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A PLANNED UNIT DEVELOPMENT GOLDEN LAKES VILLAGE SECTION ELEVEN REPLAT

IN SECTIONS 28 AND 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF GOLDEN LAKES VILLAGE SECTION ELEVEN

(PLAT BOOK 45, PAGES 37 & 38)
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 JAN. 1984



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10/27/83
at 10:00 AM in Public Records
Book 45, Page 168
1983
JOHN B. DUNKLE, Clerk
Margaret S. Henderson

DESCRIPTION

A certain 11.88 acre parcel of land lying in Sections 28 and 29, Township 43 South, Range 42 East, Palm Beach County, Florida, being a portion of Tract 9, Block 3, PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of Golden Lakes Village Section Nine Replat, recorded in Plat Book 40, Pages 184 through 187, inclusive, Public Records, of Palm Beach County, Florida; thence bearing Cited herein are in the meridian of said Golden Lakes Village Section Nine Replat, and all other bearings mentioned herein are related thereto; South 89°55'10" West, along the centerline of Golden River Drive, as same is shown on the Plat of Golden Lakes Village Section Seven, recorded in Plat Book 25, Pages 179 through 185, Public Records of Palm Beach County, Florida, a distance of 356.98 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, South 00°16'27" East, a distance of 200.00 feet; thence North 89°55'10" East, a distance of 46.80 feet; thence South 00°16'27" East, a distance of 185.75 feet; thence South 89°55'10" West, a distance of 179.82 feet; thence South 00°16'27" East, a distance of 308.25 feet; thence South 89°55'10" West, a distance of 591.00 feet; thence North 00°16'27" West, a distance of 774.00 feet to a point on the centerline of Golden River Drive, as shown on said Plat of Golden Lakes Village Section Seven, said point being 16.23 feet East of, as measured along said centerline of Golden River Drive, the Southwest corner of said Plat of Golden Lakes Village Section Seven; thence North 89°55'10" East along said centerline of Golden River Drive, a distance of 724.12 feet to the POINT OF BEGINNING.

CONTAINING 11.88 acres, more or less.

DEDICATION

THE LAKES OF PALM BEACH PRESENTS THAT TAYLOR DEVELOPMENT CORPORATION, a Florida Corporation, owner of the land shown hereon, has caused the same to be surveyed and platted as shown.

Parcel "A" shown hereon, is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, for its perpetual non-exclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Record Book 2829, Pages 634 and 665.

PARCELS

Parcel "B" as shown hereon, is hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, for water management purposes and is the perpetual maintenance obligation of said Association.

Parcel "C" as shown hereon, is hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, for ingress, egress, utilities and drainage purposes and is the perpetual maintenance obligation of said Association.

IMPROVEMENTS

The roadway, drainage and utility easement as shown hereon is dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County for access, drainage and utilities and is the perpetual maintenance obligation of said Association.

All easements shown hereon are hereby dedicated in perpetuity for the use, operation and maintenance of utilities.

Parcel "D" as shown hereon is hereby dedicated in perpetuity for the use, operation and maintenance of utilities.

Parcel "E" as shown hereon is hereby dedicated in perpetuity for the use, operation and maintenance of utilities.

Parcel "F" as shown hereon is hereby dedicated in perpetuity for the use, operation and maintenance of utilities.

Parcel "G" as shown hereon is hereby dedicated in perpetuity for the use, operation and maintenance of utilities.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared MURRAY FIELDS and MITCHELL TAYLOR to be well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY TREASURER of TAYLOR DEVELOPMENT CORPORATION, a Corporation, and they severally acknowledged to and before me that he 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 11 day of Sept, A.D. 1984.

By _____
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Peter T. Vard, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the person described property, that I find the title to the property is vested in TAYLOR DEVELOPMENT CORPORATION, that the current taxes have been paid, and that the property is free of any encumbrances.

Date: Sept 11, 1984 By: Peter T. Vard

SURVEYOR'S CERTIFICATION

I hereby 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 that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with PALM BEACH COUNTY, FLORIDA for the required improvements; and further that the survey data complies with all the requirements of Chapter 17, Florida Statutes, as amended and ordinances of the County of Palm Beach, Florida.

Date: SEPTEMBER 10th 1984 By: Peter T. Vard
Florida Cert. No. 3748 P.L.S.

NOTES

Permanent reference monuments to (P.R.M.'s) are designated thus: □ P.R.M.

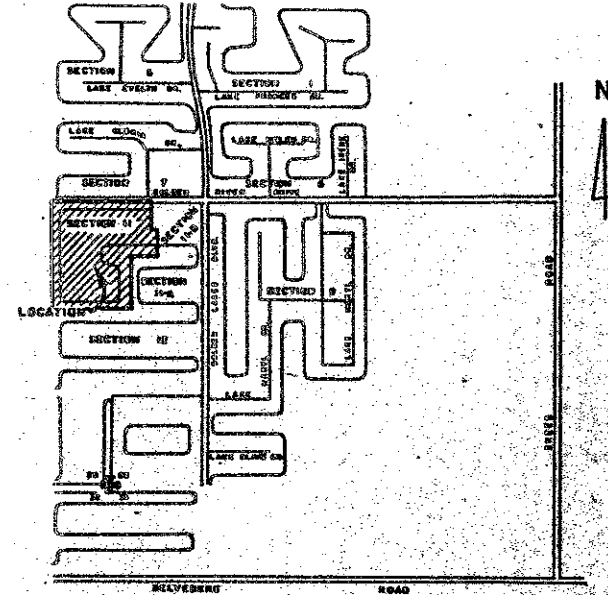
Permanent control points (P.C.P.'s) are designated thus: ○ P.C.P.

Bearings cited hereon are in the meridian of GOLDEN LAKES VILLAGE SECTION NINE REPLAT (Plat Book 39, Pages 37 through 43).

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction of trees or shrubs placed on easement easements.

All easements shown hereon are hereby dedicated in perpetuity for the use, operation and maintenance of utilities.



LOCATION MAP

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 20 day of Nov, 1984.

By: Mark Kahler
Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 20 day of Nov, 1984.

By: Ken Spillie
Chairman
Board of County Commissioners

ATTEST BOARD OF COUNTY COMMISSIONERS

By: Ruth A. Compton
Deputy Clerk

0251-302

This instrument was prepared by PETER T. VARD,
Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors
1300 Fla-Manor Road, West Palm Beach, Florida

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Field Book No.	156
Design	11/2/83
Drawn	11/2/83
Checked	11/2/83

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH, FLORIDA

GOLDEN LAKES VILLAGE
SECTION ELEVEN
REPLAT