

55/83

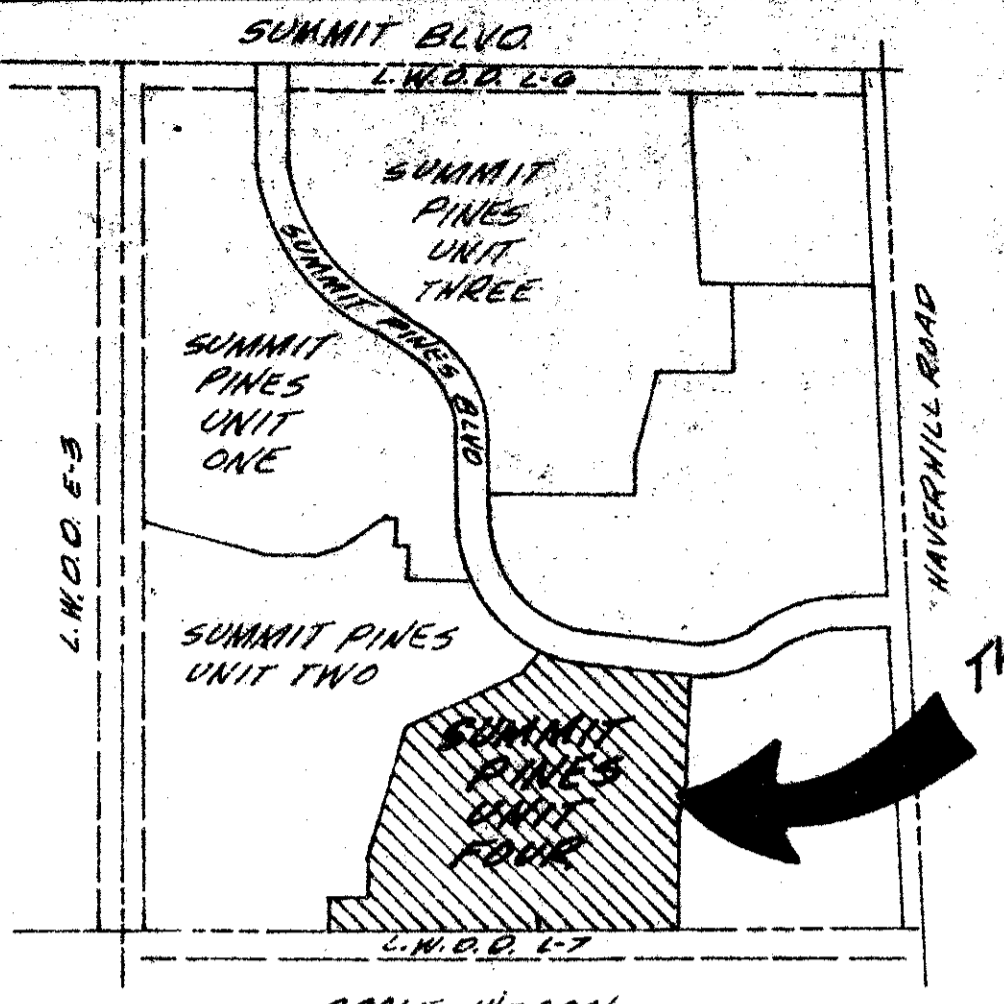
83

SUMMIT PINES UNIT FOUR

A P.U.D.

SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS



SCALE: 1"=600'
N.E. 1/4 OF SECTION 11, TWP 45S., RGE. 42E.
LOCATION MAP

DESCRIPTION
That part of the Northeast Quarter (N.E. 1/4) of Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida, described as follows:

Commence at the Southeast Corner of said Northeast Quarter (N.E. 1/4) of Section 11, thence S.89°29'41"W., (assumed), along the South Line of said Northeast Quarter (N.E. 1/4) of Section 11, 798.05 feet to the Point of Beginning, thence continue S.89°29'41"W., along said South Line, 1086.99 feet to the East Line of the plat of SUMMIT PINES UNIT TWO, according to the plat thereof recorded in Plat Book 52, at pages 173, 174 and 175 of the Public Records of Palm Beach County, Florida; thence N. 0°30'19"W., along said East Line, 96.0 feet; thence N.89°29'41"E., along said Easterly Boundary, 119.92 feet; thence N.0°30'19"W., along said East Line, 85.0 feet to a point of curvature of a curve concave easterly with a radius of 260.13 feet and a central angle of 149°25'45"; thence northerly, along the arc of said curve and along said East Line, 65.51 feet; thence N.13°55'26"E., along said East Line, 369.64 feet to a point of curvature of a curve concave southeasterly with a radius of 66.92 feet and a central angle of 49°59'09"; thence northeasterly, along the arc of said curve and along the Easterly Boundary of said plat of SUMMIT PINES UNIT TWO, 58.38 feet; thence N.63°54'35"E., along said Easterly Boundary, 380.62 feet to a point of curvature of a curve concave northeasterly with a radius of 139.18 feet and a central angle of 32°33'50"; thence northeasterly, along the arc of said curve and along said Easterly Boundary, 79.10 feet; thence N.13°20'45"E., along said Easterly Boundary, 28.81 feet; thence N.73°09'22"E., along said Easterly Boundary, 93.33 feet to the South Line of Summit Pines Boulevard (TRACT A) as shown on the plat of SUMMIT PINES UNIT ONE recorded to the plat thereof recorded in Plat Book 52 at pages 31, 32, 33 and 34 of the Public Records of Palm Beach County, Florida; thence easterly, along said South Line, being a curve concave northerly with a radius of 470.0 feet, a central angle of 21°57'59" and an initial tangent bearing S.65°02'01"E.; thence easterly, along the arc of said curve, 180.19 feet; thence S.87°00'00"E., along said South Line, 244.74 feet to a point of curvature of a curve concave northerly with a radius of 490.0 feet and a central angle of 1°26'01"; thence easterly, along the arc of said curve and along said South Line, 12.26 feet; thence S.3°00'00"W., 392.22 feet; thence S.10°51'01"W., 120.39 feet; thence S.0°30'19"E., 327.90 feet to the said Point of Beginning.

