMENT CORPORATION V, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID 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 2 DAY OF December 1996.

MY COMMISSION EXPIRES: Karen Stroup
KAREN STROUP, NOTARY PUBLIC

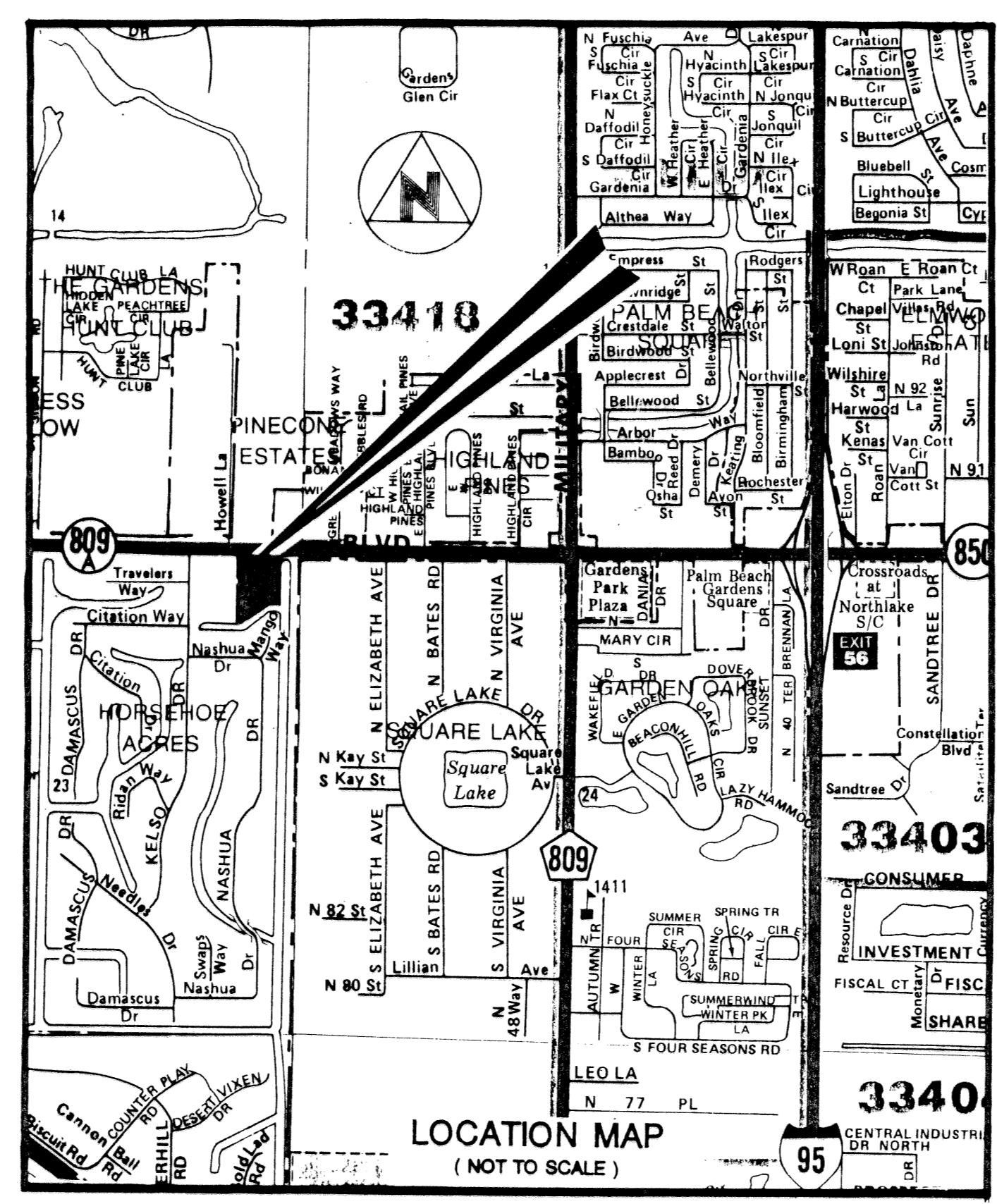
ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF December 1996.

HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Michael J. Sabatello BY: Carl M. Sabatello
MICHAEL J. SABATELLO, SECRETARY CARL M. SABATELLO, PRESIDENT



ACKNOWLEDGEMENT:

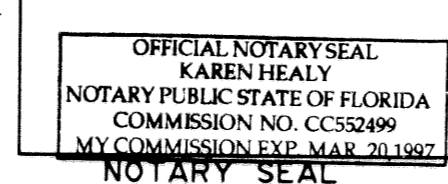
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO AND MICHAEL J. SABATELLO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIDDEN HOLLOW 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 2 DAY OF December 1996

MY COMMISSION EXPIRES:

Karen Stroup
KAREN STROUP, NOTARY PUBLIC



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "C", AS SHOWN HEREON, AND SAID DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 11th DAY OF DECEMBER 1996.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: William L. Kerslake
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, STEPHEN S. MATHISON, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED TO SABATELLO DEVELOPMENT CORPORATION V, THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORE MORTGAGES OF RECORD, AND THAT ARE NO OTHER ENCUMBRANCES OF RECORD.

MATHISON AND MATHISON, P.A.

DATE: 12/2/96 BY: Stephen S. Mathison
STEPHEN S. MATHISON, ESQUIRE

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-18-96

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2494

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 88°30'27" WEST, ALONG THE NORTH LINE OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ARE BASED ON STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERING DEPARTMENT SECTIONAL DATUM, PALM BEACH COUNTY, FLORIDA.
- ⊠ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- BOUNDARY LINES AND/OR LOT LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO SAID CURVES, UNLESS OTHERWISE NOTED.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE INSTANCES WHERE DRAINAGE AND UTILITY SYSTEMS INTERSECT, THE AREAS WITHIN THE INTERSECTION SHALL BE DRAINAGE AND UTILITY EASEMENTS. THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
CITY OF PALM BEACH GARDENS) SS

HIDDEN HOLLOW PLAT 1 IS HEREBY APPROVED FOR RECORD

THIS 19th DAY OF December 1996.

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

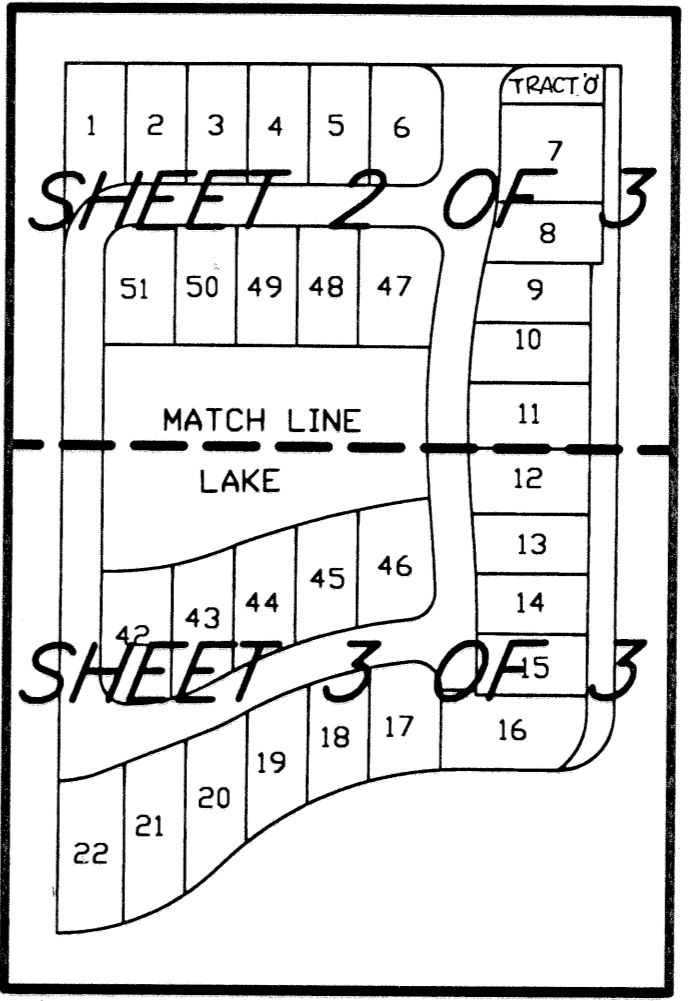
BY: Lenhart E. Lindahl, Jr.
LENNART E. LINDAHL, JR., P.E., CITY ENGINEER

