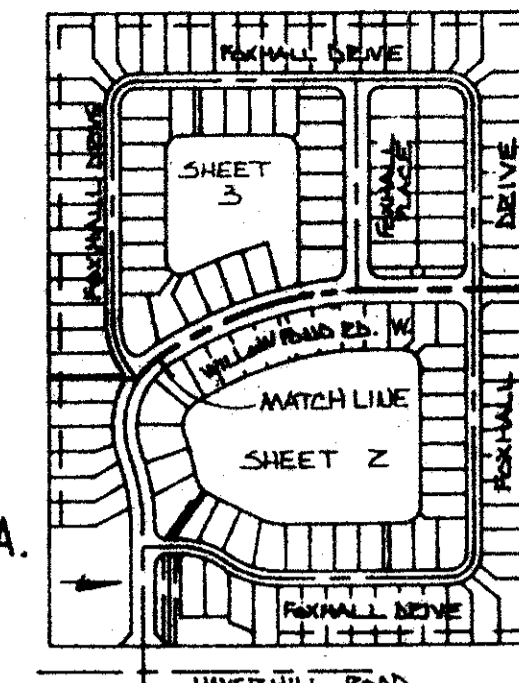


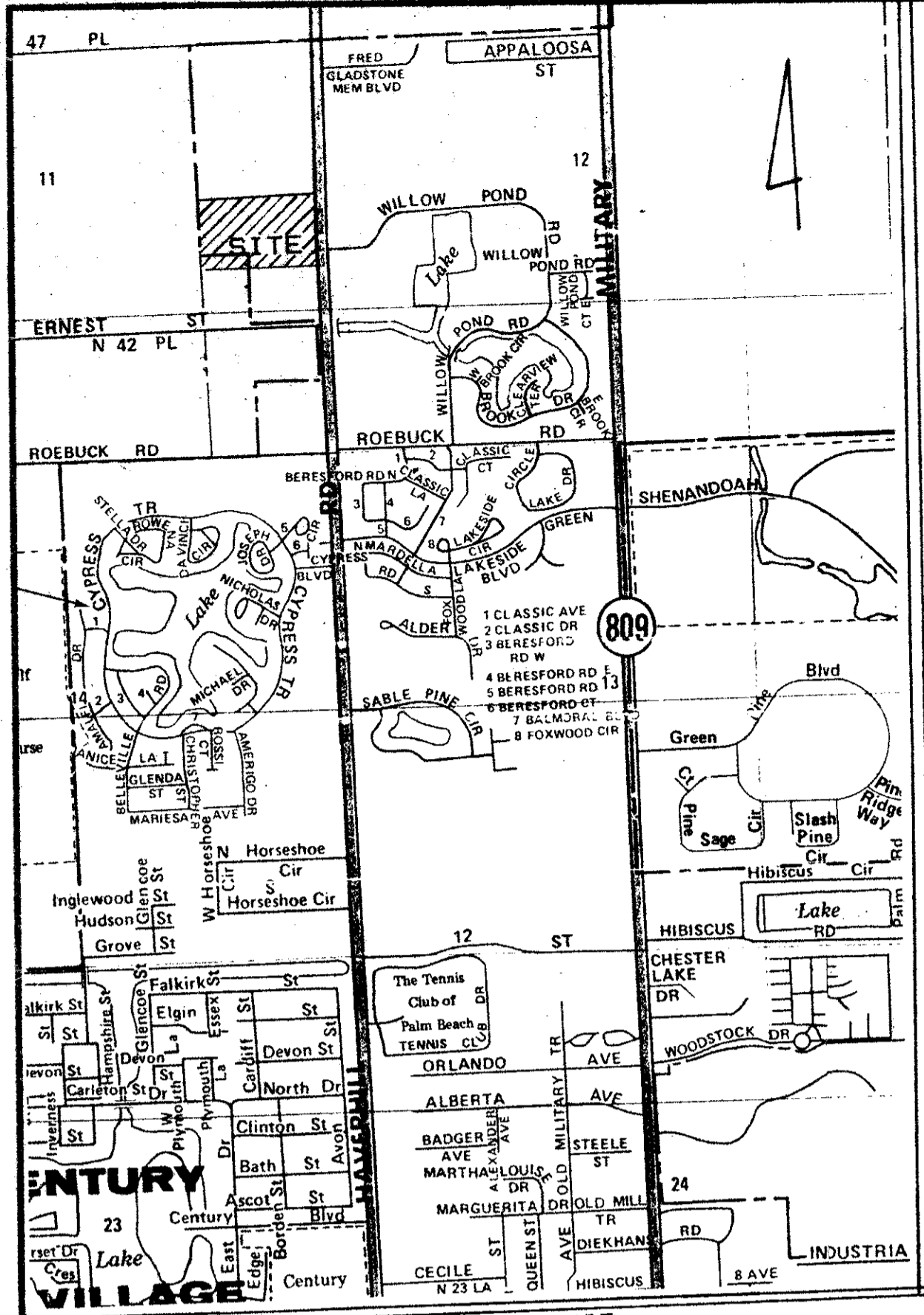
PLAT OF FOXHALL PHASE I P.U.D.

