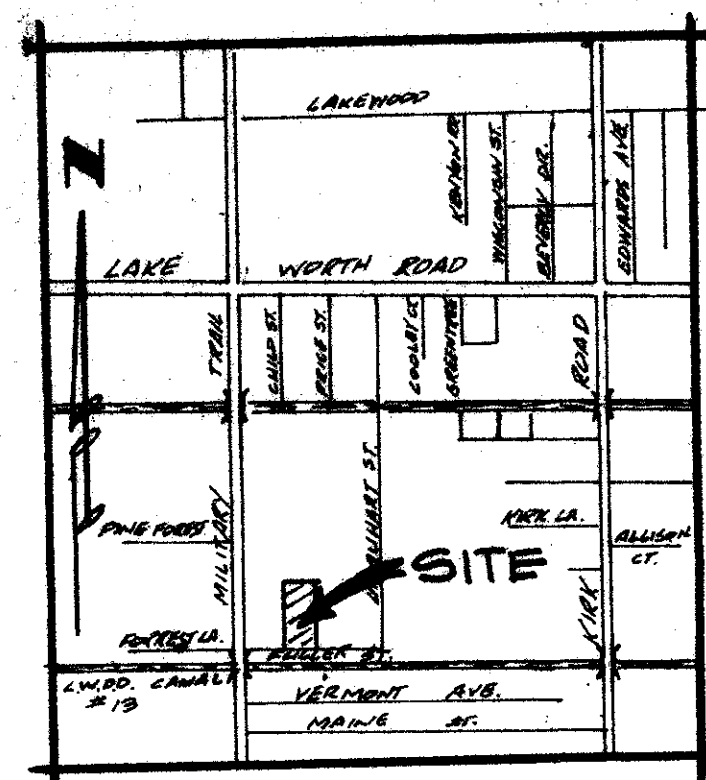


42/78



VICINITY MAP N.T.S.

PLAT OF
HIDDEN HOLLOW
BEING IN SECTION 25, TOWNSHIP 44 S, RANGE 42 E
PALM BEACH COUNTY, FLORIDA
MARCH 1981
SHEET 1 IN 2 SHEETS

78

THIS INSTRUMENT PREPARED BY:
ANTHONY MICHUDA
JAMES D. CARLTON, INC.
2829 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:12A M.
this 23 day of April
1981 and duly recorded in Plat Book
42 on page 78 & 79
JOHN B. DUNKLE, Clerk Circuit Court
by *John Shumoff*

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 21st DAY OF April A.D. 1980.
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*
CHAIRMAN

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 21st DAY OF April A.D. 1980.

BY: *John B. Dunkle*
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE - CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Kathryn S. Miller*
DEPUTY CLERK

NOTE:

- 1. ALL BEARINGS ARE ASSUMED BASED ON THE CENTERLINE OF MILITARY TRAIL BEING NORTH 01°59'07" EAST.
- 2. THERE SHALL BE NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE OR UTILITY EASEMENTS.
- 3. P.R.M. DENOTES PERMANENT REFERENCE MONUMENTS.
- 4. P.C.P. DENOTES PERMANENT CONTROL POINT.

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 AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCE 73-4 OF PALM BEACH COUNTY, FLORIDA.

Richard L. Porter

RICHARD L. PORTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1656

*R.M. Insp AREA 6
PSE 22
25/44/42
PZ. -NO*

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ANEL DEVELOPMENT CORPORATION OF FLORIDA, INC., A FLORIDA CORPORATION, THE OWNERS OF THAT TRACT OF LAND LYING AND BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HIDDEN HOLLOW, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTH 25 FEET THEREOF FOR THE RIGHT-OF-WAY OF FULLER STREET, CONTAINING 4.93 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, AS FOLLOWS:

- 1. STREETS AND ROADS
THE STREET SHOWN AS FULLER STREET IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. THE 25' PRIVATE ROAD SHOWN AS RENDE LANE IS HEREBY DEDICATED TO THE HIDDEN HOLLOW TOWNHOUSE OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAME.
- 2. EASEMENTS
THE ACCESS, UTILITY, AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ACCESS, UTILITIES, AND DRAINAGE.
- 3. LIMITED ACCESS EASEMENTS
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.
- 4. COMMON AREAS
THE COMMON AREAS, SHOWN HEREON AS TRACT "A", ARE HEREBY DEDICATED TO THE HIDDEN HOLLOW TOWNHOUSE OWNERS ASSOCIATION, INC. FOR DRAINAGE, RECREATION, PARKING, AND ACCESS PURPOSES AND ARE 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 15 DAY OF SEPT. A.D. 1980.

ANEL DEVELOPMENT CORPORATION OF FLORIDA, INC.,
A CORPORATION OF THE STATE OF FLORIDA

BY: *Carmine Rende*
CARMINE RENDE
PRESIDENT

ATTEST: *Lena Rende*
LENA RENDE
SECRETARY/TREASURER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, KIRK GRANTHAM, 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 PROPERTY IS VESTED TO ANEL DEVELOPMENT CORPORATION OF FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE: *Sept 15, 1980*
Kirk Grantham
KIRK GRANTHAM

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CARMINE RENDE AND LENA RENDE, 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 ANEL DEVELOPMENT CORPORATION OF FLORIDA, INC., A 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 INSTRUMENTS 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 15th DAY OF Sept. A.D. 1980.

Kathleen Marke
NOTARY PUBLIC
STATE OF FLORIDA

Notary Public, State of Florida at Large
My Commission Expires Nov. 27, 1982

Hidden Hollow 42/78
JAMES D. CARLTON, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2829 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA
683-8800
0252-000