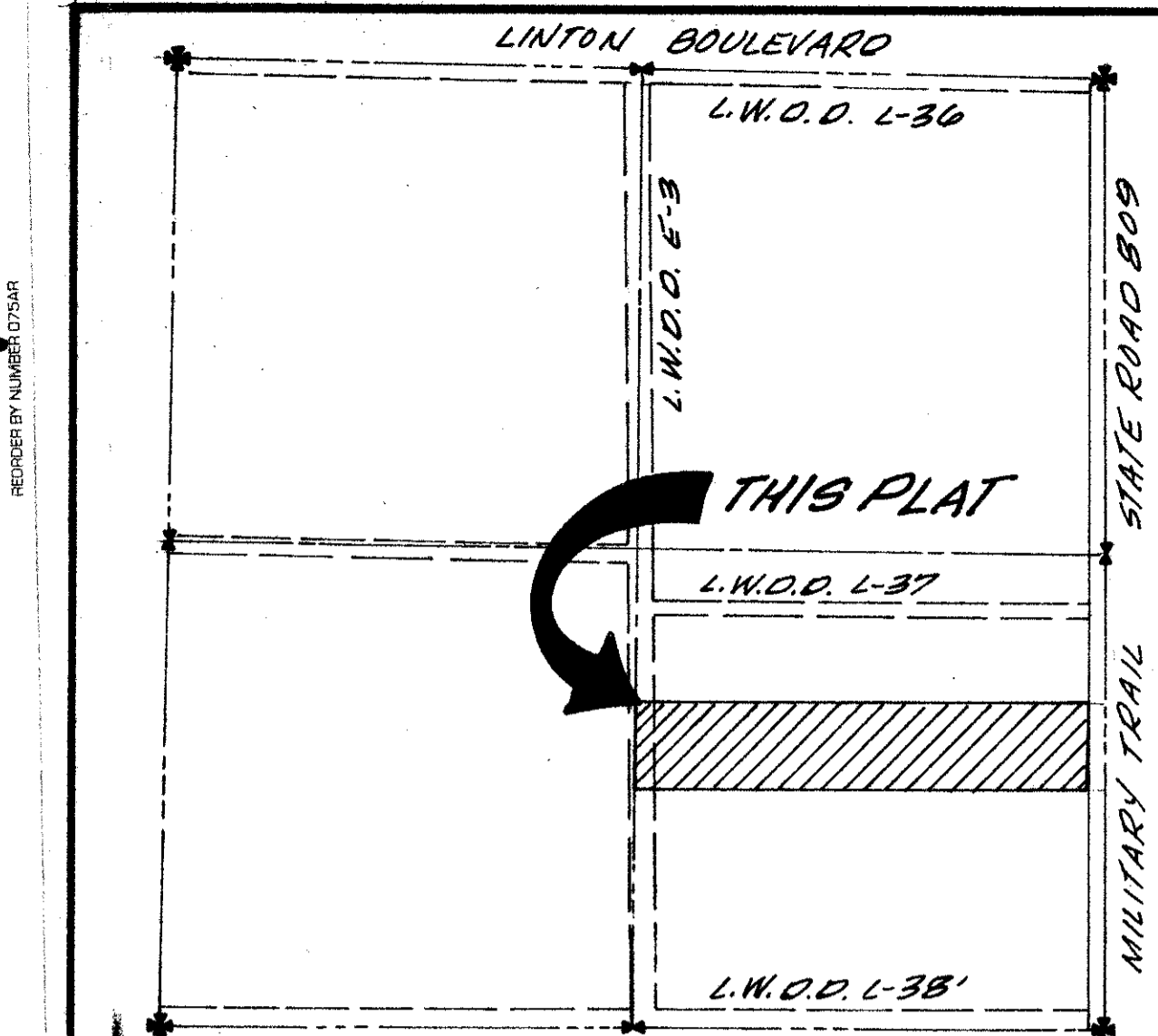


49/37

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



SECTION 20, TOWNSHIP 46 S., RANGE 42 E.
SCALE: 1"=100'