BY: Linda Kober
LINDA KOBER, CITY CLERK

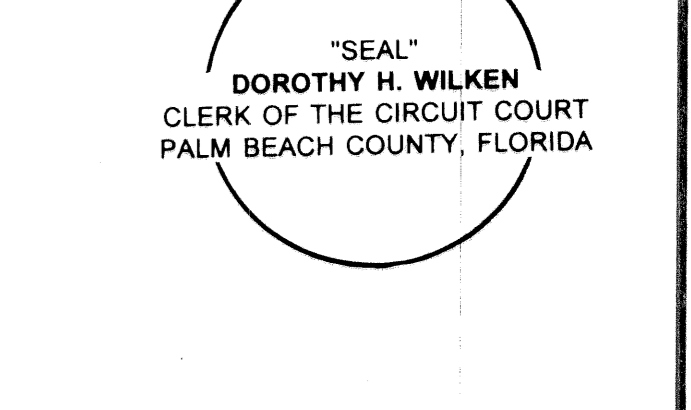
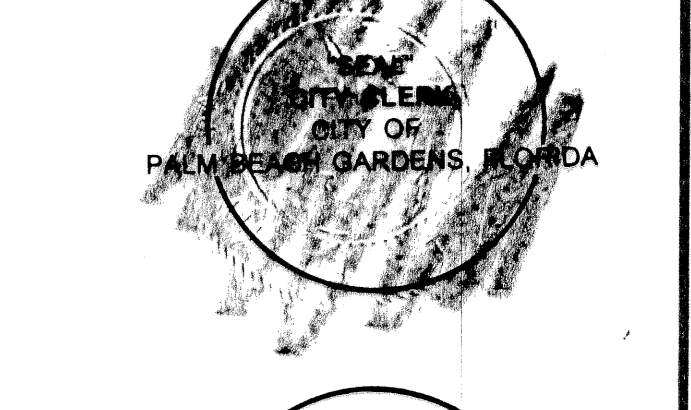
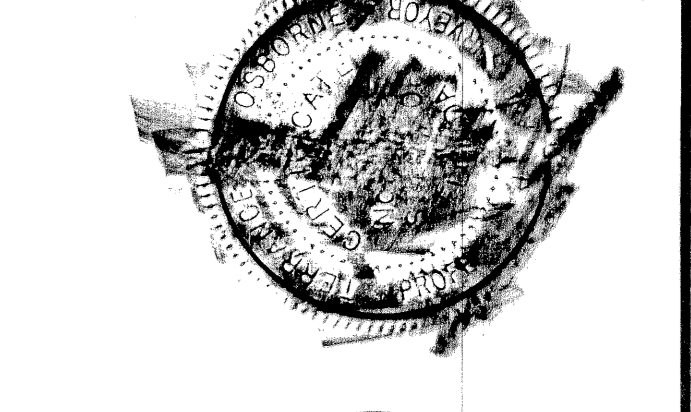
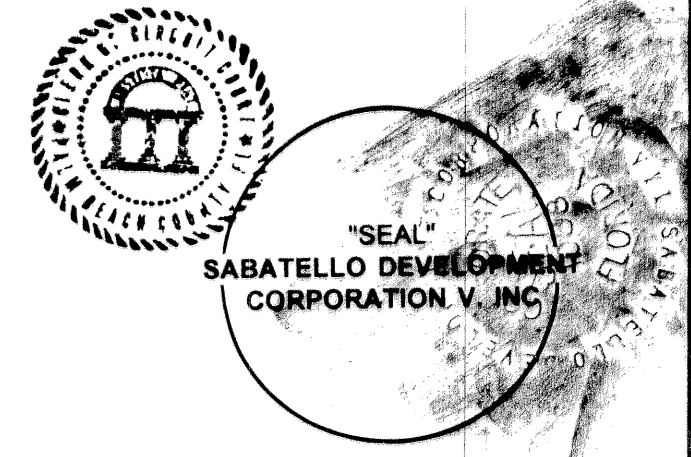
AREA TABULATION:

TRACT "A"	1.58 ACRES
TRACT "C"	0.32 ACRES
TRACT "L"	1.17 ACRES
TRACT "O"	0.01 ACRES
LOTS 32	4.86 ACRES
TOTAL	7.94 ACRES

DENSITY: 4.03 D.U./ACRE



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT 10:56 AM, THIS 26 DAY OF December 1996, AND DULY RECORDED IN PLAT BOOK 78, ON PAGES 170 THROUGH 172
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn Martin
DEPUTY CLERK



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) 644-9659 Phone (407) 644-2102

RECORD PLAT
HIDDEN HOLLOW
PLAT 1

DWN	S.E.G.	FB	DATE	06/24/96	WO.#	P23H
CKD	FILE	P23H-18.dwg	SCALE	1" = 30'	SHEET	1 OF 3

SUBDIVISION * HIDDEN HOLLOW
BOOK 78 PAGE 170
FLOOD MAP *
ZONING *
QUAD *
ZIP CODE *
CITY NAME * CITY OF PALM BEACH GARDENS

TAZ-110