

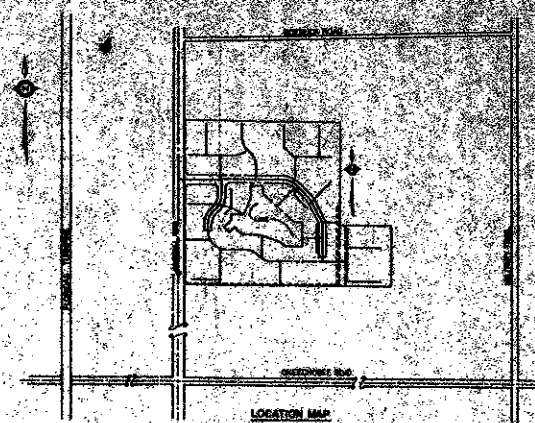
43/11

PINERIDGE AT HAVERHILL A P.U.D.

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JUNE, 1981

SHEET 1 OF 2



11

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:51 P.M.
THIS 11 DAY OF AUGUST
A.D. 1981 AND IS RECORDED
IN PLAT BOOK NO. 0295
PAGE 11
JOHN B. GURBLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOVNAJIAN OF PALM BEACH II, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINERIDGE AT HAVERHILL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING A PALM BEACH COUNTY PERMANENT REFERENCE MONUMENT AT THE WEST ONE-QUARTER CORNER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE S 88°13'58"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION, A DISTANCE OF 50.00 FEET TO A PERMANENT REFERENCE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD (100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE) AND THE POINT OF BEGINNING; THENCE CONTINUE S 88°13'58"E ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 1304.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE S 01°44'14"W ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 863.44 FEET TO THE NORTH LINE OF THE NORTH 330 FEET OF SAID SECTION 13; THENCE S 88°34'17"E ALONG SAID NORTH LINE A DISTANCE OF 433.11 FEET TO THE EAST LINE OF THE WEST 433.11 FEET OF THE NORTH 330 FEET OF THE SOUTH 1815 FEET OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE S 01°44'14"W ALONG SAID LINE A DISTANCE OF 495.01 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE N 88°34'17"W ALONG SAID LINE A DISTANCE OF 1732.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID HAVERHILL ROAD; THENCE N 01°29'18"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1366.13 FEET TO THE POINT OF BEGINNING.

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

1. MAINTENANCE EASEMENT "A" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
2. TRACT "D" AS SHOWN IS HEREBY DEDICATED TO THE PINERIDGE AT HAVERHILL CONDOMINIUM ASSOCIATION, INC., AND ALL RESIDENTS OF DWELLING UNITS WITHIN THIS PLAT, FOR INGRESS AND EGRESS AND FOR UTILITY AND DRAINAGE EASEMENTS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND RESIDENTS OF DWELLING UNITS WITHIN THIS PLAT.
3. THE 4 FOOT ADDITIONAL RIGHT-OF-WAY FOR HAVERHILL ROAD IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
4. THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUB-SURFACE USE, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY AND OTHER PUBLIC UTILITIES FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES.
6. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PINERIDGE AT HAVERHILL CONDOMINIUM ASSOCIATION, INC.
7. THE RECREATION AREA (TRACTS "A" PARTS 1 AND 2) AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, BECOMES A PART OF THE COMMON ELEMENTS OF PINERIDGE AT HAVERHILL A CONDOMINIUM, AND BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF PINERIDGE AT HAVERHILL CONDOMINIUM ASSOCIATION, INC.
8. THE WATER MANAGEMENT TRACT (TRACT "A" PART 3) AS SHOWN HEREON, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, BECOMES A PART OF THE COMMON ELEMENTS OF PINERIDGE AT HAVERHILL A CONDOMINIUM AND BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF PINERIDGE AT HAVERHILL CONDOMINIUM ASSOCIATION, INC.

NOTE: NO PORTION OF THIS PLAT CONTAINING OPEN SPACE MAY BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF July, 1981.

HOVNAJIAN OF PALM BEACH II, INC., A CORPORATION OF THE STATE OF FLORIDA
ATTEST: *[Signature]* EVELYN NELSON, ASSISTANT SECRETARY
BY: *[Signature]* FRANK J. STEINITZ, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND EVELYN NELSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF HOVNAJIAN OF PALM BEACH II, 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 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 15th DAY OF July, 1981

MY COMMISSION EXPIRES: *[Signature]* NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK)
COUNTY OF NEW YORK) 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 3592 AT PAGE 1877 OF 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 ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF July, 1981.

CHEMICAL BANK A NEW YORK BANKING CORP.
ATTEST: *[Signature]* BY: *[Signature]* Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK) 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 Vice President and Asst. Secy. OF THE CHEMICAL BANK, 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 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 10th DAY OF July, 1981.
MY COMMISSION EXPIRES: 3/30/83 *[Signature]* NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

ME, LEVY, SHAPIRO, KNEEN & KINGCADE, P.A., ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HOVNAJIAN OF PALM BEACH II, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 7/16/81 *[Signature]* BY: ROBERT SHAPIRO, ESQ. FOR THE FIRM

THIS INSTRUMENT WAS PREPARED BY MICHAEL B. LA TOUR IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

SHEET 1 OF 2 - SIGNATURE SHEET,
SHEET 2 OF 2 - MAP SHEET

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF August, 1981
BY: *[Signature]* FRANK M. FOSTER, JR., CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF August, 1981
BY: *[Signature]* HERBERT S. KANLERT, COUNTY ENGINEER

ATTEST:
JOHN B. GURBLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* DEPUTY 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 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 SET AND (P.C.P.'S) PERMANENT CONTROL POINTS WERE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS 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.

10th DAY OF July, 1981 *[Signature]*
WILLIAM A. BERK
REGISTERED LAND SURVEYOR NO. 5289
STATE OF FLORIDA

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED OVER DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS: *[Symbol]*
5. PERMANENT CONTROL POINTS (P.C.P.'S) DESIGNATED THUS: *[Symbol]*
6. U.E. DENOTES UTILITY EASEMENT.
7. D.E. DENOTES DRAINAGE EASEMENT.
8. L.A.E. DENOTES LIMITED ACCESS EASEMENT.

43/11 0295-000

Meridian Surveying and Mapping, Inc.	
NAME: M.B.L.	DATE: JUNE 1981
CHECKED: []	SCALE: []
DRAWING NO: 80-053	PINERIDGE AT HAVERHILL P.U.D.