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P.U.D. TABULATION

TOTAL AREA 4.72 AC.  
R's/W 0.24 AC.  
NO. OF UNITS 48  
DENSITY 10.17 U/A

PLAT NO. 1  
PINEAPPLE WALK

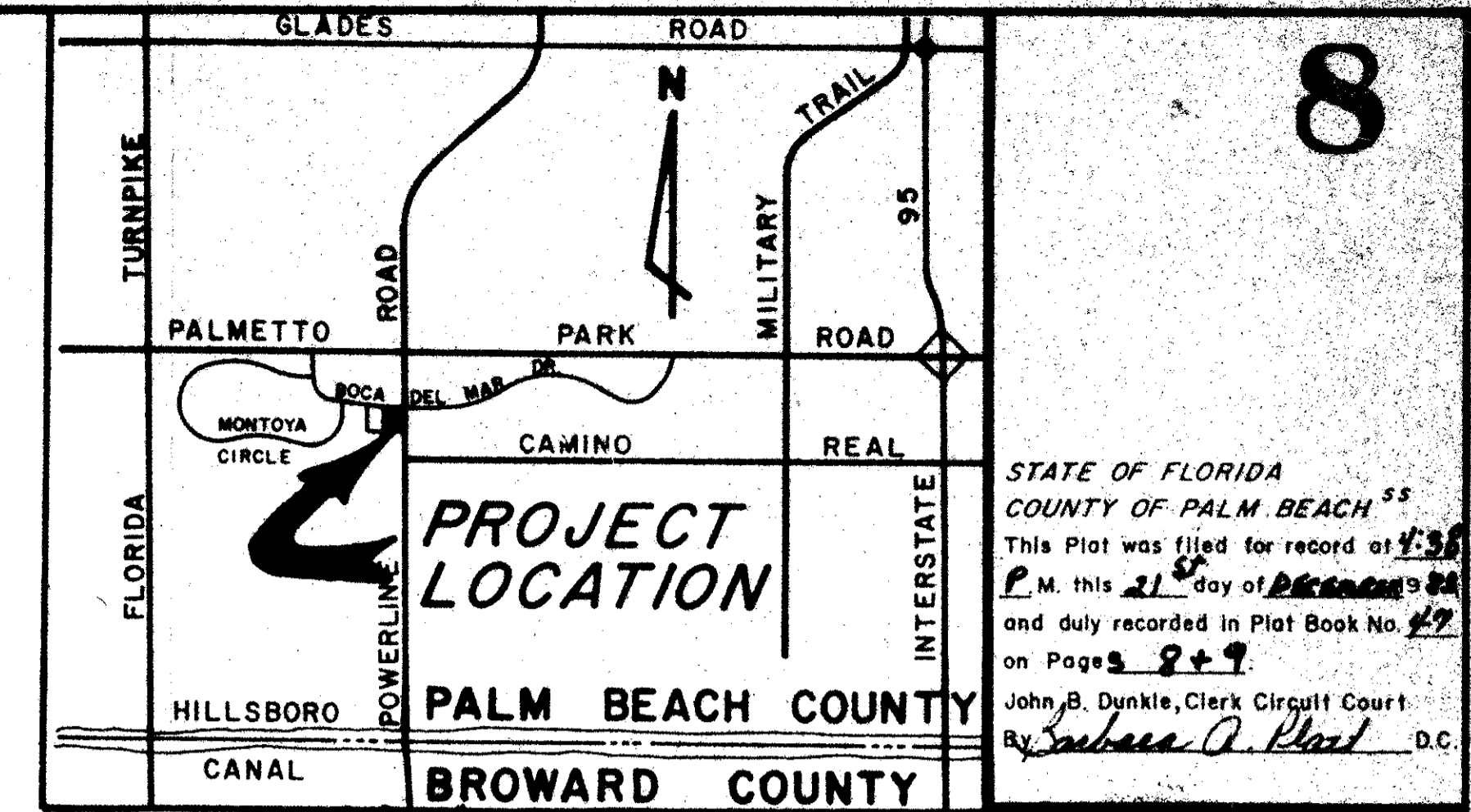
BEING PART OF A P.U.D.  
BEING A REPLAT OF A PORTION OF TRACT 18-A, BOCA DEL MAR NO. 6, AS  
RECORDED IN PLAT BOOK 30, PAGES 142 AND 143, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST

