

DRAWING NUMBER 49/109

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F. U. D. TABULAR DATA

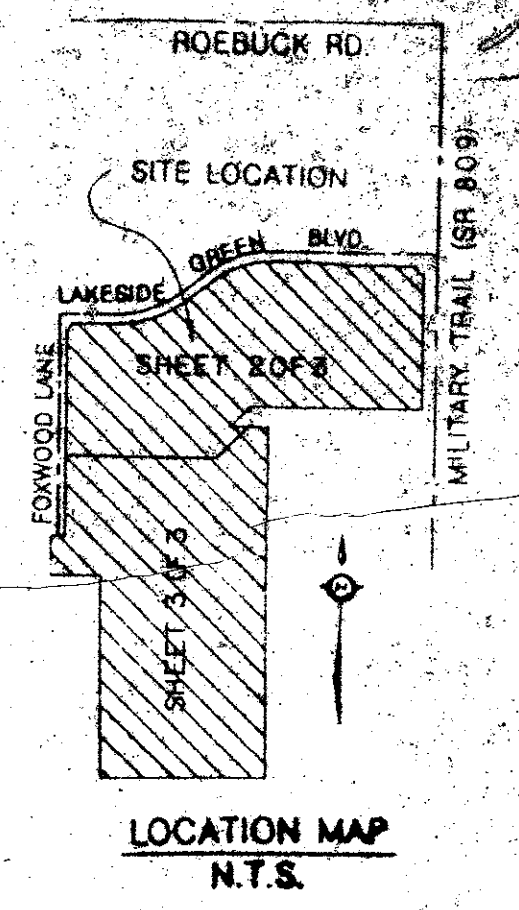
TOTAL ACREAGE	43.705	AC.
TOTAL UNITS	376	UNITS
GROSS DENSITY	8.603	DU/AC
BUILDING COVERAGE	5.720	AC.
STREETS & UNCOVERED PARKING	11.136	AC.
WATER BODIES	5.795	AC.
TOTAL OPEN SPACE	26.849	AC.

# THE PALM CLUB WEST - VILLAGE I

## A PART OF LAKESIDE GREEN - P.U.D.

SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3



109

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
FILED AT 11:00 AM  
RECORDED AT 11:00 AM  
THIS 25th DAY OF OCTOBER  
AD. 1984 AND DULY RECORDED  
IN PLAT BOOK 49 ON PAGES  
109, 110 AND 111  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS THE PALM CLUB WEST VILLAGE I, SITUATE IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FOXWOOD ESTATES PLAT NO. 1 OF LAKESIDE GREEN - P.U.D. RECORDED IN PLAT BOOK 34 ON PAGES 78 THROUGH 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N01°38'43"E ALONG THE EASTERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 1, A DISTANCE OF 167.31 FEET; THENCE S88°21'17"E A DISTANCE OF 80.00 FEET; THENCE N01°38'43"E CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 857.00 FEET TO THE SOUTHWEST CORNER OF FOXWOOD ESTATES PLAT NO. 3 OF LAKESIDE GREEN - P.U.D. RECORDED IN PLAT BOOK 40, ON PAGES 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N46°38'43"E, ALONG THE SOUTHERLY LINE OF SAID FOXWOOD ESTATES PLAT NO. 3 (SAID SOUTHERLY LINE, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF LAKESIDE GREEN BOULEVARD), A DISTANCE OF 35.36 FEET; THENCE S88°21'17"E CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°18'06" A DISTANCE OF 305.30 FEET; THENCE N54°25'37"E CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 390.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°18'10" A DISTANCE OF 253.91 FEET; THENCE S88°16'13"E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 135.73 FEET; THENCE S85°24'28"E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.25 FEET; THENCE S88°16'13"E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 244.42 FEET (244.52 FEET, CALCULATED) TO THE NORTHWEST CORNER OF TRACT "A", OF SAID FOXWOOD ESTATES PLAT NO. 3; THENCE S01°48'47"W, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 10.00 FEET; THENCE S43°08'45"E, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 27.12 FEET; THENCE S88°01'17"E, ALONG THE SOUTH LINE OF SAID TRACT "A" AND ITS EASTERLY PROLONGATION, A DISTANCE OF 15.00 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 55 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 13; THENCE S01°58'43"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 565.72 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL RIGHT OF WAY CONVEYED IN OFFICIAL RECORD BOOK 1138, ON PAGES 398 AND 399 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°16'13"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 694.15 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY EASEMENT LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 2802 ON PAGES 960 AND 961 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S47°40'00"W, ALONG SAID NORTHWESTERLY EASEMENT LINE, A DISTANCE OF 122.22 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THAT CERTAIN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL RIGHT OF WAY CONVEYED IN OFFICIAL RECORD BOOK 1138 ON PAGES 394 AND 395 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S88°16'13"E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 158.18 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S01°53'40"W ALONG SAID EAST LINE, A DISTANCE OF 627.16 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 13; THENCE S01°52'05"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 859.31 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1815 FEET OF SAID SECTION 13; THENCE N88°34'12"W, ALONG SAID NORTH LINE, A DISTANCE OF 875.82 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N01°44'27"E, ALONG SAID WEST LINE, A DISTANCE OF 863.33 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 13; THENCE N88°13'42"W, ALONG SAID EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 207.05 FEET TO THE SOUTHEAST CORNER OF SAID FOXWOOD ESTATES PLAT NO. 1 OF LAKESIDE GREEN - P.U.D. AND THE POINT OF BEGINNING.

