

55/137

137

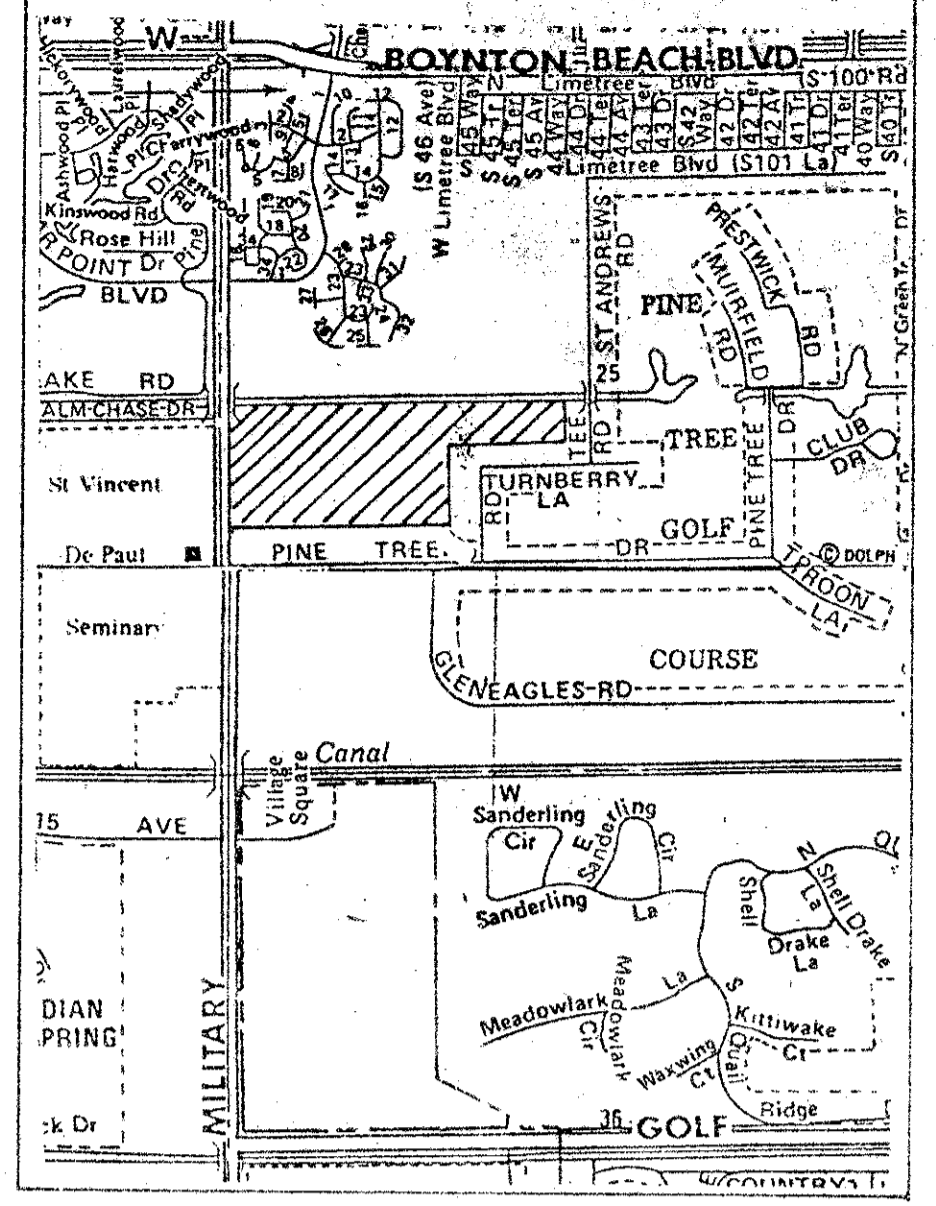
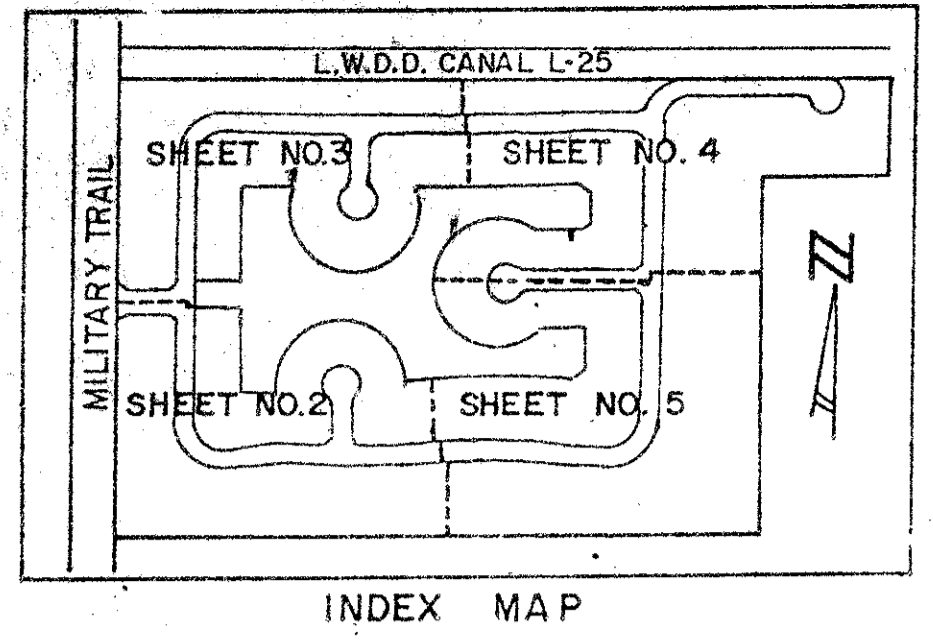
EQUESTRIAN PLAT II