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1414-1436 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 VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT CASHIER AND ITS CORPORATE TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

18 DAY OF Nov 1986.
BARNETT BANK OF SOUTH FLORIDA
A NATIONAL BANKING ASSOCIATION
BY: Richard A. Giannola
RICHARD A. GIANNOLA
VICE PRESIDENT
ATTEST: Lyndon Ferguson
LYNDON FERGUSON, ASS'T CASHIER

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD A. GIANNOLA AND LYNDON FERGUSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT CASHIER OF BARNETT BANK OF SOUTH FLORIDA, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 18th DAY OF November 1986.
MY COMMISSION EXPIRES: July 12, 1987

BY: Nancy Ann Dickey
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FELIX GRANADOS, JR. AND CARLOS GRANADOS, 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 FOREST HILL DEVELOPMENT 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 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 November 1986.
MY COMMISSION EXPIRES: July 12, 1987

BY: Nancy Ann Dickey
NOTARY PUBLIC

P.U.D. DATA:
TOTAL AREA: 17.4286 ACRES
TOTAL UNITS: 114
DENSITY: 6.54 UNITS PER ACRE
OPEN SPACE: 52% OF SITE (9.06 ACRES)

SUBDIVISION * Summit Pines
BOOK 55 PAGE 83
FLOOD ZONE B FLOOD MAP * 165M
ROAD * 32 ZONING
83 ZIP CODE 33415
11/4/86

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1381-1391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, I, YVES JACQUES REY-MILLET DO HEREON SET MY HAND AND SEAL
THIS 19th DAY OF October 1986.

WITNESS
Goyanes Emma
YVES JACQUES REY-MILLET

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED YVES JACQUES REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL.

THIS 19th DAY OF October 1986.
MY COMMISSION EXPIRES: October 6, 1987

BY: Gene Moore
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOURDES FERNANDEZ ACEVEDO DE MIRANDA AND EUGENIO R. FERNANDEZ 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 LOBOGE CORPORATION, N.V., A NETHERLANDS ANTILLES 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 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 November 1986.
MY COMMISSION EXPIRES: July 12, 1987

BY: Nancy Ann Dickey
NOTARY PUBLIC

APPROVAL
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD,
THIS 23 DAY OF Dec 1986.

BY: Karen T. Marcus
KAREN T. MARCUS, CHAIR
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD,
THIS 23 DAY OF Dec 1986.

BY: H.F. Kahler
H. F. KAHLER, PE
COUNTY ENGINEER
ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 23rd day of December 1986 and duly recorded in Plat Book No. 55 on page 83 of 84.
John B. Dunkle, Clerk Circuit Court
Kathryn S. Miller, Deputy Clerk



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 PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW, THAT PERMANENT CONTROL POINTS (C.P.P.) 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

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

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT HER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4515, PAGES 1381-1391 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, I, CHRISTIAN REY-MILLET DO HEREON SET MY HAND AND SEAL
THIS 20th DAY OF October 1986.

WITNESS
Goyanes Emma
CHRISTIAN REY-MILLET

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTIAN REY-MILLET, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN. WITNESS MY HAND AND OFFICIAL SEAL.

THIS 20th DAY OF October 1986.
MY COMMISSION EXPIRES: is unexpired

BY: Gene Moore
NOTARY PUBLIC

- NOTES: CONTINUED
- INDICATES PERMANENT CONTROL POINT (P.C.P.)
 - INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - THE NORTH LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST IS ASSUMED TO BEAR EAST AND ALL BEARINGS SHOWN ARE RELATIVE TO BEAR EAST.
 - EASEMENT NOTES:
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OF DRAINAGE EASEMENTS.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR MAINTENANCE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES CONCERNED.
 - WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, THE DRAINAGE HAS PREFERENCE.
 - THIS INSTRUMENT WAS PREPARED BY DANIEL J. O'BRIEN IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA.
 - BUILDING SETBACKS ARE AS PER THE PALM BEACH COUNTY ZONING CODE.

0435-004

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

DATE: Nov 4 1986 SCALE: NONE
FIELD BOOK: _____ PAGE: _____ SHEET 1 OF 2 SHEETS ORDER NO: 84746

Seals of various professionals including Surveyors, County Engineers, and Circuit Court Clerks. A large circular seal for Summit Pines Unit 4 is prominent, along with the number 55/83.