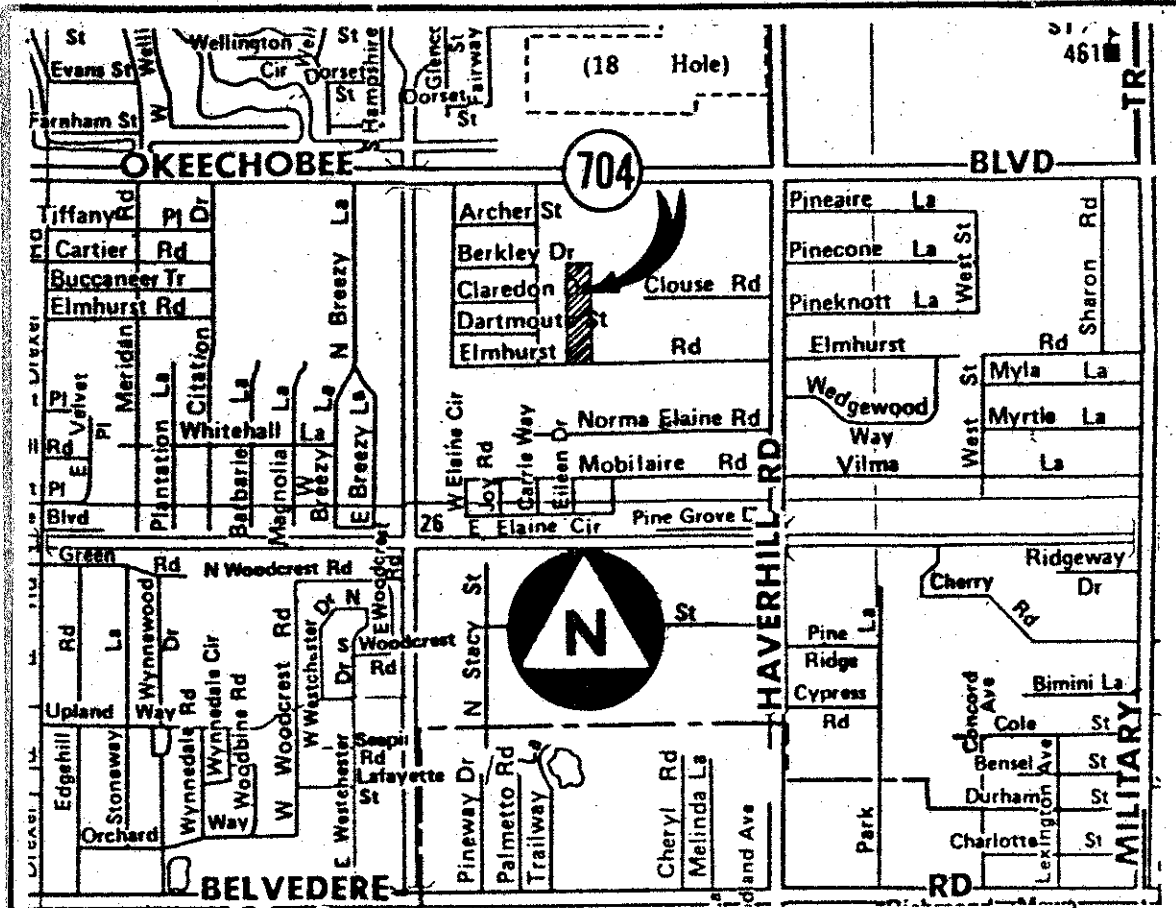


45/129



BOARDWALK

LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

DECEMBER, 1982

129

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:41 A.M.
THE 14 DAY OF
MARCH A.D. 1983
AND DULY RECORDED IN PLAT
BOOK 45 ON PAGES 129
AND 130.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT.
BY: *[Signature]* DC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HAVERHILL ROAD, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, LYING IN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOARDWALK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE BEAR S. 00°00'06" E. AN ASSUMED BEARING ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 26 AND THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1330.01 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 26; THENCE BEAR N. 90°00'00" W. ALONG SAID SOUTH LINE OF THE NORTH HALF, ALSO BEING THE CENTERLINE OF ELMHURST ROAD, A DISTANCE OF 1337.89 FEET; THENCE BEAR N. 00°00'06" W., PARALLEL WITH THE SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 00°00'06" W. ALONG THE PREVIOUS COURSE A DISTANCE OF 678.04 FEET; THENCE BEAR N. 89°39'12" W., ALONG A LINE 630.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 26, A DISTANCE OF 300.00 FEET; THENCE BEAR S. 00°00'06" E., ADNG A LINE PARALLEL WITH AND 1637.89 FEET WEST OF THE SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 679.84 FEET; THENCE BEAR N. 9°00'00" E., ALONG THE NORTH RIGHT OF WAY LINE OF SAID ELMHURST ROAD, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.676 ACRES MORE OR LESS.

