

A PLANNED UNIT DEVELOPMENT

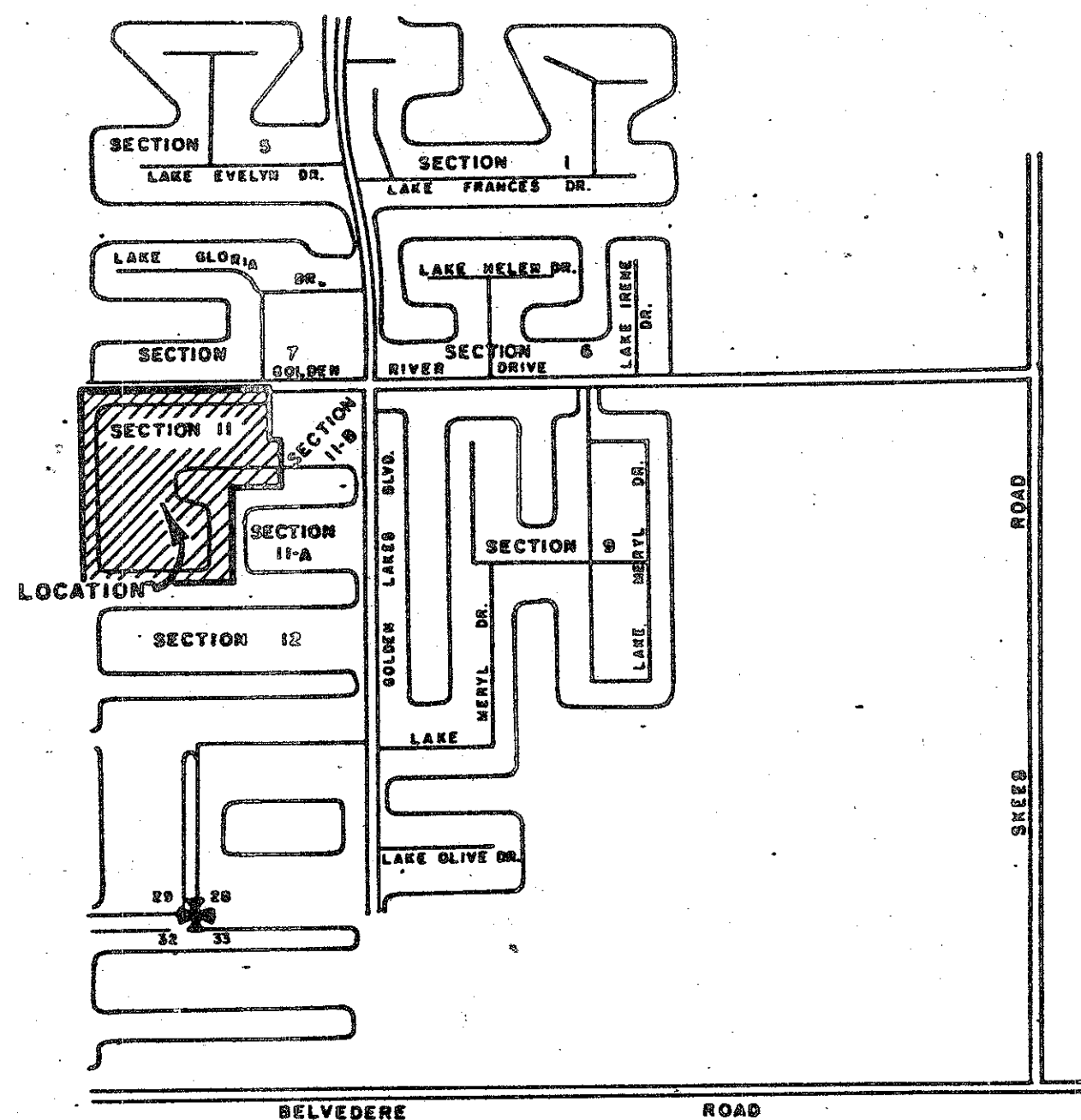
GOLDEN LAKES VILLAGE SECTION ELEVEN

IN SECTIONS 28 AND 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



LOCATION MAP

DESCRIPTION

A certain 11.96 acre 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 through 54, inclusive, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of Golden Lakes Village Section Nine Replat, recorded in Plat Book 40, Pages 184 through 187, inclusive, Public Records, of Palm Beach County, Florida; thence (bearings cited herein are in the meridian of said Golden Lakes Village Section Nine Replat, and all other bearings mentioned herein are related thereto) South 89°55'10" West, along the centerline of Golden River Drive, as same is shown on the Plat of Golden Lakes Village Section Seven, recorded in Plat Book 35, Pages 179 through 185, Public Records of Palm Beach County, Florida, a distance of 340.18 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, South 00°16'27" East, a distance of 200.00 feet; thence North 89°55'10" East, a distance of 30.00 feet; thence South 00°16'27" East, a distance of 185.75 feet; thence South 89°55'10" West, a distance of 179.82 feet; thence South 00°16'27" East, a distance of 388.25 feet thence South 89°55'10" West, a distance of 591.00 feet; thence North 00°16'27" West, a distance of 774.00 feet to a point on the centerline of Golden River Drive, as shown on said Plat of Golden Lakes Village Section Seven, said point being 16.23 feet East of, as measured along said centerline of Golden River Drive, the Southwest corner of said Plat of Golden Lakes Village Section Seven; thence North 89°55'10" East along said centerline of Golden River Drive, a distance of 740.82 feet to the POINT OF BEGINNING.

CONTAINING 11.96 acres, more or less.

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.

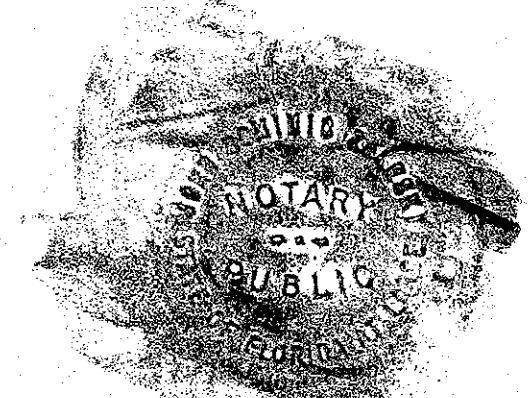
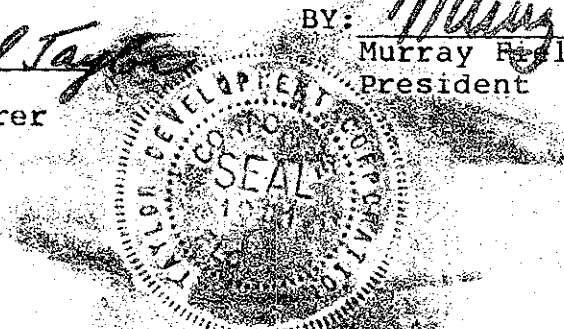
Golden River Drive, Lake Nancy Drive, and Parcel 1, as shown hereon, are hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for its perpetual nonexclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Records Book 2023, 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 their 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 Corporations have 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 18 day of January, A.D. 1982.

