

DRAWING NUMBER
53/153

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

A PLANNED UNIT DEVELOPMENT

GOLDEN LAKES VILLAGE SECTION FIFTEEN

IN SECTIONS 29 & 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACTS 10, 11 & 18,
BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45 - 54)
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

SEPTEMBER, 1985

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:51 A.M.
this 12th day of June
1985 and duly recorded in Plat Book No.
53 on page 153
JOHN B. DUNKLE, Clerk, Circuit Court

153

DESCRIPTION

A certain 10.05 acre parcel of land lying in Sections 29 and 32, Township 43 South, Range 42 East, Palm Beach County, Florida, being a portion of Tracts 10, 11, and 18, 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, and being more particularly described as follows:

Commencing at the Southwest corner of GOLDEN LAKES VILLAGE SECTION 13, recorded in Plat Book 47, pages 177 and 178, Public Records of Palm Beach County, Florida; thence (bearings cited herein are in the meridian of said GOLDEN LAKES VILLAGE SECTION THIRTEEN North 89°54'40" West, along the North line of Tract 17, a distance of 205.65 feet, to a point on the West line of Tract 17, said point being also the Northwest corner of Tract 17; thence South 00°01'00" West along the West line of Tract 17, a distance of 562.95 feet, to a point on the North right-of-way of Belvedere Road; thence South 89°55'10" West along said right-of-way line of Belvedere Road, a distance of 204.00 feet, to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, South 89°55'10" West, along the North right-of-way line of Belvedere Road, a distance of 346.00 feet; thence North 00°01'00" East, a distance of 1265.28 feet; thence North 89°54'10" East, a distance of 346.00 feet; thence South 00°01'00" East, a distance of 1265.38 feet, to the POINT OF BEGINNING.

Containing 10.05 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR DEVELOPMENT CORPORATION, a Florida Corporation, OWNER OF THE LAND SHOWN HEREON, AS GOLDEN LAKES VILLAGE SECTION FIFTEEN HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN:

ROADS

Lake Susan Road, as shown hereon, is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, and the Taylor Development Corporation, its successors and assigns, without recourse to Palm Beach County, for its perpetual nonexclusive 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 2823, Pages 634 and 663.

Lake Victoria Drive, as shown hereon, is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, for its perpetual nonexclusive use, and shall be maintained by said Association, its successors or assigns, without recourse to Palm Beach County.

TRACTS

Parcel "W", 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, its successors or assigns, without recourse to Palm Beach County.

The access tract shown hereon is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County for ingress, egress, drainage and utilities and shall be maintained by said Association, its successors or assigns, without recourse to Palm Beach County.

EASEMENTS

The Water Management Maintenance Easements as shown hereon are hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, for proper purposes and are the perpetual maintenance obligation of said Association, its successors or assigns, without recourse to Palm Beach County.

Utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

Drainage Easements (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 to by its SECRETARY-TREASURER, and their Corporate Seal to be affixed hereto, this 6 day of June, A.D. 1985.

TAYLOR DEVELOPMENT CORPORATION
A Corporation of the State of Florida

BY: Murray Fields, President

ATTEST:

Mitchell Taylor
Secretary-Treasurer

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MURRAY FIELDS AND MITCHELL TAYLOR, TO ME 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 ME 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 12th DAY OF June, A.D., 1985.

By: Murray Fields
Notary Public

My Commission Expires:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HAROLD ZINN, 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 in TAYLOR DEVELOPMENT CORPORATION, that the current taxes have been paid; and that the property is free of any encumbrances.

DATE: 1985 5 12 BY: Harold Zinn

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF June, A.D., 1985.

By: Karen T. Marcus, Chair
Board of County Commissioners

ATTEST: JOHN B. DUNKLE, Clerk

By: Kathryn S. Miller
Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF June, A.D., 1985.

By: Herbert F. Kahler, Engineer
Palm Beach County, Florida

TABULAR DATA OF ACREAGE

TRACT "W" 2.68 AC + 1.86 AC = 4.54 ACRES
LAKE VICTORIA DRIVE = 0.66 ACRES
LAKE SUSAN ROAD = 0.33 ACRES
OPEN AREA = 4.52 ACRES
TOTAL ACREAGE = 10.05 ACRES

P.U.D. DATA

Number of Units 38 du
Total Area 10.05 acres
Density 3.58 du./acre.

