

# GATEWAY APARTMENTS, P.U.D.

A PORTION OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5 JULY, 1998

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GATEWAY LIMITED INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GATEWAY APARTMENTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 02°03'35" WEST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18 AND THE CENTERLINE OF LAWRENCE ROAD, A DISTANCE OF 498.00 FEET TO A POINT; THENCE NORTH 87°53'13" EAST, A DISTANCE OF 40.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD AND THE SOUTH LINE OF THE PLAT OF LAWRENCE LAKE, A P.U.D. RECORDED IN PLAT BOOK 64, PAGES 108 THROUGH 107, PALM BEACH COUNTY, FLORIDA AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 87°53'13" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF LAWRENCE LAKE, A P.U.D., A DISTANCE OF 596.37 FEET TO A POINT; THENCE NORTH 01°53'33" EAST, A DISTANCE OF 1.37 FEET TO A POINT; THENCE NORTH 87°55'04" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF LAWRENCE LAKE, A P.U.D., A DISTANCE OF 769.17 FEET TO A POINT; THENCE NORTH 01°43'31" EAST, ALONG THE EAST LINE OF SAID PLAT OF LAWRENCE LAKE, A P.U.D., A DISTANCE OF 439.75 FEET TO A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-21 AS DESCRIBED IN OFFICIAL RECORD BOOK 6495, PAGE 781 OF THE OFFICIAL PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°55'21" EAST, ALONG THE SOUTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-21, A DISTANCE OF 502.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUNNYSIDE SOUTH AVENUE; THENCE SOUTH 02°04'39" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE, A DISTANCE OF 575.18 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 432.30 FEET; THENCE SOUTHWESTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE AND ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING OF SOUTH 10°39'45" WEST, AND A CHORD LENGTH OF 190.67 FEET; THENCE A DISTANCE OF 192.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°04'09" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE, A DISTANCE OF 72.71 FEET TO A POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1061.79 FEET; THENCE SOUTHWESTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE AND ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING OF SOUTH 17°58'16" WEST AND A CHORD LENGTH OF 207.71 FEET; THENCE A DISTANCE OF 208.04 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 605.12 FEET; THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE AND ALONG THE ARC OF SAID CURVE, HAVING A CHORD BEARING OF SOUTH 05°13'32" WEST, AND A CHORD LENGTH OF 129.29 FEET; THENCE A DISTANCE OF 129.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNYSIDE SOUTH AVENUE, A DISTANCE OF 61.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD; THENCE SOUTH 87°50'08" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, A DISTANCE OF 1182.29 FEET TO A POINT; THENCE NORTH 88°09'37" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, A DISTANCE OF 250.61 FEET TO A POINT; THENCE SOUTH 87°50'08" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, A DISTANCE OF 296.94 FEET TO A POINT; THENCE NORTH 45°03'09" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE INTERSECTION OF SAID LAWRENCE ROAD AND SAID GATEWAY BOULEVARD, A DISTANCE OF 58.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD; THENCE NORTH 02°03'35" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD, A DISTANCE OF 296.94 FEET TO A POINT; THENCE NORTH 00°07'42" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD, A DISTANCE OF 417.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.655 ACRES OF LAND MORE OR LESS.

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

- TRACTS "A" AND "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR GATEWAY LIMITED, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR GATEWAY LIMITED, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE PROVISIONS AS SET FORTH IN OFFICIAL RECORD BOOK 3301, PAGE 469 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "L-1", "L-2", "L-3", AND "L-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR GATEWAY LIMITED, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L-3A" AND "L-4A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR GATEWAY LIMITED, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- 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 GATEWAY LIMITED, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR GATEWAY LIMITED, 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 CORPORATION, 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.
- 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION 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 24th DAY OF SEPT., 1998.

WITNESS  
 H.P. TOMPKINS, JR. (PRINT NAME)  
 TIMOTHY CARLOW (PRINT NAME)

GATEWAY LIMITED, INC.  
 A FLORIDA CORPORATION  
 BY: MICHAEL PUDER (PRINT NAME)  
 MICHAEL PUDER - PRESIDENT (PRINT NAME)

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 GATEWAY LIMITED, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF SEPT., 1998.

