

HUNTINGTON WALK PLAT NO.3

0668-006

Oct-28-1999 08:05am 99-418539

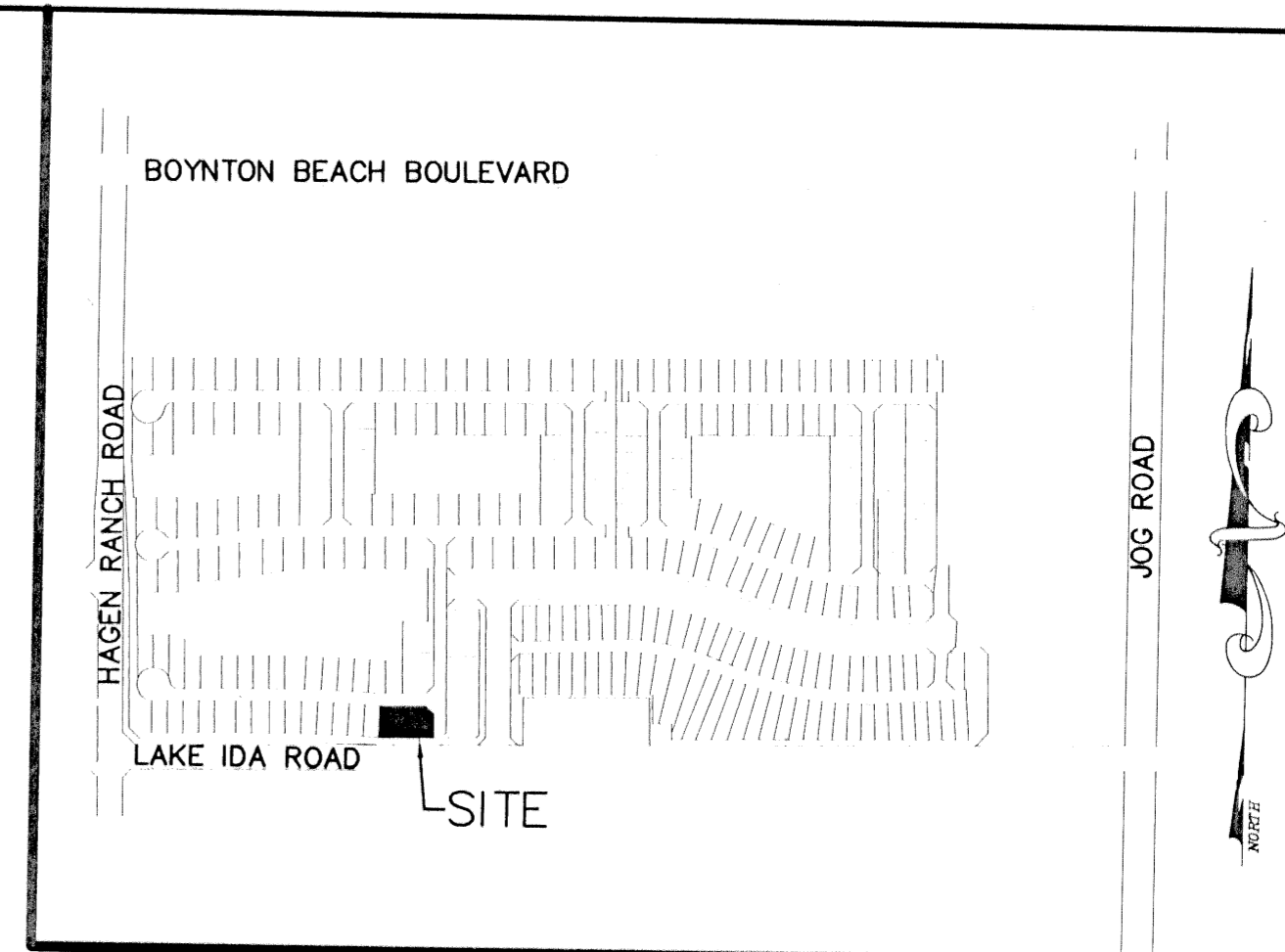
HUNTINGTON WALK PLANNED UNIT DEVELOPMENT
 A REPLAT OF LOTS 522, 523 AND 524, "HUNTINGTON WALK PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 175 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

50

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 8:05 A.M.
 THIS 20 DAY OF October
 A.D. 1999 AND DULY RECORDED
 IN PLAT BOOK 84 ON
 PAGES 38 AND

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

By *Luigi A. Staudly*
 DEPUTY CLERK



LOCATION MAP N.T.S.