BEING A REPLAT OF THE SOUTH ONE-HALF OF TRACTS 17 AND 18 AND ALL OF TRACTS 31 AND 32, OF THE SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- ZONING DATA: 1) TOTAL ACREAGE = 29.692 ACRES, 2) 141 ZERO LOT-LINE, SINGLE FAMILY UNITS, 3) 4.75 UNITS PER ACRE, 4) OPEN SPACE = 13.5 ACRES

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 11-22-87...



VICINITY MAP (n.t.s)

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WEST HAVERHILL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF LANDS SHOWN HEREON...

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N01°28'53" E ALONG THE EAST LINE OF SAID SECTION FOR 199.95 FEET...

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS: PRIVATE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC. IT'S SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES... 2. ACCESS TRACTS: THE ACCESS TRACTS AS SHOWN ARE HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC. IT'S SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROAD PURPOSES... 3. OPEN AREA TRACT: THE OPEN AREA TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR POSSIBLE FUTURE RIGHT-OF-WAY SUBJECT TO THE BOARD OF COUNTY COMMISSIONERS AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WEST HAVERHILL ASSOCIATES, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. EASEMENTS: a. UTILITY EASEMENTS JULY 1987 THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND CABLE TELEVISION. b. LIMITED ACCESS EASEMENT THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. c. 25' BUFFER THE 25' BUFFER AS SHOWN IS HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS FOR EXCLUSIVE USE OF THE HOMEOWNERS IN SAID ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE PALM BEACH COUNTY.

4. WATER MANAGEMENT TRACTS: THE WATER MANAGEMENT TRACTS "A" AND "B" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT IN FEE SIMPLE FOR WATER MANAGEMENT PURPOSES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE FOXHALL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. THE SAID NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE LANDS AND WATERS WITHIN SAID WATER MANAGEMENT TRACTS. THE 20 FOOT MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC. FOR ACCESS AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

5. DRAINAGE TRACTS DRAINAGE TRACTS "A", "B", "C", "D", "E", AND "F" AS SHOWN ARE HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. AN EASEMENT FOR INGRESS-EGRESS FOR WATER MANAGEMENT PURPOSES IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACROSS SAID DRAINAGE TRACTS.

6. RECREATION TRACTS: RECREATION TRACTS "A", "B", "C", AND "D" AS SHOWN ARE HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS FOR EXCLUSIVE USE OF THE HOMEOWNERS IN SAID ASSOCIATION FOR RECREATION AND RELATED ACTIVITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE PALM BEACH COUNTY.

7. LANDSCAPE TRACTS: LANDSCAPE TRACTS "A", "B", "C", "D", "E", "F", AND "G" AS SHOWN ARE HEREBY DEDICATED TO THE FOXHALL HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS FOR EXCLUSIVE USE OF THE HOMEOWNERS IN SAID ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION IT'S SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE PALM BEACH COUNTY.

8. LIFT STATION EASEMENT THE LIFT STATION EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSE.

IN WITNESS WHEREOF, DEVELOPMENT VENTURES, INC., A FLORIDA CORPORATION, MANAGING PARTNER OF WEST HAVERHILL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th day of July, 1987.

WEST HAVERHILL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP BY: DAVID MAYE, DAVID MAYE, RICHARD BONK, RICHARD BONK, LEROY B. SHERMAN, III, LEROY B. SHERMAN, III, PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED LEROY B. SHERMAN, III, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREON. WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 1987. My commission expires February 19, 1989.

MORTGAGEES CONSENT STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL BOOK 5355, AT PAGES 358 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASST. V. PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF July, 1987.

FIRST AMERICAN BANK AND TRUST COMPANY A CORPORATION OF THE STATE OF FLORIDA BY: Kenneth R. Meadvin, Vice-President

ATTEST: Carol Williams A.V.P. CAROL WILLIAMS A.V.P.

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH R. MEADVIN AND Carol Williams TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASST. V. PRES. OF FIRST AMERICAN BANK AND TRUST COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 FEE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF July, 1987.

