

14-41

This instrument prepared by:  
Dennis Bajer  
McLaughlin Engineering Company  
400 Northeast Third Avenue  
Fort Lauderdale, Florida, 33301

# HIDDEN LAKES, PHASE NO. I A PORTION OF HIDDEN LAKES PUD BEING A REPLAT OF PORTIONS OF PALM BEACH FARMS COMPANY PLAT No. 1, PLAT BOOK 2, PAGE 26, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

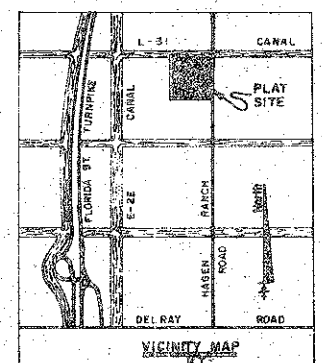
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 11/26/80  
at 2:06 PM and duly recorded in Plat Book  
41, page 41842  
JOHN B. DUNKLE, Clerk, Circuit Court  
John B. Dunkle



SHEET 1 OF 2 SHEETS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HIDDEN LAKES OF DELRAY, INC., owner of the lands shown hereon, being in Section 9, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon, as HIDDEN LAKES PHASE NO. I, being more particularly described as follows:  
All of Tracts 85, 86, and 87, and a portion of Tracts 73, 74, 75, 76 and 88, Block 9, PALM BEACH FARMS COMPANY PLAT NO. 1, as recorded in Plat Book 2, Page 26, of the public records of Palm Beach County, Florida, described as follows:  
Beginning at the Southwest corner of said Tract 85; thence North 0°09'29" West, along the West line of said Tract 85, and the Northerly extension thereof, a distance of 650.56 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 3.6 feet and a central angle of 71°08'35", an arc distance of 44.70 feet; thence due North, a distance of 229.19 feet; thence North 2°57'53" West, a distance of 60.76 feet; thence due North, a distance of 273.64 feet; thence South 89°46'07" West a distance of 22.78 feet to a point on the West line of said Tract 76; thence North 0°09'29" West along the said West line, a distance of 60 feet to the Northwest corner of said Tract 76; thence North 89°46'07" East along the North lines of Tracts 76, 75, 74 and 73, a distance of 1298.29 feet to a point on the West Right-of-Way Line of Hagen Ranch Road; thence South 0°08'30" East, along the said West Right-of-Way Line, a distance of 1302.26 feet to a point on the South line of said Tract 88; thence South 89°57'05" West, along the South line of said Tracts 88, 87, 86, and 85, a distance of 1297.09 feet to the Point of Beginning.  
That Tract I for private road purposes as shown is hereby dedicated to the HIDDEN LAKES HOMEOWNERS' ASSOCIATION OF DELRAY, INC. and is the perpetual maintenance obligation of said Association.  
That utility, drainage, & maintenance easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.  
The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.  
The Water Management Tracts as shown are dedicated to the HIDDEN LAKES HOMEOWNERS' ASSOCIATION OF DELRAY, INC. for the proper purposes and are the perpetual maintenance obligation of said Association.  
The Recreation Area as shown is hereby dedicated to the HIDDEN LAKES HOMEOWNER'S ASSOCIATION OF DELRAY, INC., and is the perpetual maintenance obligation of said Association.



IN WITNESS WHEREOF the above-named corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 11th day of December, 1979.

ATTEST: [Signature] Secretary  
By: [Signature] President  
John Gianna Secretary  
George Cornia President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE SS  
BEFORE ME personally appeared GEORGE CORNIA and JOHN GIANNA, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of HIDDEN LAKES OF DELRAY, INC., 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 11th day of December, 1979.  
My commission expires the 6th day of September, 1980. NOTARY PUBLIC [Signature] STATE OF FLORIDA

### SITE TABULATIONS

Total acreage of Plat	38.4375 Acres
Total number of Dwelling Units	27
Gross density	0.70 Units per Acre
Percentage of Project in Residential Use	72.0%
Percentage of Project in Streets	10.5%
Percentage of Project in Open Space	90.2%
Percentage of Project in Water Bodies	15.2%
Percentage of Project in Recreation	2.3%

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF DADE SS  
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 Record Book 2230, Page 871 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 Secretary and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 11th day of December, 1979.

ATTEST: [Signature] title [Signature]

BARNETT BANK OF HOMESTEAD, a Florida Banking Corporation  
By: [Signature] title [Signature]

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF DADE SS  
BEFORE ME personally appeared [Signature] and [Signature], to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as [Signature] and [Signature] of BARNETT BANK OF HOMESTEAD, a Florida Banking 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 11th day of December, 1979.  
My Commission expires the 11th day of December, 1979.  
NOTARY PUBLIC [Signature] STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD SS  
The undersigned hereby certifies that they are the holders 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 their mortgage which is recorded in Official Record Book 2230, Page 871 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.  
IN WITNESS WHEREOF, We RICHARD F. WALKER, trustee, and ROBERT T. BENTON, trustee, do hereunto set our hands and seals this 11th day of August, 1979.  
Witness: [Signature] Richard F. Walker  
Witness: [Signature] Robert T. Benton

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD SS  
BEFORE ME personally appeared RICHARD WALKER and ROBERT T. BENTON, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.  
WITNESS my hand and official seal this 11th day of August, 1979.  
My commission expires the 11th day of August, 1982. NOTARY PUBLIC [Signature] STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS  
I, PAUL C. WOLFE, ATTORNEY AT LAW, duly licensed 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 HIDDEN LAKES OF DELRAY, INC., that current taxes have been paid; and that the property is encumbered by the mortgage shown hereon, and that I find that all mortgages are shown and are true and correct; and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.  
By: [Signature] Paul C. Wolfe, Attorney at Law, this 11th day of December, 1979.

### 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 and that said survey is accurate to the best of my knowledge and belief and that PERMANENT REFERENCE MONUMENTS (P.R.M.'s) have been placed as required by law and that PERMANENT CONTROL POINTS (P.C.P.'s) will be set under the guarantees posted with Palm Beach County, Florida, for the Required Improvements and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

McLAUGHLIN ENGINEERING COMPANY  
By: [Signature] James M. McLaughlin, Registered Land Surveyor No. 2021, State of Florida.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS - PALM BEACH COUNTY, FLORIDA  
COUNTY ENGINEER  
This plat is approved for record this 25th day of November, 1980.  
By: [Signature] Dennis P. Koehler, Chairman  
ATTEST: John B. Dunkle, Clerk  
By: [Signature] Deputy Clerk  
This plat is approved for record this 25th day of November, 1980.  
By: [Signature] H.F. Kohler, P.E. County Engineer

1000-011

BANK SEAL	BANK NOTARY SEAL	DEDICATION NOTARY SEAL	WALKER MORTGAGE NOTARY SEAL	SURVEYOR'S SEAL	COUNTY SEAL	COUNTY ENGINEER'S SEAL