

0656-001

19

# MEDITERRANIA

## A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND A REPLAT OF TRACT A OF DEL MAR VILLAGE SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

NOVEMBER 1995

SHEET 1 OF 6

INDEX OF SHEETS

SHEET NO. 1 - 3 TITLE SHEET AND CERTIFICATES  
SHEET NO. 4 - 6 DETAIL SHEET

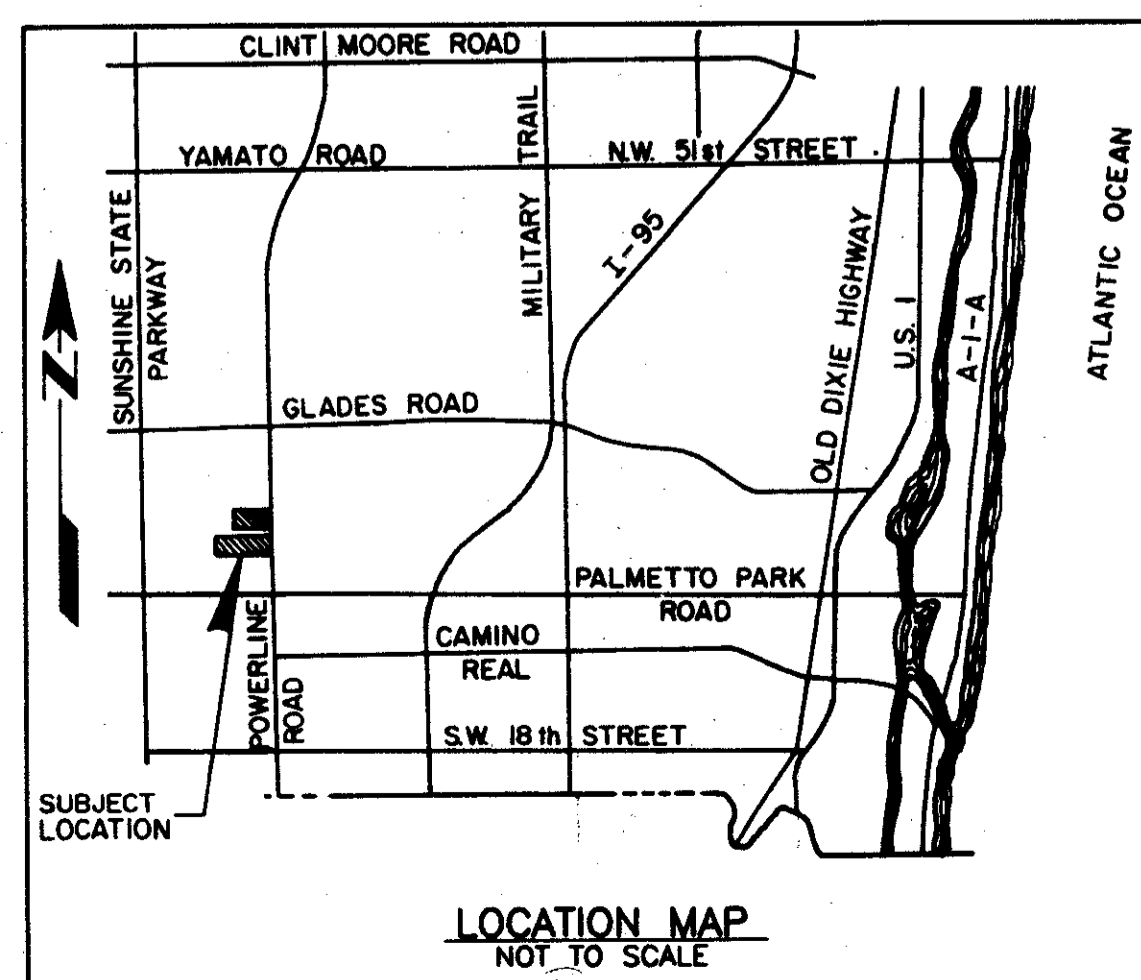
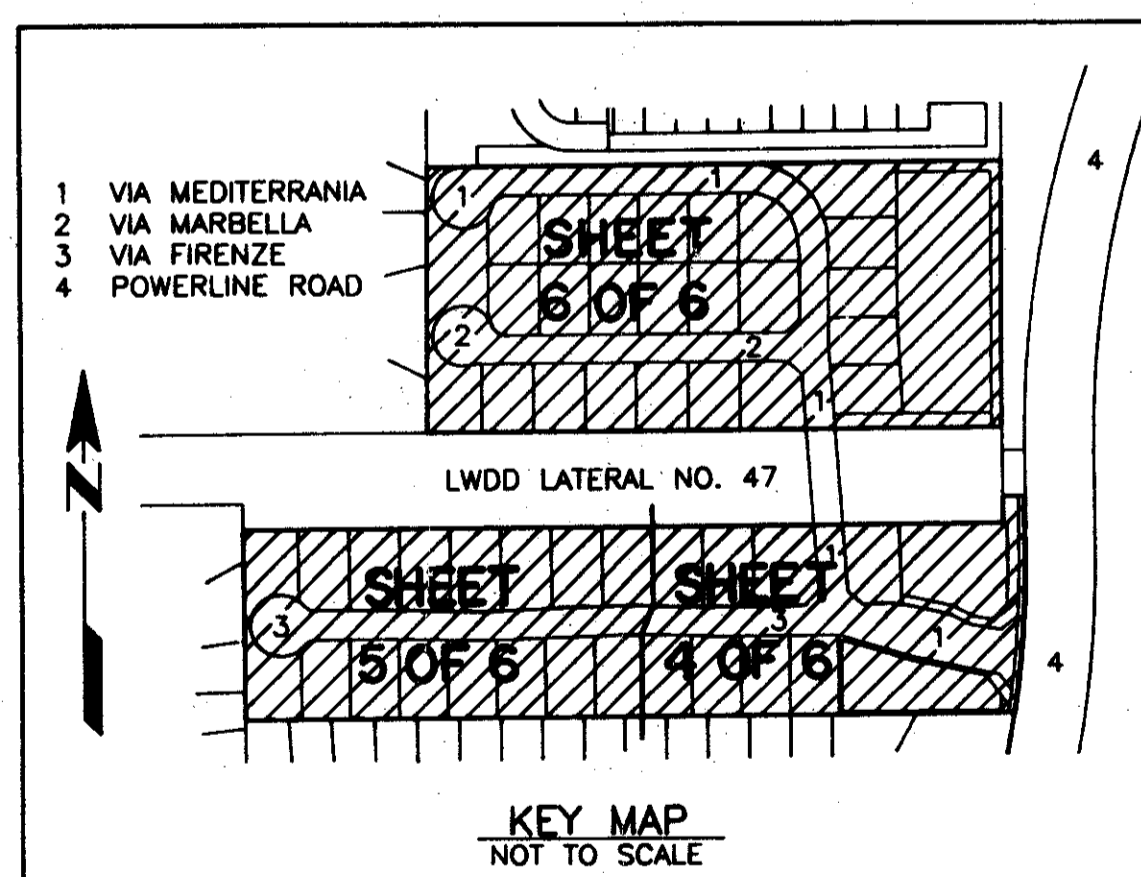
THIS INSTRUMENT WAS PREPARED BY:  
FREDERICK M. LEHMAN  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### STATISTICAL DATA