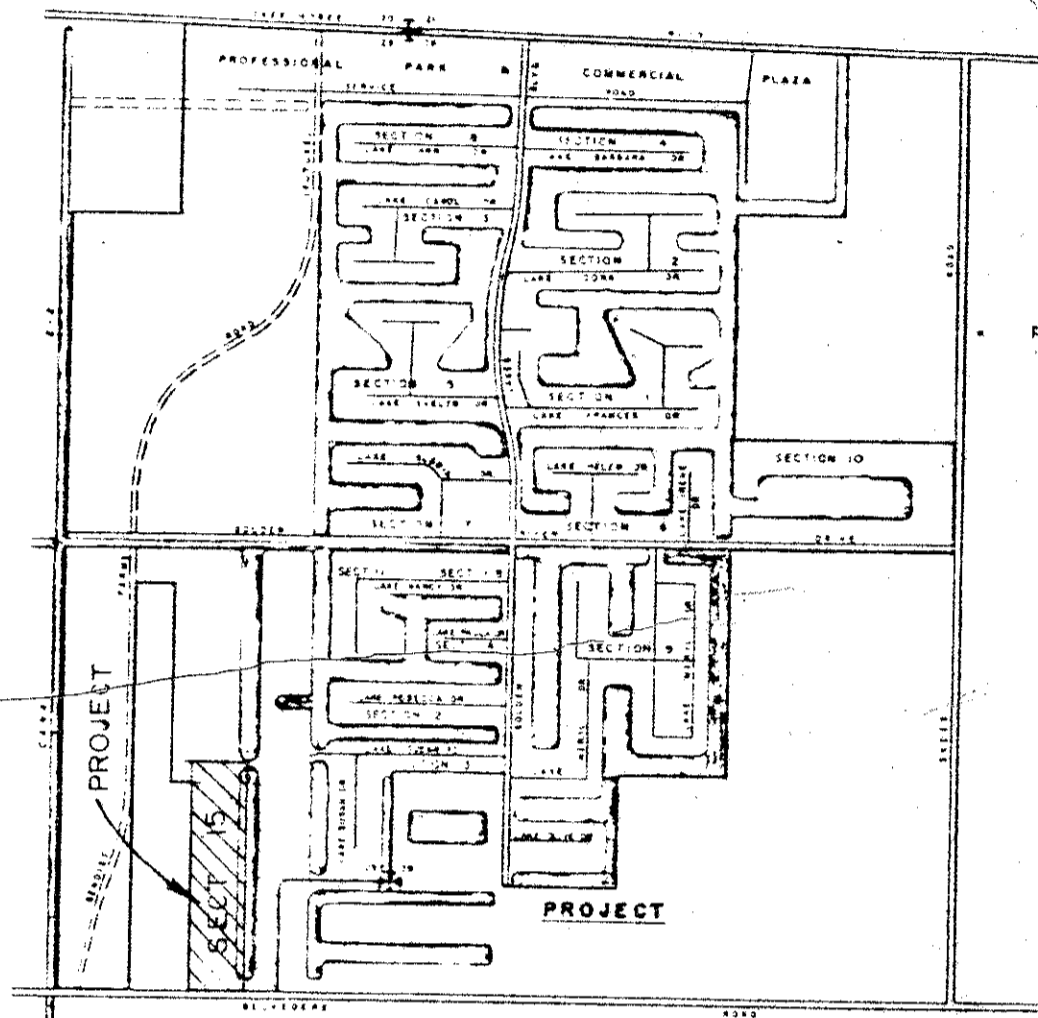
Field Book No. Pg. Design Drawn L.C. BISPOTT Checked
CORPORATE SEAL NOTARY SEAL SURVEYORS' SEAL

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

GOLDEN LAKES VILLAGE SECTION FIFTEEN

A PLANNED UNIT DEVELOPMENT

Job No. 85-1006
Scale AS SHOWN
Date SEPT, 1985
Sheet 1 of 2
File No. BF-2319-1



SUBDIVISION Golden Lakes Village
BOOK 2 PAGE 153
FLOOD ZONE 0 FLOOD MAP 100-A
QUAD 46 ZONING
SE ZIP CODE 33411
PUD NAME

PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS: -O-
PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THUS: -C-

BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF GOLDEN LAKES VILLAGE SECTION THIRTEEN (PLAT BOOK 47, PAGES 177 THROUGH 178).

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, TREES, OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, TREES, OR SHRUBS PLACED ON WATER MANAGEMENT MAINTENANCE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

0251-010

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 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE COUNTY OF PALM BEACH.

DATE: MAY 7th, 1986 BY: Peter I. Krick
Peter I. Krick, P.L.S.
Surveyor's Cert. No. 3748

53/153

THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF PETER I. KRICK BY LESLIE C. BISPOTT, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS, SURVEYORS AND PLANNERS, 2300 FLAMANGO ROAD, WEST PALM BEACH, FLORIDA, (305) 685-6500.