

44/142

A PLANNED UNIT DEVELOPMENT

GOLDEN LAKES VILLAGE SECTION TWELVE

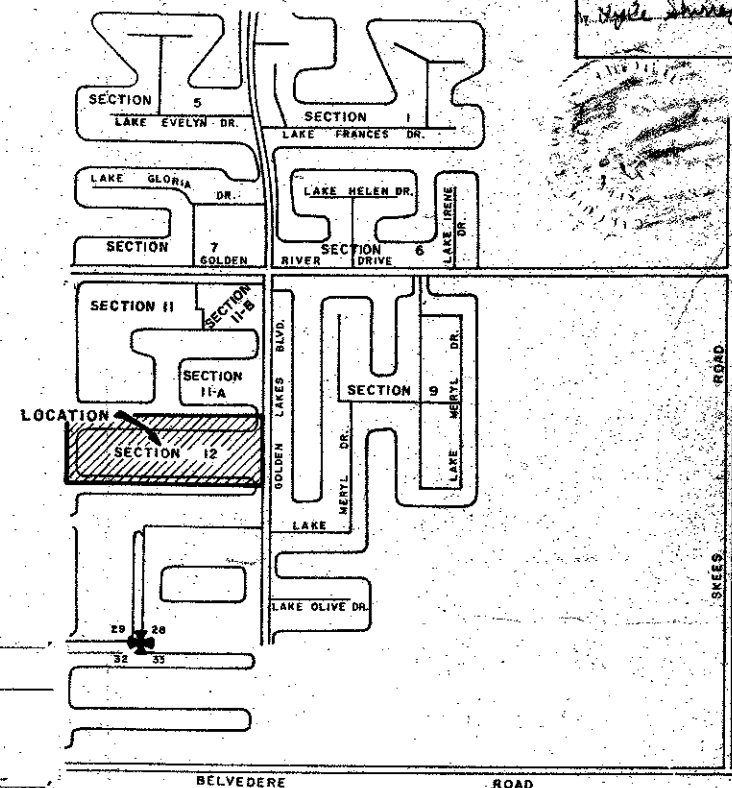
IN SECTIONS 28 & 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACT 9, BLOCK 3, PALM BEACH FARMS
COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
JAN. 1982

142

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record on 9/28/82
At 12:00 day of August
1982 and duly recorded in the Public
Records of said County, Florida, in Book
44, Page 142-143
JOHN B. DUNKLE, Clerk, Circuit Court
W. Hyde, Sheriff



LOCATION MAP

DESCRIPTION
A parcel of land lying in Sections 28 and 29, Township 43 South, Range 42 East, Palm Beach County, Florida, being a portion of Tract 9, Block 3, Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 to 54, inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northwest corner of Golden Lakes Village Section Nine Replat, as recorded in Plat Book 40, Pages 184 through 187, inclusive, Public Records of Palm Beach County, Florida; thence (the North line of the aforementioned Golden Lakes Village Section Nine Replat is assumed to bear North 89°55'10" East, and all other bearings are relative thereto) along the westerly line of the previously described Golden Lakes Village Section Nine Replat, South 00°04'50" East, 30.00 feet; thence South 45°10'39" East along the same 35.42 feet; thence South 00°16'27" East along the same 719.00 feet to the POINT OF BEGINNING; thence South 00°16'27" East along the same 263.48 feet; thence southerly along the same on the arc of a 2030.00 foot radius curve, concave easterly, whose long chord bears South 01°39'08" East, an arc distance of 97.57 feet; thence South 89°55'10" West 1108.17 feet; thence North 00°16'27" West 361.00 feet; thence North 89°55'10" East 1005.82 feet to the POINT OF BEGINNING.
Containing 9.166 acres.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that TAYLOR DEVELOPMENT CORPORATION, a Florida Corporation, Owner of the land shown hereon, have caused the same to be surveyed and platted as shown hereon.

Parcel 1 and Parcel 2, as shown hereon, are hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for its perpetual non-exclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Records Book 2823, Pages 634 and 663, respectively. The roadway, drainage, and utility easements, and the areas within which the utilities will be installed under the said roads and Parcel 1 are hereby dedicated to the perpetual use of the Public for utility and drainage purposes. The private roads and roadway easements shown hereon may be used by the U.S. Postal Authority, Fire, and Police Departments and other Governmental or Quasi-Governmental Agencies and their agents and employees while engaged in the respective official functions.

The Water Management Tracts shown hereon as Parcel "W" are hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for proper 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 to by its SECRETARY TREASURER, and their corporate seals to be affixed hereto, this 18th day of January, A.D. 1982.

ATTEST: Mitchell Taylor, Secretary Treasurer
Murray Fields, President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared MURRAY FIELDS and MITCHELL TAYLOR to be well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY TREASURER of TAYLOR DEVELOPMENT CORPORATION, a Corporation, and they severally acknowledged to and before me that he 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 18th day of January, A.D. 1982.
By: John Dominic Galabisi, Notary Public
My Commission Expires: January 14, 1985

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Harold Z. [Signature], 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 title to the property is vested in TAYLOR DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is free of any encumbrances.
Date: Jan 16, 1982

COUNTY APPROVALS
COUNTY ENGINEER
This plat is hereby approved for record this 10 day of August, A.D. 1982.
By: Herbert F. Kahler, Engineer
Palm Beach County, Florida
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 10 day of August, A.D., 1982.
By: Norman Gregory, Chairman
Board of County Commissioners
ATTEST: John B. Dunkle, Clerk
BOARD OF COUNTY COMMISSIONERS
By: Elizabeth [Signature], Deputy Clerk

- NOTES**
1. Permanent reference monuments to (P.R.M.'s) are designated thus: [Symbol]
 2. Permanent control points (P.C.P.'s) are designated thus: [Symbol]
 3. Bearings and coordinates cited hereon are in the meridian and coordinate system of GOLDEN LAKES VILLAGE SECTION SIX (Plat Book 34, Pages 71 and 72).
 4. Section lines passing through the plat are, by survey, not readily determinable and are not shown.
 5. No structures, trees or shrubs are permitted in drainage easement.
 6. There shall be no buildings or any kind of construction placed on utility or drainage easements.

SURVEYOR'S CERTIFICATION
I hereby 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of said County, Florida.
Date: January 25, 1982
By: Peter T. Krick
Peter T. Krick
Florida Cert. No. 2222

28,29-43-42
0251-300

This instrument was prepared by PETER T. KRICK, Robert E. Owen & Associates, Inc., Engineers, Planners, 2300 Fla-Mango Road, West Palm Beach, Florida.

P.U.D. Data

Total Number of Units	=	100 D.U.
Total Area	=	9.2 Acres
Density	=	10.87 D.U./AC.

Field Book No.	Page	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	GOLDEN LAKES VILLAGE SECTION TWELVE SHEET 1 OF 2 SHEETS	Job No.	80-1138
Design	R. BIBY			Scale	NONE
Drawn	A. FIELD			Date	JAN 1982
Checked				Sheet	1 of 2
				File No.	BF-2319-E