

# Springhill Plat No. 2

Lying in the Northeast 1/4 of Section 34,  
Township 44 South, Range 42 East, Palm  
Beach County, Florida-

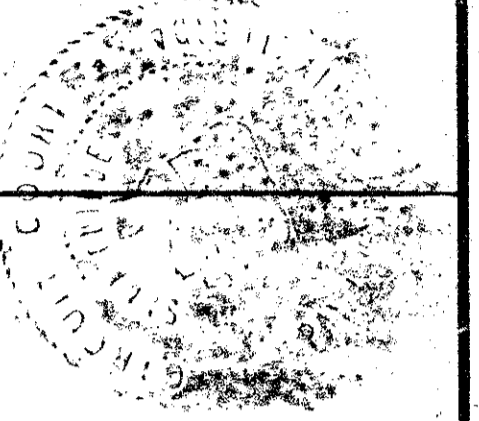
42

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 9:07 A.M.  
THIS 24<sup>TH</sup> DAY OF February  
AD. 1978 AND DULY RE-  
CORDED IN PLAT BOOK 34  
ON PAGES 42 AND 43 & 44

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT

BY: *John B. Dunkle*



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT F.S.C., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "SPRINGHILL PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34; THENCE, SOUTH 00°00'00" EAST, (FOR CONVENIENCE AN ASSUMED BEARING), ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34, (ALSO BEING THE CENTERLINE OF JOG ROAD), A DISTANCE OF 831.85 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 40.00 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF SAID JOG ROAD, AND THE POINT OF BEGINNING;

THENCE, NORTH 44°55'47" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-14, A DISTANCE OF 986.84 FEET; THENCE, NORTH 89°57'34" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 390.75 FEET TO A POINT IN THE EAST LINE OF THE WEST 1127.70 FEET OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34; THENCE, SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1748.68 FEET TO THE NORTHEAST CORNER OF SPRINGHILL PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 170 AND 171, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1087.70 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND A POINT IN THE EXISTING EAST RIGHT OF WAY LINE OF SAID JOG ROAD; THENCE, NORTH 00°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1049.06 FEET TO THE POINT OF BEGINNING.

CONTAINING: 38.056 ACRES, MORE OR LESS.

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

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

1. ALL STREET RIGHTS OF WAY ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
3. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPRINGHILL HOME OWNERS' ASSOCIATION, INC., FOR THE PURPOSES OF RECREATION AND DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.

IN WITNESS WHEREOF, F.S.C., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF A.D., 1978

ATTEST: *Vince A. Elhirow* BY: *Joseph B. Shearouse*  
VINCE A. ELHIROW, SECRETARY JOSEPH B. SHEAROUSE, EXECUTIVE PRESIDENT

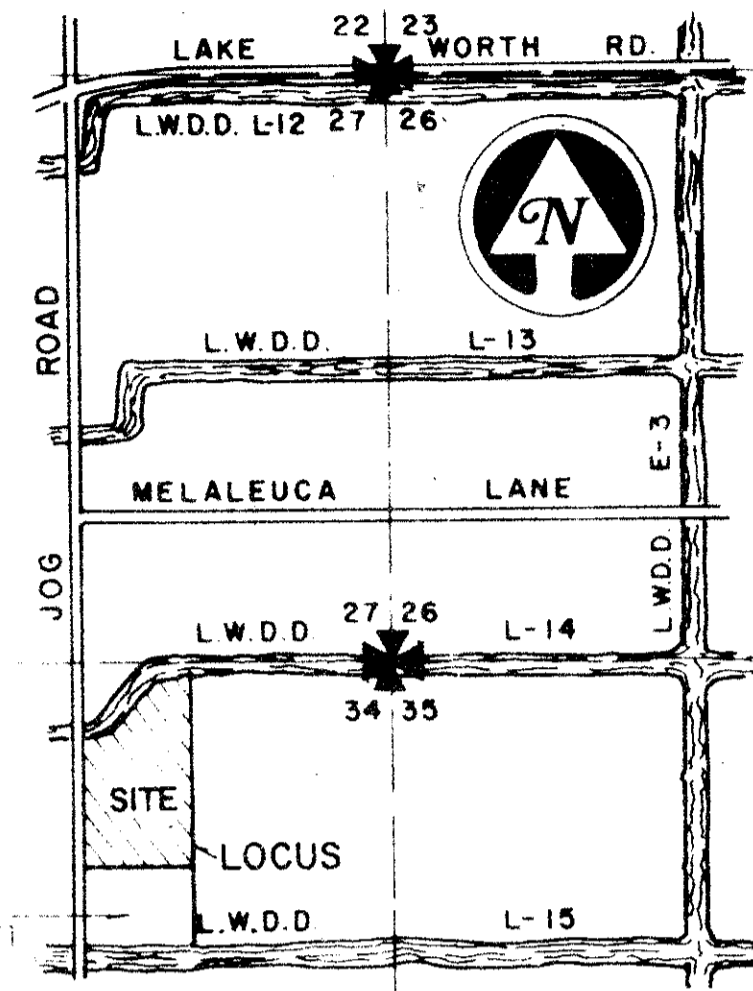
**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH B. SHEAROUSE AND VINCE A. ELHIROW TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS JOSEPH B. SHEAROUSE, EXECUTIVE PRESIDENT AND VINCE A. ELHIROW, SECRETARY 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 30 DAY OF February A.D., 1978.

NOTARY PUBLIC: *Adelene H. Harty*  
MY COMMISSION EXPIRES: February 1, 1980



LOCATION MAP  
NO SCALE

SPRINGHILL PLAT NO. 1  
P.B. 33, Pp. 170 & 171

**SHEET INDEX**

- SHEET NO. 1 - SIGNATURE SHEET
- SHEET NO. 2 - SOUTH ONE-HALF OF PROJECT
- SHEET NO. 3 - NORTH ONE-HALF OF PROJECT

**COUNTY APPROVALS:**

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF February A.D., 1978.  
BY: *Herbert Kahlert*  
HERBERT KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF February A.D., 1978.  
BY: *Peggy Evatt*  
PEGGY EVATT, CHAIRMAN

**ATTEST:**

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *John B. Dunkle*  
DEPUTY CLERK

**NOTES:**

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS: PERMANENT CONTROL POINTS DESIGNATED THUS:

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA, PHONE 689-2111.

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

JAMES W. WINTERS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT HE FINDS THAT THE TITLE TO THE PROPERTY IS VESTED TO F.S.C., INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT HE FINDS THE PROPERTY IS NOT ENCUMBERED.

DATE: Feb 10, 1978

BY: *James W. Winters*  
JAMES W. WINTERS, ATTORNEY

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 13<sup>TH</sup> DAY OF February A.D., 1978.

BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

TURNOUT REQUIRED + s/cd  
Dwp 6  
RS  
FSZ-21  
FH-70

34-42  
1000-125

34/44/42

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF 00°00'00" E. FOR THE CENTERLINE OF JOG ROAD.

# SPRINGHILL #2

| NO |  | DATE | DESCRIPTION | BY | DESIGNED | CHECKED | SCALE | DRAWING NO. | SHEET |
|----|--|------|-------------|----|----------|---------|-------|-------------|-------|
|    |  |      |             |    | WSK      | RJW     |       | 2905        | 1     |
|    |  |      |             |    |          |         |       | 2905        | 3     |

**BENCH MARK**  
land surveying and mapping, inc.  
**WANTMAN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
WEST PALM BEACH FLORIDA

SPRINGHILL PLAT NO. 2