LOCATION MAP

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
THE SOUTH HALF (S. 1/2) OF THAT PART OF THE NORTH HALF (N. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LYING SOUTH OF LAKE WORTH DRAINAGE DISTRICTS LATERAL 37, LESS THE EAST 75 FEET THEREOF
CONTAINING 29.56 ACRES, MORE OR LESS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TAURUS DEVELOPMENT ONE, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MONTEREY LAKE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
THE ROAD SHOWN HEREON AS TRACT A IS HEREBY DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT B IS HEREBY DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS, EGRESS AND PARKING, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACTS C AND D ARE HEREBY DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER ZONE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT E IS HEREBY DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC. FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT F IS HEREBY DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, IN PERPETUITY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE UTILITY EASEMENTS AND MAINTENANCE EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES FACILITIES, EQUIPMENT AND APPURTENANCES
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.
THE L.W.D.D. RIGHT OF WAY IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT.
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN MONTEREY LAKE WHICH IS ASSOCIATED WITH MILITARY TRAIL, A COUNTY ROAD.
THE OPEN SPACE EASEMENTS ARE DEDICATED TO THE MONTEREY LAKE OF BOCA DELRAY HOME OWNERS ASSN, INC.
TRACT G IS HEREBY RESERVED TO TAURUS DEVELOPMENT ONE, INC., A FLORIDA CORPORATION, FOR FUTURE DEVELOPMENT. (CONTINUED ABOVE)

PART OF A P.U.D.

MONTEREY LAKE

SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 SHEETS

DEDICATION CONTINUED

THE LIFT STATION SITE AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 1st DAY OF August 1984.
TAURUS DEVELOPMENT ONE, INC., A FLORIDA CORPORATION.

ATTEST:
VICE PRESIDENT
GUNTHER REIBLING
BY: PRESIDENT
LORENZ REIBLING

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF
BEFORE ME PERSONALLY APPEARED LORENZ REIBLING AND GUNTHER REIBLING 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 TAURUS DEVELOPMENT ONE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF AUGUST 1984.

MY COMMISSION EXPIRES: _____
BY: _____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF MARYLAND
COUNTY OF MONTGOMERY
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4301 AT PAGE 1334 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 PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF August, 1984

GOVERNMENT SERVICES SAVINGS & LOAN, INC., A CORPORATION OF THE STATE OF MARYLAND
BY: PRESIDENT
ALEXANDER R.M. BOYIE
ATTEST: ASSISTANT SECRETARY
MARYLOU HAYES

SURVEYORS 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, 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 REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAVID J. O'BRIEN
LAND SURVEYOR NO. 1601
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Jay J. Reynolds, 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 TAURUS DEVELOPMENT ONE, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

1. August 1984
DATE
Jay J. Reynolds
ATTORNEY

ACKNOWLEDGEMENT

STATE OF MARYLAND
COUNTY OF MONTGOMERY
BEFORE ME PERSONALLY APPEARED _____ AND _____ TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF GOVERNMENT SERVICES SAVINGS AND LOAN, INC., A MARYLAND CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT _____ EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____
MY COMMISSION EXPIRES: _____
BY: _____ NOTARY PUBLIC

APPROVAL

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD,
THIS 28 DAY OF August 1984

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD,
THIS 28 DAY OF August 1984

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

BY: G. Hauey Fracos, Jr.
DEPUTY CLERK
RESIDENT COUNTY ENGINEER

NOTES:

- "□" INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- "•" INDICATES PERMANENT CONTROL POINT (P.C.P.)
- THE EAST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR N. 1° 22' 31" W. AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.
- EASEMENT 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.
 - "U.E." = UTILITY EASEMENT
"D.E." = DRAINAGE EASEMENT
"O.S.E." = OPEN SPACE EASEMENT
- EACH LOT SHALL INCLUDE A 7500 SQUARE FOOT AREA MINIMUM.

P.U.D. DATA:

TOTAL AREA OF SITE: 29.56 ACRES
TOTAL UNITS PROPOSED: 139 UNITS
DENSITY: 4.70 UNITS PER ACRE

0429-001

RS-PUD

O'BRIEN, GUITER & O'BRIEN, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA

DATE: JUNE 1984	SCALE: NONE
FIELD BOOK: 0191	PAGE: 26
SHEET 1 OF 3 SHEETS	
ORDER NO. 82-14016	



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:30
day of AUGUST
1984, and duly recorded in Book No.
49 on page 37, 38 & 39.
John B. Dunkle

37

994 AUG 31 AM 10:13 84 195352