MY COMMISSION EXPIRES: March 3, 1990 NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF PALM BEACH TITLE CERTIFICATION

WE, OWNERS TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTHAVERHILL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 7-2-87 OWNERS TITLE INSURANCE COMPANY David D. Hall, DAVID LATTO, VICE-PRESIDENT 439 N.W. 70th Avenue #217 PLANTATION, FLORIDA 33317

- NOTES: 1) DENIES PERMANENT REFERENCE MONUMENT (P.R.M.) SET/FOUND. 2) BEARINGS BASED ON S01 28°53'14" ALONG THE EAST LINE OF SECTION 11, PER PALM BEACH COUNTY SURVEY SECTION MAP 11/42/42. 3) DENIES PERMANENT CONTROL POINT (P.C.P.) TO BE SET. 4) ACCESS DRIVES ARE INGRESS-EGRESS EASEMENTS IN FAVOR OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. 5) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LANDS. 6) THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN WATER MANAGEMENT FACILITIES IN ANY PORTION OF THE DRAINAGE TRACTS AS SHOWN HEREON. 7) NO BUILDINGS NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. 8) LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER AND WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OPERATING SAME. 9) WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE. 10) BUILDING SETBACKS AND SEPARATION SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE PALM BEACH COUNTY ZONING CODE. 11) WATER MANAGEMENT TRACTS "A" AND "B" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE FOXHALL HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIGNS. 12) NO REPAIRS OR STRUCTURES SHALL BE LOCATED WITHIN THE 25' BUFFER. 13) WEST HAVERHILL ASSOCIATES (DECLARANT) IN RECORDING THIS PLAT OF FOXHALL PHASE I P.U.D. HAS DESIGNATED CERTAIN AREAS OF LAND AS RECREATION, LANDSCAPING, ACCESS, AND DRAINAGE TRACTS INTENDED FOR USE BY THE HOMEOWNERS IN FOXHALL PHASE I FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DESIGNATED HERETO FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FOXHALL PHASE I AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO FOXHALL, DATED 11/22/87. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. 14) THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY TYPE, TREES OR SHRUBS PLACED ON ANY PORTION OF THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF THE WATER MANAGEMENT TRACTS AND THE DEDICATION OF THE INGRESS-EGRESS EASEMENTS AS SHOWN AND DESCRIBED HEREON, AND HEREBY ACKNOWLEDGES THAT THE SAID DISTRICT IS INCURRING NO MAINTENANCE RESPONSIBILITIES BY THIS PLAT.

DATE: 7/15/87 NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT BY: William L. Kerlake, WILLIAM L. KERLAKE, PRESIDENT, BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel, PETER L. PIMENTEL, SECRETARY, BOARD OF SUPERVISORS

SURVEYOR'S 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; THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) 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.

MARK D. BROOKS, PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA NO. 3426

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA.

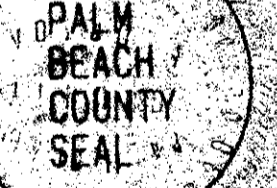
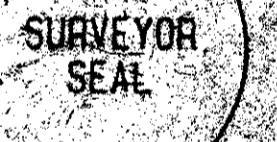
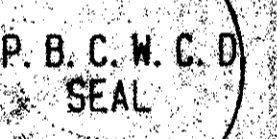
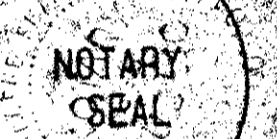
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept, 1987.

BY: Carol A. Roberts, CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK, COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF Sept, 1987.

BY: Herbert F. Kahler, HERBERT F. KAHLERT, P.E., COUNTY ENGINEER



1493/142 Foxhall Phase I PAGE 12 FLOOD MAP # 1458 ZONING PS ZIP CODE 33417 SUBDIVISION BOOK 58 FLOOD ZONE B CAD # 30 SE PUD FUD NAME TAZ 174

Annexed to W.P.D. 0522-001

THIS INSTRUMENT WAS PREPARED BY: MARK D. BROOKS, PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA NO. 3426 FOR: TIMOTHY J. MESSLER, INC. 600 SANDTREE DRIVE SUITE 301 PALM BEACH GARDENS, FL 33410

Table with columns: DESIGN, DRAWN, CHECKED, NO, DATE, REVISION, APPD BY

Timothy J. Messler, Inc. CONSULTING ENGINEERS 600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33410

Foxhall #1

58/12

Table with columns: PROJ. NO. 513.04, SCALE, DATE, SHEET 7 of 3