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

- 1) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3) TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED BY HAVERHILL ROAD, LTD., FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR USE FOR HOUSING AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL ROAD LTD., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY
- 4) TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE MY PLACE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF PARKING, ACCESS, AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY
- 5) TRACT "C", WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO MY PLACE CONDOMINIUM ASSOCIATION, INC., FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL, DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MY PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WHICH SHALL AT ITS EXPENSE KEEP THE SAME FREE OF WEEDS, HYACINTHS, CLOGGAGE OR OTHER NOXIOUS MATERIAL, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6) THE DRAINAGE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MY PLACE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION

IN WITNESS WHEREOF, HAVERHILL ROAD, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28TH DAY OF MARCH, A.D. 1982.

HAVERHILL ROAD, LTD.
A LIMITED PARTNERSHIP OF THE
STATE OF FLORIDA

BY: *[Signature]*
LOUIS ROTH, GENERAL PARTNER

WITNESS:

[Signature]
[Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS ROTH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNER OF HAVERHILL ROAD, LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNER OF SAID GENERAL PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID GENERAL PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF MARCH, A.D. 1982.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-20-86

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 381 AT PAGE(S) 640-642 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, PHIL O'CONNELL, JR., AS TRUSTEE, DO HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 31ST DAY OF MARCH, 1982.

WITNESSES:

[Signature]
PHIL O'CONNELL, JR., TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHIL O'CONNELL, JR., AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___, 19__.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PHIL O'CONNELL, 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 TO HAVERHILL ROAD, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE

[Signature]
PHIL O'CONNELL, JR.
ATTORNEY AT LAW, STATE OF FLORIDA

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 PLACED AS REQUIRED BY LAW AND (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 PALM BEACH COUNTY, FLORIDA.

DATE 3-31-83 *[Signature]*
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

NOTES:

- 1A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 1B. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 1C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.
2. ALL BEARINGS AS STATED HEREON AND AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" WEST FOR THE CENTERLINE OF ELMHURST ROAD.
3. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
4. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:
5. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:
6. THIS INSTRUMENT WAS PREPARED BY DENNIS E. BAKE IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF APRIL, A.D. 1982.

[Signature]
PEGGY SMITH, CHAIRPERSON

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF APRIL, 1982, A.D.

BY: *[Signature]*
HERBERT KAHLERT, P.E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]*
DEPUTY CLERK

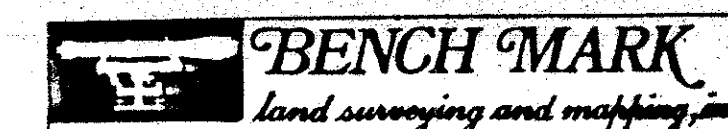
0202-001

NOTE: THIS IS A CONDOMINIUM PROJECT

AREA SUMMARY

TRACT "A"----- 2.859 ACRES
(HOUSING TRACT)
TRACT "B"----- 1.109 ACRES
(PARKING AND ACCESS TRACT)
TRACT "C"----- 0.708 ACRES
(WATER MANAGEMENT TRACT)
TOTAL AREA----- 4.676 ACRES

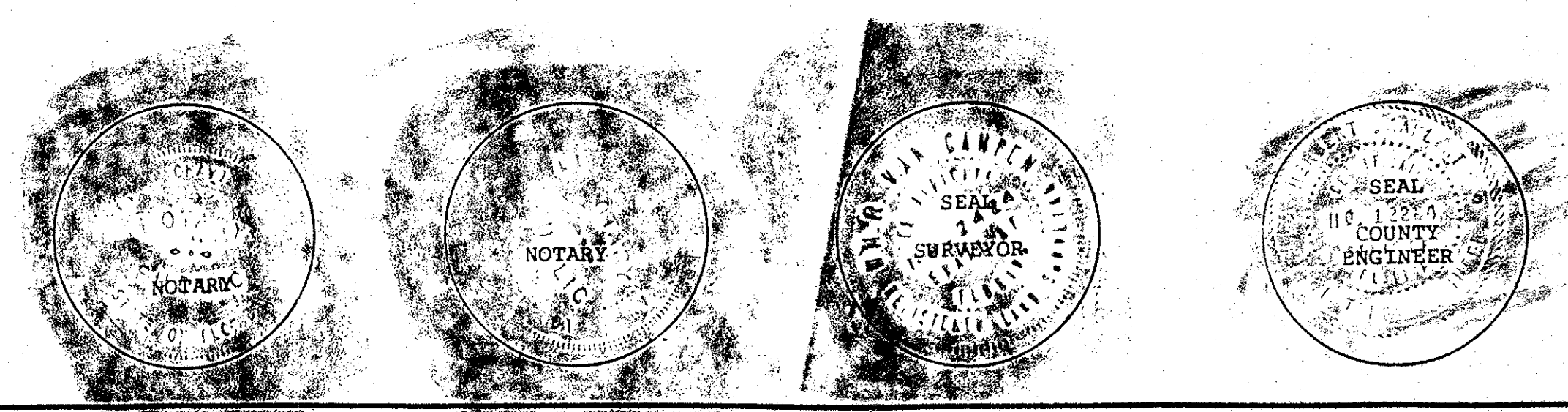
MASTER # B8301034
R4
FSH 15
Filed No.
14057-3



CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

BOARD WALK
RECORD PLAT

DESIGNED	BAKE	CHECKED	P.05	DRAWING NO.
DATE	SCALE	APPROVED	FILE NO.	SHEET 1 OF 3



45/129