

45/199

P.U.D.

83 11072

PINE SPRINGS PLAT NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 77, PALM BEACH FARMS COMPANY, PLAT NO. 3, (P.B. 2, Pp. 45-54) IN SECTIONS 18 & 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 of 2
APRIL 1983

199

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:14 AM
THIS 14 DAY OF MAY
AD, 1983 AND DULY RECORDED
IN PLAT BOOK 45 ON PAGES
199 AND 200.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE LYON INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON LYING IN SECTIONS 18 AND 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE SPRINGS, PLAT NO. 1, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 125, 126 AND 127, AND A PORTION OF TRACT 128, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 808 (GLADES ROAD) AND THE EAST LINE OF SAID BLOCK 77; THENCE BEAR S.00°00'47"E., ALONG THE SAID EAST LINE OF BLOCK 77, A DISTANCE OF 1335.30 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID TRACT 128; THENCE BEAR N.89°59'47"W., ALONG SAID EASTERLY EXTENSION AND SOUTH BOUNDARY, A DISTANCE OF 56.31 FEET TO THE WEST RIGHT OF WAY OF LYONS ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUE N.89°59'47"W., ALONG THE SOUTH BOUNDARY OF SAID TRACTS 128, 127, 126 AND 125, A DISTANCE OF 1288.46 FEET TO A FOUND P.R.M. AT THE SOUTHWEST CORNER OF SAID TRACT 125; THENCE BEAR N.00°01'00"W., ALONG THE WEST BOUNDARY OF SAID TRACTS 125, A DISTANCE OF 657.59 FEET; THENCE BEAR N.89°59'00"E., A DISTANCE OF 125.00 FEET; THENCE BEAR S.70°33'04"E., A DISTANCE OF 53.03 FEET; THENCE BEAR N.89°59'00"E., A DISTANCE OF 105.00 FEET; THENCE BEAR N.89°32'55"E., A DISTANCE OF 237.39 FEET; THENCE BEAR S.89°59'42"E., A DISTANCE OF 748.44 FEET TO A FOUND P.R.M. ON THE SAID WEST RIGHT OF WAY OF LYONS ROAD; THENCE BEAR S.00°00'47"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 343.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1491.64 FEET; THENCE SOUTHERLY, ALONG SAID CURVE BEING SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 07°33'40", A DISTANCE OF 196.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1383.64 FEET; THENCE SOUTHERLY ALONG SAID CURVE BEING SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°14'49", A DISTANCE OF 102.56 FEET TO THE POINT OF BEGINNING.

CONTAINING: 18.759 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- STREETS (PINE SPRINGS DRIVE AND SPRING TERRACE), ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACT AS SHOWN ARE HEREBY DEDICATED TO THE CONCORD GREEN II HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION AREAS AND LANDSCAPING AREAS DESIGNATED AS PARCELS B, C, D, AS SHOWN, ARE HEREBY DEDICATED TO THE CONCORD GREEN II HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 15' BUFFER IS HEREBY DEDICATED FOR LANDSCAPE AND OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CONCORD GREEN II HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May, 1983.

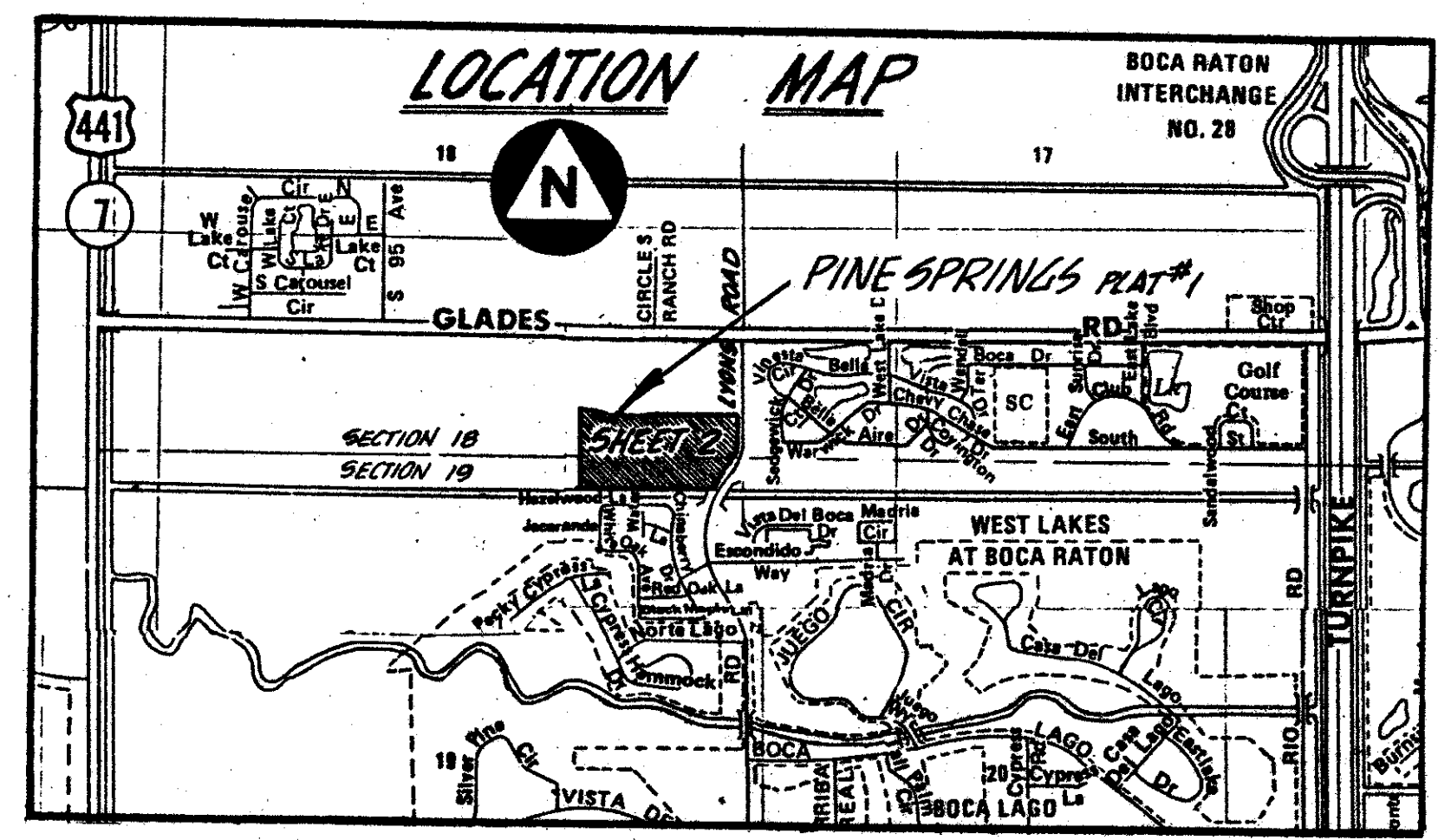
ATTEST: ENGLE LYON INC., A FLORIDA CORPORATION
BY: *[Signature]* ALIC ENGLESTEIN, PRESIDENT
PATRICIA JONES, ASST. SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF ENGLE LYON 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 18th DAY OF May, 1983.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 8, 1985



