

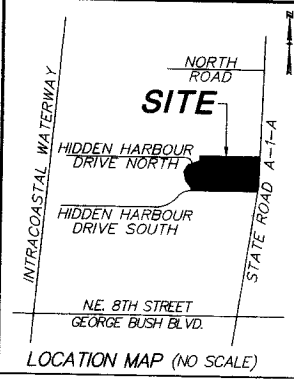
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# HIDDEN HARBOUR ESTATES PLAT TWO

BEING A REPLAT LOTS 4, 5 AND 6, GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 75 (P.B.C.P.R.) AND TRACT A, HIDDEN HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 110 (P.B.C.P.R.), ALL BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA

APRIL 2012  
SHEET 1 OF 2

173



7000-036

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 10:50 AM  
THIS 20 DAY OF JULY  
2012 AND DULY RECORDED IN PLAT BOOK NO.  
115 ON PAGE 173-174  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY [Signature] D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HARBOR VIEW ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 4, 5 AND 6, GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 75 (P.B.C.P.R.) AND TRACT A, HIDDEN HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 110 (P.B.C.P.R.), ALL BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, TOWN OF GULF STREAM, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HIDDEN HARBOUR ESTATES PLAT TWO", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

LOTS 4, 5 AND THE NORTHERLY 92 FEET OF LOT 6, OF GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 2:

TRACT A OF HIDDEN HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 3:

LOT 6, LESS THE NORTHERLY 92 FEET THEREOF, OF GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, GOLF COURSE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°07'20"W, ALONG THE SOUTH LINE OF SAID LOT 6 AND ALONG THE SOUTH LINE OF TRACT A, HIDDEN HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 110, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 732.10 FEET; THENCE N.13°12'33"W, A DISTANCE OF 99.59 FEET; THENCE N.24°40'17"W, A DISTANCE OF 101.79 FEET; THENCE N.28°29'00"E, A DISTANCE OF 101.42 FEET; THENCE N.70°45'05"E, A DISTANCE OF 186.18 FEET; THENCE N.7°43'33"E, A DISTANCE OF 30.18 FEET TO A POINT ON THE NORTH LINE OF LOT 4 OF SAID PLAT OF GOLF COURSE ADDITION; THENCE S.88°07'20"E, ALONG SAID NORTH LINE, A DISTANCE OF 623.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S.6°53'20"W, ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 237.49 FEET; THENCE S.10°48'40"W, ALONG SAID EAST LINE, A DISTANCE OF 140.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6.546 ACRES OR 285,153 SQUARE FEET MORE OR LESS.

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

LOTS 1, 2, 3, 4, 5 AND 6, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF GULF STREAM.

TRACT "A" (A PRIVATE ROAD) AS SHOWN HEREON IS HEREBY DEDICATED TO THE HARBOR VIEW ESTATES ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR ROAD AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF GULF STREAM.

TRACT "R" (ROAD) AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF GULF STREAM FOR ROAD AND UTILITY PURPOSES.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THE SPECIAL UTILITY EASEMENT (S.U.E.) SHOWN HEREON IS DEDICATED FOR UNDERGROUND ELECTRIC POWER, NATURAL GAS, AND COMMUNICATION PUBLIC UTILITY SERVICES, LANDSCAPING INCLUDING BUT NOT LIMITED TO BERMS, TREES, SHRUBS AND GROUND COVER VEGETATION SHALL BE ALLOWED WITHIN THIS SPECIAL UNDERGROUND UTILITY EASEMENT TO THE EXTENT IT DOES NOT PRECLUDE THE USE OF THE EASEMENT BY THE PUBLIC UTILITY. ALL SUCH PUBLIC UTILITIES SHALL BE INSTALLED WITHIN CONDUITS OR PIPES TO MINIMIZE THE NEED FOR FUTURE EXCAVATION. INSTALLATION OF THE PUBLIC UTILITIES SHALL BE PERFORMED IN A MANNER PROVIDING MINIMAL IMPACT TO EXISTING VEGETATION. UTILITY EQUIPMENT AT OR ABOVE GRADE SUCH AS PAD MOUNTED TRANSFORMERS AND COMMUNICATION PEDESTALS WHICH ARE COMPONENTS OF UNDERGROUND UTILITY SYSTEMS SHALL BE PERMITTED.

ALL WATER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE TOWN OF GULF STREAM FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER MAINS.

DRAINAGE EASEMENTS 1 THROUGH 10, INCLUSIVE, AS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO HARBOR VIEW ESTATES ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF GULF STREAM.

THE LANDSCAPE BUFFER AS SHOWN HEREON IS HEREBY RESERVED FOR THE HARBOR VIEW ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF GULF STREAM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF JULY, 2012.

HARBOR VIEW ESTATES, LLC,  
A FLORIDA LIMITED LIABILITY  
COMPANY

WITNESS: [Signature]  
PRINT NAME: Romel A. Galow

BY: [Signature]  
THOMAS D. LAUDAN  
MANAGER

WITNESS: [Signature]  
PRINT NAME: Chelsey Grant

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HARBOR VIEW ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF JULY, 2012.

MY COMMISSION EXPIRES:  
March 3, 2015

[Signature]  
NOTARY PUBLIC  
NAME:  
COMMISSION NO:



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARK F. GRANT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HARBOR VIEW ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: July 13, 2012

[Signature]  
NAME: MARK F. GRANT  
ATTORNEY STATE OF FLORIDA

### TOWN APPROVAL:

THIS PLAT OF "HIDDEN HARBOUR ESTATES PLAT TWO" AS APPROVED ON THE DAY OF July 19, A.D. 2012 BY THE TOWN COMMISSION OF THE TOWN OF GULF STREAM.

[Signature]  
MAYOR

ATTEST: [Signature]  
TOWN CLERK

### 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) PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF GULF STREAM.

DATE: 7/13/12

[Signature]  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SLITER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

### REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF GULF STREAM, FLORIDA, HAS REVIEWED THIS PLAT OF "HIDDEN HARBOUR ESTATES PLAT TWO" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7/16/12

[Signature]  
DEREK G. ZEMAN  
LICENSE NO. 5655  
STATE OF FLORIDA  
WANTMAN GROUP, INC.

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 4, GOLF COURSE ADDITION, HAVING A BEARING OF S.68°07'20"E.

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, FLORIDA.

THE TOWN OF GULF STREAM IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: 0

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE TOWN OF GULF STREAM.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