CONTAINING 43.705 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT R, ADDITIONAL RIGHT-OF-WAY, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACTS A AND B, AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CLUB WEST VILLAGE I CONDOMINIUM ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE PALM CLUB WEST VILLAGE I CONDOMINIUM ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

SEAL  
K. HOVNANIAN OF PALM BEACH XII, INC.      SEAL  
NOTARY PUBLIC

- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, PALM CLUB WEST VILLAGE I CONDOMINIUM ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACTS H, J AND K, ARE HEREBY RESERVED BY K. HOVNANIAN OF PALM BEACH XII INC., FOR RESIDENTIAL HOUSING PURPOSES AND SHALL, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CLUB WEST VILLAGE I CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THIS MAINTENANCE OBLIGATION SHALL EXCEPT ANY PRIVATELY OWNED UNITS THEREON.
- THE WATER MANAGEMENT TRACTS, TRACTS D, E, F AND G, AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKESIDE GREEN PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, WATER MANAGEMENT MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS C, L, M AND O, THE RECREATION TRACTS, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, SHALL BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PALM CLUB WEST VILLAGE I CONDOMINIUM ASSOCIATION INC., FOR RECREATION PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' BUFFER ZONES ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAKESIDE GREEN PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, K. HOVNANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE 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 18th DAY OF July, 1984.

ATTEST: *[Signature]* BY: *[Signature]*  
CAROLYN S. JONES, ASSISTANT SECRETARY      FRANK J. STEINITZ, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED FRANK J. STEINITZ AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNANIAN OF PALM BEACH XII INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 July, 1984.  
MY COMMISSION EXPIRES: 6-19-88      Janet Gaspard  
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, ROBERT L. SHAPIRO, 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 K. HOVNANIAN OF PALM BEACH XII INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OF RECORD.

LEVY, SHAPIRO, KNEEN, KINGCADE, P.A.  
DATE: 10-12-84      BY: *[Signature]*  
ROBERT L. SHAPIRO, ESQUIRE  
FOR THE FIRM

SEAL  
PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 211H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 23rd DAY OF August, 1984.      *[Signature]*  
WESLEY A. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S058°43'W ALONG THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL.  
U.I. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.A. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: (FOUND) SHOWN THUS:   
P.C.F. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Oct 1984.  
BY: *[Signature]*  
KEN SPILLIAS, CHAIRMAN  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Oct 1984.  
BY: *[Signature]*  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: *[Signature]* 0265-309  
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY DIANE M. WAAL IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33408.

SEAL  
COUNTY ENGINEER

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA  
49/109  
THE PALM CLUB WEST VILLAGE I  
A PART OF LAKESIDE GREEN - P.U.D.  
DRAWING NO. 84-P-029