TAYLOR DEVELOPMENT CORPORATION A Corporation of the State of Florida

ATTEST: Mitchell Taylor Secretary Treasurer BY: 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: Harold Binn Notary Public

My Commission Expires: January 14, 1985

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, HAROLD BINN, 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: 16 JULY, 1982 By: [Signature] 16 DEC, 1982 [Signature]

P.U.D. Data

Total Number of Units = 168 D.U. Total Area = 11.9 Acres Density = 14.1 D.U./AC.

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 21 day of December, A.D. 1982

By: Herbert F. Kahlert, Engineer Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 21 day of December, A.D. 1982.

By: Peggy Brevatt, Acting Chairman Board of County Commissioners

ATTEST: John B. Dunkle CLERK BOARD OF COUNTY COMMISSIONERS

By: Ely Beth Richler Deputy Clerk

NOTES

- Permanent reference monuments to (P.R.M.'s) are designated thus: P.R.M. Permanent control points (P.C.P.'s) are designated thus: P.C.P. Bearings cited herein are in the meridian of GOLDEN LAKES VILLAGE SECTION NINE REPLAT (Plat Book 39, Pages 82 through 85). There shall be no buildings or other structures placed on utility easements. There shall be no buildings or any kind of construction or trees or shrubs placed on 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 that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with PALM BEACH COUNTY 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 the COUNTY OF PALM BEACH.

Date: JANUARY 25, 1982 By: Peter T. Krick PETER T. KRICK, P.L.S. Florida Cert. No. 3748

0251-302

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

37

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 2:45 P.M. this 22 day of December 1982 and duly recorded in Plat Book No. 45 on page 37-38 JOHN B. DUNKLE, Clerk Circuit Court By: [Signature]

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	GOLDEN LAKES VILLAGE SECTION ELEVEN SHEET 1 OF 2 SHEETS	Job No. 80-1138 Scale Date JAN 1982 Sheet 1 of 2 File No. BF-2319-B
--------------------	--	---	---

45/37