GATEWAY LIMITED, INC.  
 A FLORIDA CORPORATION  
 BY: MICHAEL PUDER (PRINT NAME)  
 MICHAEL PUDER  
 PRESIDENT  
 WITNESS  
 H.P. TOMPKINS, JR. (PRINT NAME)  
 WITNESS  
 TIMOTHY CARLOW (PRINT NAME)

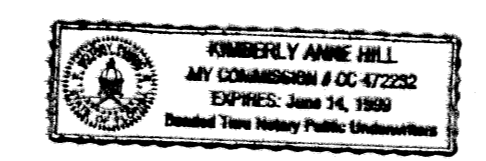
## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

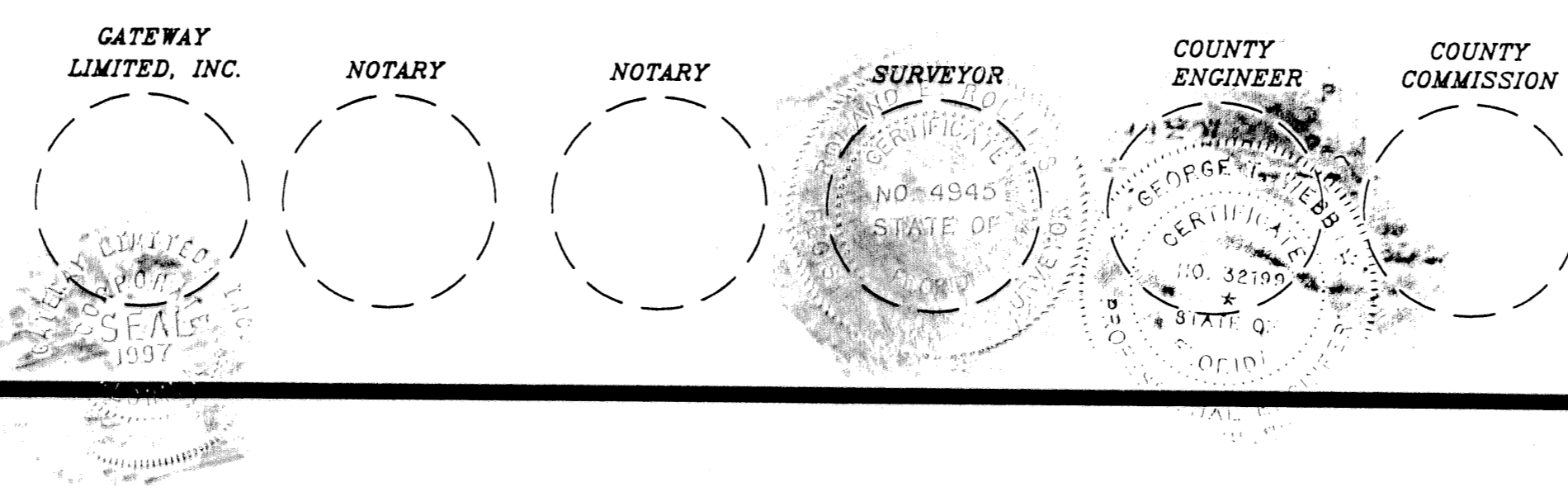
BEFORE ME, PERSONALLY APPEARED MICHAEL PUDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GATEWAY LIMITED, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 24th DAY OF SEPT., 1998.

NOTARY PUBLIC: KIMBERLY HILL  
 KIMBERLY HILL (PRINT NAME)  
 MY COMMISSION EXPIRES: June 14, 1999.