MORTGAGEE'S CONSENT

STATE OF DELAWARE)
COUNTY OF) 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 3650, PAGE 1021 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHEREOF, THE SAID 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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May, A.D., 1983.

ATTEST: U.S. HOME CORPORATION A DELAWARE CORPORATION
BY: *[Signature]* VICE PRESIDENT
BRUCE UPTON ASST. SECRETARY STEVE FAHS

ACKNOWLEDGEMENT

STATE OF DELAWARE)
COUNTY OF) SS

BEFORE ME PERSONALLY APPEARED STEVE FAHS AND BRUCE UPTON 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 THE ABOVE NAMED U.S. HOME CORPORATION, A DELAWARE 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 14th DAY OF May, A.D., 1983.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: *[Signature]*

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) 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 3639 AT PAGE 0992 OF THE 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 SR. EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May, 1983.

ATTEST: FIRST AMERICAN BANK AND TRUST
BY: *[Signature]* JOHN H. GRIEB
E. BETTY MCGHEE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JOHN H. GRIEB AND E. BETTY MCGHEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT OF THE FIRST AMERICAN BANK AND TRUST 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 14th DAY OF May, 1983.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept 16, 1986

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STUART M. GOTTLIEB 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 ENGLE LYON INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO OTHER ENCUMBRANCES THAN THE MORTGAGES SHOWN HEREON.

DATE: 5-19-83 BY: *[Signature]* STUART M. GOTTLIEB

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT 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: 5-19-83 BY: *[Signature]* WM. R. VAN CAMPEN REGISTERED SURVEYOR NO. 2424 STATE OF FLORIDA

NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: "M"
- PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: "O"
- THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
- BEARINGS SHOWN HEREON REFER TO S.00°00'47"E. ALONG THE EAST LINE OF BLOCK 77.
- FOUND P.R.M.'S ARE STAMPED WITH SURVEYOR'S CERTIFICATE NUMBER 3269.

APPROVALS

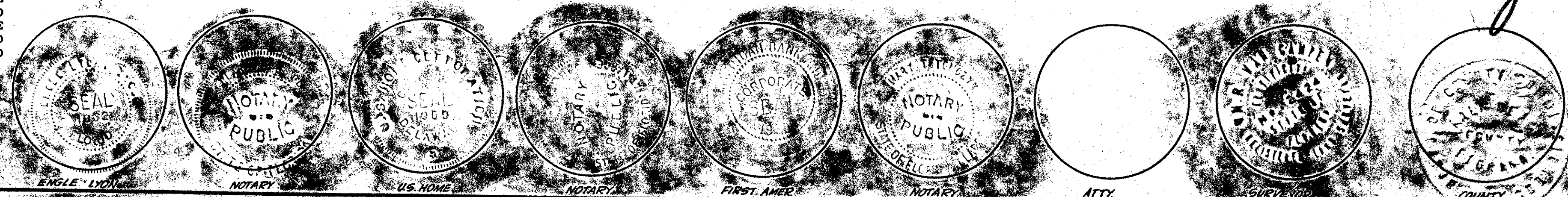
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF May, A.D. 1983.
[Signature] PEGGY G. EVATT, CHAIRPERSON

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF May, 1983.
0297-000 BY: *[Signature]* H. F. KAHLERT, COUNTY ENGINEER

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



BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

PLAT OF
PINE SPRINGS, PLAT NO. 1

OWN	TLO	CDG	DATE	WD. NO. P. 000
SCALE	SIZE	FB	P	CP