SHEET 1 OF 1

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA PROPERTIES, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS HUNTINGTON WALK PLAT NO. 3 A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF LOTS 522, 523 AND 524, "HUNTINGTON WALK PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 175 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 522, 523 AND 524, "HUNTINGTON WALK PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGES 175 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA
 CONTAINING 16,844 SQUARE FEET/0.387 ACRES, MORE OR LESS.

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

1. OVERHANG/MAINTENANCE EASEMENTS:

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 20th DAY OF September, 1999

WITNESS: *[Signature]* BY: *[Signature]*
 RAMZI AKEL, VICE PRESIDENT CHARLES S. SCARDINA, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA AND RAMZI AKEL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ANSCA PROPERTIES, 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 16 DAY OF September, 1999
 MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC

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 19 DAY OF October, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

MORTGAGEES CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A 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 IS RECORDED IN OFFICIAL RECORDS BOOKS 9090 AND 10048, AT PAGES 21 AND 18 RESPECTIVELY TOGETHER WITH ALL AMENDMENTS AND MODIFICATIONS THEREOF OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF September, 1999.

WITNESS: *[Signature]* BY: *[Signature]*
 NAME STEVE WILSON CARMEN DE ESSAYE
 WITNESS: *[Signature]* SR. VICE PRESIDENT
 NAME ANGELIA D. ANDERSON

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF *[Signature]* 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 20th DAY OF September, 1999.
 MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, MITCHELL A. SHERMAN, 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 I FIND THE TITLE TO THE PROPERTY IS VESTED TO ANSCA PROPERTIES, INC., A FLORIDA CORPORATION; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/14/99
 MITCHELL A. SHERMAN, P.A.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

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.

DATE: 9/21/99
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

SURVEY NOTES:

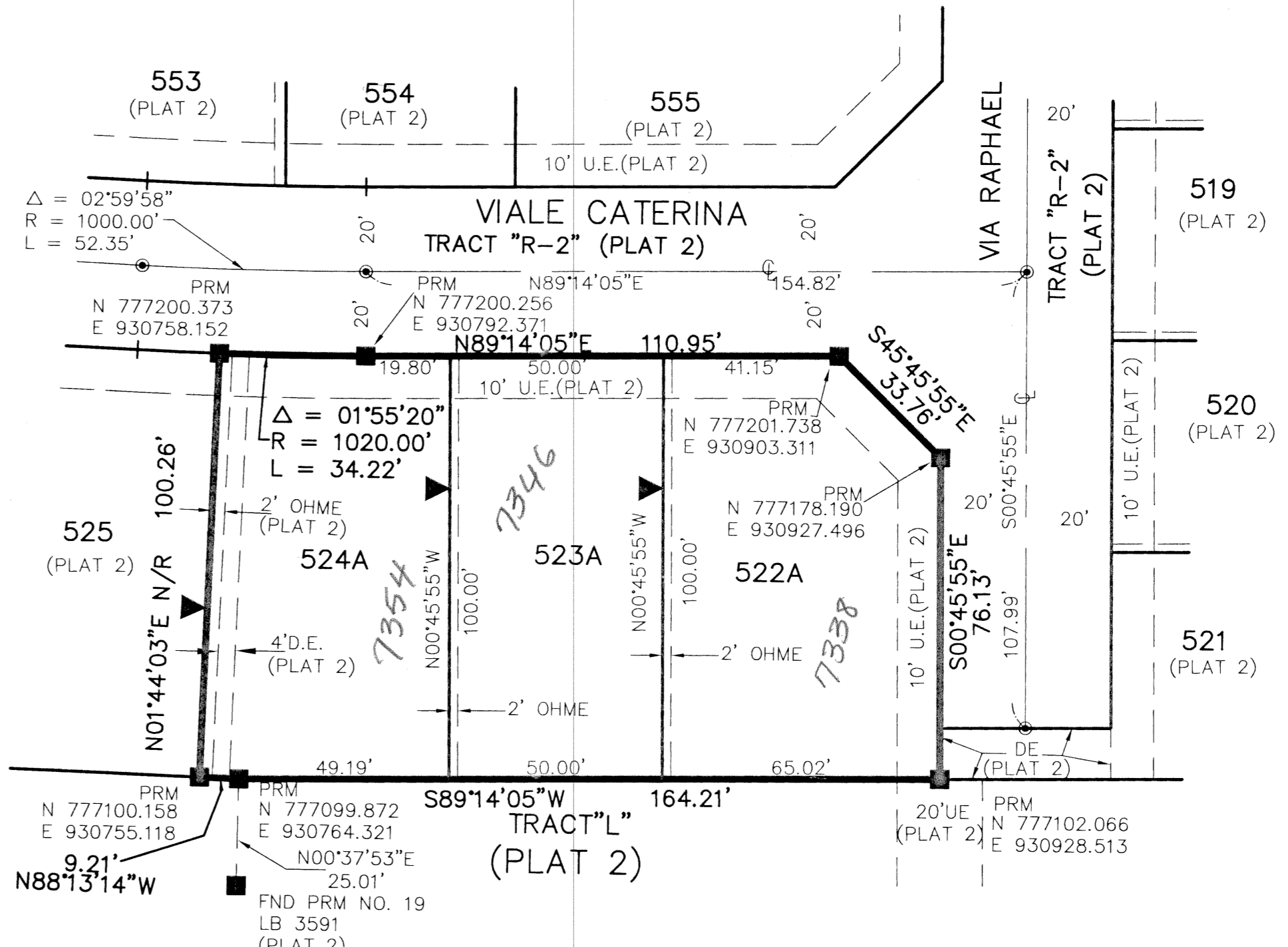
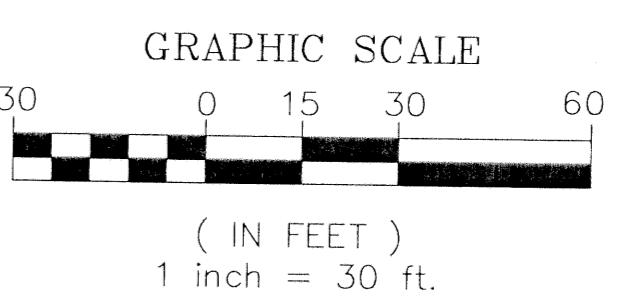
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ▲ - DENOTES ZERO LOT LINE
- BEARINGS CONFORM TO THE RECORD PLAT, BASED UPON THE SOUTH LINE OF LOT 522, BEARING S89°14'05"W.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- N/R - INDICATES NON-RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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 PALM BEACH COUNTY.
- - DENOTES CENTERLINE
- - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- (PLAT 2) - HUNTINGTON WALK PLAT NO. 2, A P.U.D., PLAT BOOK 84, PAGES 175-178.
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 JUNE - 1999

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000290
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

TABULAR DATA	
TOTAL AREA THIS PLAT	1.387 ACRES
TOTAL NUMBER OF UNITS	3 UNITS
DENSITY THIS PLAT	7.75 UNITS/ACRE
USE	SINGLE FAMILY PATIO HOME (ZERO LOT LINE)
PETITION NO.	SP95-59



BOOK 86
 PAGE 50
 FLOOD HAZ # 200A
 FLOOD ZONE
 ZONING RS
 QUAID # 51
 SE 89-19
 TAZ 965
 ZIP CODE 33446
 HUNTINGTON WALK
 PUD NAME

OWNER: [Seal]
 OWNER NOTARY: [Seal]
 COUNTY ENGINEER: [Seal]
 MORTGAGEE: [Seal]
 MORTGAGEE NOTARY: [Seal]
 SURVEYOR: [Seal]