TOTAL AREA THIS PLAT	20.879 AC.
TOTAL AREA OF LOTS	12.920 AC.
AREA OF ADDITIONAL ROAD RIGHT-OF-WAY (TRACT L)	0.078 AC.
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACTS A AND B)	4.146 AC.
AREA OF OPEN SPACE (TRACTS G, H, I, K, N AND P)	0.334 AC.
AREA OF LANDSCAPE BUFFER (TRACTS J, O AND Q)	0.359 AC.
AREA OF WATER MANAGEMENT TRACTS (TRACTS C, E AND F)	2.749 AC.
AREA OF RECREATION (TRACT D)	0.293 AC.
TOTAL NUMBER UNITS PROPOSED	48 UNITS
DENSITY PROPOSED	2.30 UNITS/AC.
LAND USE: SINGLE FAMILY	

PETITION NUMBER: DRC/Z 95-30



### DEDICATION (CONTINUED)

THENCE WITH A BEARING OF N. 00° 09' 02" E., ALONG THE EAST LINE OF BOCA GROVE PLANTATION AS RECORDED IN PLAT BOOK 43, PAGES 179-183 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 460.66 FEET TO A POINT;

THENCE WITH A BEARING OF N. 89° 30' 16" E., ALONG THE SOUTH LINE OF ISLAND IN THE GROVE AS RECORDED IN PLAT BOOK 60, PAGES 178 AND 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1000.06 FEET TO A POINT;

THENCE WITH A BEARING OF S. 00° 09' 02" W., ALONG THE EAST SECTION LINE OF SAID SECTION 21, A DISTANCE OF 463.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

- STREETS:
  - TRACT L, AS SHOWN HERON, IS HEREBY DEDICATED TO THE MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE FOR PUBLIC STREET PURPOSES.
  - TRACTS A AND B, AS SHOWN HERON, ARE HEREBY RESERVED FOR MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, 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 C, E AND F, AS SHOWN HERON, ARE HEREBY RESERVED FOR MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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.
- RECREATION AREA:
 

TRACT D, AS SHOWN HERON, IS HEREBY RESERVED FOR MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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.
- OPEN SPACE TRACTS:
 

TRACTS G, H, I, K, N, AND P AS SHOWN HERON, ARE HEREBY RESERVED FOR MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND BUFFER AS NOTED, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE BUFFER TRACTS:
 