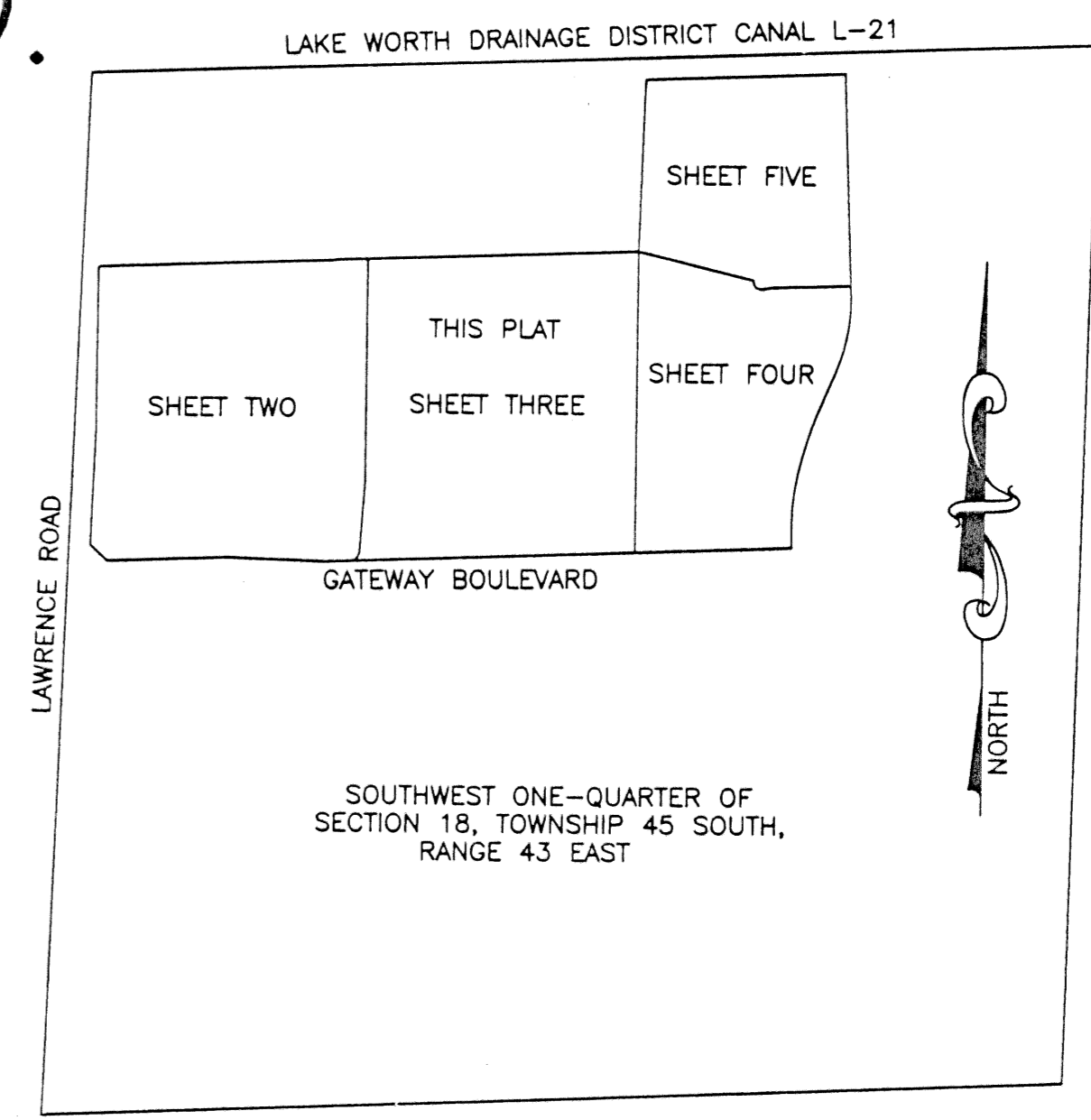


ACREAGE TABULAR DATA		
TRACT A	LANDSCAPE BUFFER TRACT	1.441 ACRES
TRACT B	LANDSCAPE BUFFER TRACT	0.652 ACRE
TRACT C	RESIDENTIAL TRACT	24.007 ACRES
TRACT D	OPEN SPACE TRACT	0.161 ACRE
TRACT L-1	WATER MANAGEMENT TRACT	2.856 ACRES
TRACT L-2	WATER MANAGEMENT TRACT	2.922 ACRES
TRACT L-3	WATER MANAGEMENT TRACT	2.248 ACRES
TRACT L-4	WATER MANAGEMENT TRACT	1.333 ACRES
TRACT L-3A	WATER MANAGEMENT TRACT	0.961 ACRE
TRACT L-4A	WATER MANAGEMENT TRACT	1.073 ACRES
TOTAL ACREAGE OF THESE TRACTS =		37.655 ACRES
TOTAL ACREAGE OF POD "A" =		20.493 ACRES
TOTAL ACREAGE OF POD "B" =		17.162 ACRES
TOTAL UNITS		319
GROSS AREA (INCLUDING DEDICATIONS)		40.96 ACRES
DENSITY		7.79 DU/AC.



## LOCATION AND KEY MAP

NOT TO SCALE



155

COUNTY OF PALM BEACH )  
 STATE OF FLORIDA )  
 This Plat was filed for record at )  
 this 10 day of November )  
 1998 )  
 on page )  
 155-159 )  
 DOROTHY H. [Signature] )  
 by [Signature] )  
 D.C.

## TITLE CERTIFICATION

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 TO GATEWAY LIMITED INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: SEPTEMBER 16, 1998

[Signature]  
 COUNTY ENGINEER

## COUNTY ENGINEER APPROVAL

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 9 DAY OF Nov., 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: [Signature]  
 GEORGE T.J. WEBB, P.E.  
 COUNTY ENGINEER

## 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.s") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

BY: [Signature]  
 ROLAND E. ROLLINS  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4945

DATE: 09/16/98

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

THIS INSTRUMENT WAS PREPARED BY  
**ROLAND E. ROLLINS**  
 PROFESSIONAL LAND SURVEYOR  
 2119 SOUTHEAST SUNFLOWER STREET  
 PORT ST. LUCIE, FLORIDA 34952  
 561-398-1509

SURVEYOR: ROLAND E. ROLLINS  
 BOOK: 83  
 PAGE: 155  
 FLOOD ZONE: B  
 FLOOD MAP # 19DB  
 CHUBB # 19  
 ZONING: PUD  
 SE: 9-4-74  
 ZIP CODE: 33442  
 TAX: 4-25  
 PUD NAME: Gateway Apartments