A REPLAT OF TRACT "B" OF EQUESTRIAN PLAT

PER PLAT BOOK 31, PAGES 75 & 76
IN SECTION 25, TWP. 45 S., RGE. 42 E.

PALM BEACH COUNTY, FLORIDA
A PORTION OF A P.U.D. IN COUNTRY CLUB TRAIL
SHEET 1 OF 5 SHEETS

SEPT. 1986



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11:41 P.M.
this 15 day of January
1987 and duly recorded in Plat Book No.
55 on page 137 thru 141
KIM B. DUNKLE, Clerk Circuit Court
Barbara A. Platt



DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS EQUESTRIAN PLAT II, LYING IN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF ALL OF TRACT "B" OF EQUESTRIAN PLAT AS RECORDED IN PLAT BOOK 31, PAGES 75 AND 76 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

- THE STREETS AND TRACT J AS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS L AND M AS SHOWN HEREON ARE HEREBY DEDICATED TO FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A, B, C, D, E, F, G, H AND I AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE 10' J.D. BUFFERS AND TRACTS N & P ARE HEREBY DEDICATED TO THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING, DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT K AS SHOWN HEREON IS HEREBY DEDICATED TO THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE FAIRMONT PLACE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT Q AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF BOYNTON BEACH, FLORIDA FOR OPERATION AND MAINTENANCE OF A SEWAGE PUMPING STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, MINTO BUILDERS (FLORIDA), INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICERS OF SAID CORPORATION AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS NINTH DAY OF DECEMBER, 1986.

MINTO BUILDERS (FLORIDA), INC.
ATTEST: Kenneth J. Greenberg BY: Michael Greenberg

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND KENNETH J. GREENBERG TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY, OF MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SAID 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 NINTH DAY OF DECEMBER, 1986.
MY COMMISSION EXPIRES: 7-31-88
Carol S. Vasser
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THIS PROPERTY IS VESTED TO MINTO BUILDERS (FLORIDA), INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.
DATE: 12-9-86 BY: J. Norman Dance
PRESIDENT, GOLD COAST TITLE COMPANY

LAND USE

RESIDENTIAL LOTS	25.35 ACRES
RIGHT OF WAY	6.43 ACRES
TRACT J	0.60 ACRE
TRACTS K & Q	0.96 ACRE
TRACT L	0.20 ACRE
TRACT M	0.19 ACRE
TRACT N	0.54 ACRE
TRACT P	4.51 ACRES
WATER MANAGEMENT TRACT	7.94 ACRES
TRACTS A THROUGH I	0.29 ACRE
TOTAL	47.01 ACRES
DENSITY	9.08 D.U. / ACRE

APPROVALS

PALM BEACH COUNTY
BOARD OF COMMISSIONERS
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF DECEMBER, 1986.
BY: Carol A. Roberts
Carol A. Roberts
CHAIRMAN
ATTEST: John B. Dunkle, CLERK
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 1986.
BY: H. F. Kahlert
H. F. KAHLERT, P.E., COUNTY ENGINEER

25/45/42
SUBDIVISION # Equestrian
BOOK 55 PAGE 137
FLOOD HAZARD B FLOOD MAP # 1900
ROAD # 20 ZONING
ZIP CODE 33430
D.D. NAME Plat II

NOTES

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARINGS SHOWN ON EQUESTRIAN PLAT (PLAT BOOK 31, PAGES 75 & 76)
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED IN MAINTENANCE OR DRAINAGE EASEMENTS.
- LANDSCAPING IN UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY OF MY KNOWLEDGE AND BELIEF 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 SET AS REQUIRED BY LAW AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE PROVIDED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: Dec 10, 1986 BY: Nick Miller
NICK MILLER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3088

0226-004

SCALE	NICK MILLER, INC. Land Surveying Planning & Development Consultants	DRAWN BY
DATE: <u>SEPT. 1986</u>		CHK
EQUESTRIAN PLAT II		
SUITE 105, 2540 RCA BLVD. PALM BEACH GARDENS, FL 33410 (305) 627-5200		DRAWING NUMBER <u>86-004B</u>

55/137

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORD BY NUMBER 07584