TRACTS J, O AND Q, AS SHOWN HERON, ARE HEREBY RESERVED FOR THE MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:
  - THE DRAINAGE EASEMENTS AS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HERON ARE HEREBY RESERVED FOR MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- LITTORAL ZONE EASEMENT:
 

LITTORAL ZONE EASEMENT AS SHOWN HERON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE MEDITERRANIA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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.
- LIMITED ACCESS EASEMENTS:
 

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

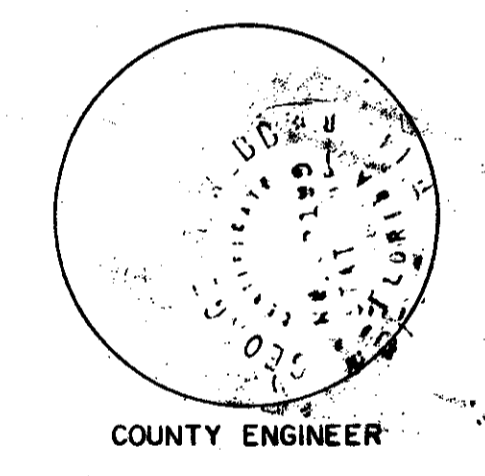
DEDICATION TO BE CONTINUED ON SHEET 2 OF 6

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 11 DAY OF Feb, A.D., 1997.

0656-001 BY: George T. Webb  
GEORGE T. WEBB, P.E. COUNTY ENGINEER

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 11:51 A.M.  
this 11 day of February, 1997  
and duly recorded in Plat Book No. 79  
on page 19 THRU 24  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Dawna [signature] D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MEDITERRANIA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HERON, BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND A REPLAT OF TRACT A OF DEL MAR VILLAGE SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL I

ALL OF TRACT A OF DEL MAR VILLAGE SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL II

SOUTH 330 FEET OF THE NORTH 455 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

#### PARCEL III

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE E 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 21; THENCE ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, THIS POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE DUE NORTH A DISTANCE OF 463.15 FEET; THENCE SOUTH 89° 21' 14" WEST, A DISTANCE OF 666.74 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/4 OF THE SE 1/4 OF THE NE 1/4; THENCE SOUTH 0° 07' 58" EAST ALONG SAID WEST LINE, A DISTANCE OF 462.24 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47; THENCE NORTH 89° 25' 58" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 665.75 FEET TO THE POINT OF BEGINNING.

#### PARCEL IV

A PARCEL OF LAND SITUATE, LYING AND BEING IN THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 21; THENCE ON AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF SAID SECTION 21; A DISTANCE OF 503.15 FEET; THENCE SOUTH 89° 21' 14" WEST, PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, A DISTANCE OF 666.74 FEET TO A POINT IN THE EAST LINE OF THE SAID WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 21' 14" WEST, ALONG THE SAME COURSE, A DISTANCE OF 333.32 FEET TO AN INTERSECTION WITH A LINE 1000.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SAID EAST LINE OF SECTION 21; THENCE DUE SOUTH, ALONG SAID PARALLEL LINE, A DISTANCE OF 461.77 FEET TO AN INTERSECTION WITH A LINE 40.0 FEET NORTH OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 21, SAID PARALLEL LINE BEING THE NORTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 47; THENCE NORTH 89° 25' 58" EAST, ALONG SAID PARALLEL LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 334.30 FEET TO AN INTERSECTION WITH THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21; THENCE NORTH 0° 07' 58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 462.24 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

ALL OF TRACT A OF DEL MAR VILLAGE SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21;  
THENCE WITH A BEARING OF S. 00° 29' 33" E., ALONG THE EAST SECTION LINE OF SAID SECTION 21, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF S. 00° 29' 33" E., ALONG THE EAST SECTION LINE OF SAID SECTION 21, A DISTANCE OF 330.00 FEET TO A POINT;

THENCE WITH A BEARING OF S. 89° 38' 50" W., ALONG THE NORTH LINE OF DEL MAR VILLAGE SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 131, 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1321.75 FEET TO A POINT;

THENCE WITH A BEARING OF N. 00° 30' 54" W., ALONG THE EAST LINE OF SAID DEL MAR VILLAGE SECTION 1, A DISTANCE OF 330.00 FEET TO A POINT;

THENCE WITH A BEARING OF N. 89° 38' 50" E., ALONG SAID LINE LYING 125.00 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST QUARTER LINE OF SAID SECTION 21, A DISTANCE OF 1321.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE WITH A BEARING OF N. 00° 09' 02" E., ALONG THE EAST SECTION LINE OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE WITH A BEARING OF S. 89° 38' 50" W., ALONG SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE EAST-WEST QUARTER LINE OF SAID SECTION 21, A DISTANCE OF 1000.04 FEET TO A POINT;

SUBDIVISION: Mediterrania  
BOOK: 79  
PAGE: 19  
FLOOD ZONE: 0  
QUAD: 54  
SE: 95-30  
ZIP CODE: 33433  
PUD NAME: DEL MAR VILLAGE

8/11/1997

79/19