JULY, 1983

SHEET 1 OF 2

EWING AND SHIRLEY, INC.  
land surveyors and planners



VICINITY SKETCH

N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CFW EQUITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT 18-A, BOCA DEL MAR NO. 6, AS RECORDED IN PLAT BOOK 30, PAGES 142 AND 143, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 1, PINEAPPLE WALK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 18-A; THENCE, BEAR SOUTH 89°28'02" WEST, ALONG THE SOUTH LINE OF SAID TRACT 18-A, A DISTANCE OF 323.01 FEET; THENCE, NORTH 01°03'02" WEST, A DISTANCE OF 147.58 FEET; THENCE, SOUTH 88°56'58" WEST, A DISTANCE OF 13.00 FEET; THENCE, NORTH 01°03'02" WEST, A DISTANCE OF 477.46 FEET; THENCE, NORTH 36°01'51" WEST, A DISTANCE OF 27.88 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH; SAID CURVE HAVING A RADIUS OF 643.11 FEET, A CENTRAL ANGLE OF 20°03'02" AND A CHORD BEARING OF SOUTH 81°01'31" EAST; SAID CURVE BEING ON THE NORTH LINE OF SAID TRACT 18-A; THENCE, EASTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID TRACT 18-A, A DISTANCE OF 225.06 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°56'58" EAST, ALONG THE NORTH LINE OF SAID TRACT 18-A, A DISTANCE OF 106.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF SOUTH 46°03'02" EAST; THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 01°03'02" EAST, ALONG THE EAST LINE OF SAID TRACT 18-A, A DISTANCE OF 586.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 18-A AND THE POINT OF BEGINNING.

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

- 1. THE STREET SHOWN HEREON AS PINEAPPLE WALK DRIVE IS HEREBY DEDICATED TO THE PINEAPPLE WALK I HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR PRIVATE ROAD, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3. THE INGRESS AND EGRESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF PINEAPPLE WALK, AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINEAPPLE WALK I HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 5. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINEAPPLE WALK I HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS COMMON AREA FOR PURPOSES AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINEAPPLE WALK 1, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE PINEAPPLE WALK I HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 27th DAY OF September, 1983.

CFW EQUITIES, INC.  
A CORPORATION OF THE STATE OF FLORIDA

BY: Fred Frankel  
FRED FRANKEL, PRESIDENT

ATTEST:  
B.F. Hattaway  
B.F. HATTAWAY, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED FRANKEL AND B. F. HATTAWAY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CFW EQUITIES, 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 27th DAY OF September, 1983.

MY COMMISSION EXPIRES: 8-25-85  
Judy H. Gibson  
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A LIEN MORTGAGE AND SECURITY AGREEMENT 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 LIEN MORTGAGE AND SECURITY AGREEMENT, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3840 AT PAGE 0961 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE CYPRESS SAVINGS ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF NOVEMBER, 1983.

CYPRESS SAVINGS ASSOCIATION

BY: Loren Mintz  
LOREN MINTZ, PRESIDENT

ATTEST:  
Warren Murawski  
WARREN MURAWSKI  
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOREN MINTZ AND WARREN MURAWSKI, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE CYPRESS SAVINGS ASSOCIATION, 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 29th DAY OF NOVEMBER, 1983.

MY COMMISSION EXPIRES: 12-15-85  
Paul D. Murawski  
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29th DAY OF December, 1983.

BY: Ken Apollon  
KEN APOLLON, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF December, 1983.

BY: Herbert F. Kahler  
HERBERT F. KAHLER,  
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: Elizabeth Richards  
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 CFW EQUITIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND IS FREE OF ALL OTHER ENCUMBRANCES.

CHICAGO TITLE INSURANCE COMPANY

DATE: Nov 28, 1983

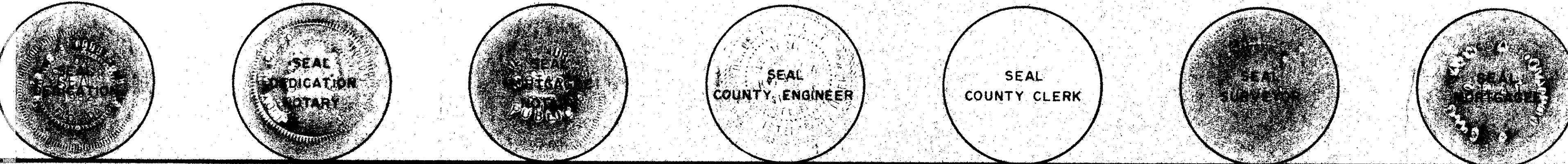
Michael Clay Britt  
MICHAEL CLAY BRITT, BRANCH MANAGER

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

Kent W. Ewing Jr.  
KENT W. EWING, JR.

REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA



0205-327

47/8



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
ENGINEERS  
PLANNERS  
DEVELOPMENT CONSULTANTS  
1850 FOREST HILL BLVD  
SUITE 205  
WEST PALM BEACH  
FLORIDA 33406  
PHONE: (305) 968-0080

THIS INSTRUMENT WAS PREPARED BY:  
KENT W. EWING, JR. IN THE OFFICE OF  
EWING AND SHIRLEY, INC.  
3767 LAKE WORTH ROAD, SUITE 118  
LAKE WORTH, FLORIDA 33461