

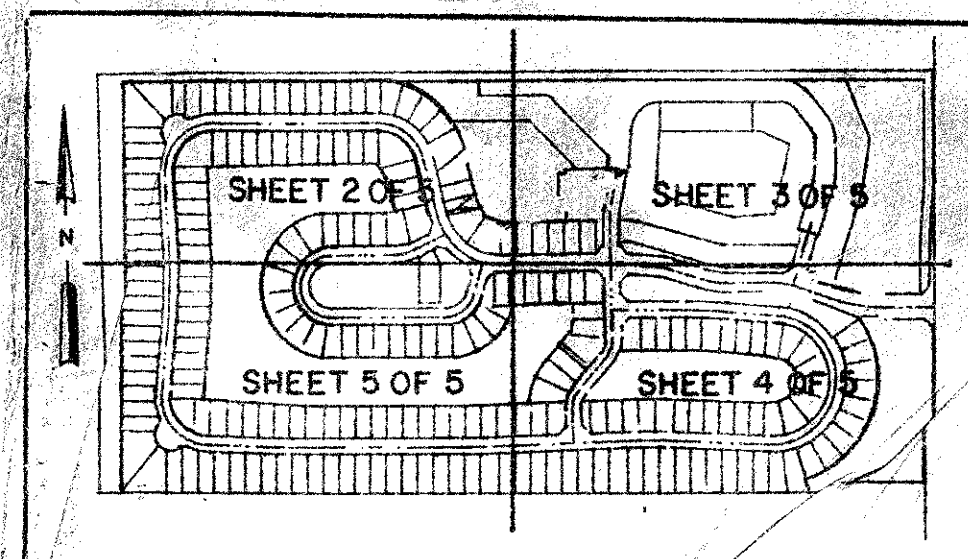
LOCATION MAP
N.T.S.

PINE RIDGE AT DELRAY BEACH

BEING A REPLAT OF A PORION OF PALM BEACH FARMS COMPANY PLAT NO. 1.

SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

AUGUST, 1987 SHEET 1 OF 5



SHEET INDEX MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 9:37 A.M.
THIS 16 DAY OF October
AD, 1987 AND DULY RECORDED
IN PLAT BOOK 58 ON PAGES
47 AND 51
1987
JOHN B. DUNKLE, CLERK
By: *Barbara A. Wood*, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT DELRAY BEACH I, INC., OWNER OF THE LAND SHOWN HEREON AS PINE RIDGE AT DELRAY BEACH, SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACTS 105 THROUGH 120, INCLUSIVE, OF THE FOREMENTIONED PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 1, LESS THAT PORTION OF RIGHT-OF-WAY OF HAGEN RANCH ROAD, ACCORDING TO THE RIGHT-OF-WAY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 714, PAGE 521, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 77.748 ACRES, MORE OR LESS.

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

1. TRACT A, THE RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. TRACTS B AND C, ARE HEREBY RESERVED BY K. HOVNANIAN AT DELRAY BEACH I, INC., FOR INGRESS, EGRESS, PARKING AND OTHER PROPER PURPOSES AND SHALL, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT R, A PARKING AND ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS D, E, F, G, H AND I, THE WATER MANAGEMENT TRACTS, AND THE MAINTENANCE EASEMENTS AND MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
6. THE LIFT STATION AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
7. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
8. TRACT V, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.

9. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

10. TRACTS L, M AND N, ARE HEREBY RESERVED BY K. HOVNANIAN AT DELRAY BEACH, INC., FOR RESIDENTIAL HOUSING PURPOSES AND SHALL, WHEN SUBMITTED TO CONDOMINIUM OWNERSHIP, BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THIS MAINTENANCE OBLIGATION SHALL EXCEPT ANY PRIVATELY OWNED UNITS THEREON, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. TRACTS J AND K, THE RECREATION TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES.

12. TRACTS O-1, O-3, O-4, P AND Q, THE BUFFER AND LANDSCAPE TRACTS, ARE HEREBY DEDICATED TO AND BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND OTHER PROPER PURPOSES.

13. TRACTS S, T AND U, THE LANDSCAPE TRACTS, ARE HEREBY DEDICATED TO AND BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES.

14. TRACT O-2, THE BUFFER AND LANDSCAPE TRACT, IS HEREBY DEDICATED TO AND BECOMES THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE RIDGE AT DELRAY BEACH CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, K. HOVNANIAN AT DELRAY BEACH I, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 2ND DAY OF September, 1987.
ATTEST: *Carolyn S. Jones* BY: *Karl Preusse*
CAROLYN S. JONES, ASSISTANT SECRETARY KARL PREUSSE, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KARL PREUSSE AND CAROLYN S. JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY OF K. HOVNANIAN AT DELRAY BEACH I, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO BY ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF September, 1987.

MY COMMISSION EXPIRES: December 29, 1990 *Susan D. Zimmerman*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, GARY L. KORNFELD, A 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 TO K. HOVNANIAN AT DELRAY BEACH I, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES.

LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN, AND KORNFELD P.A.
DATE: 9/24/87 BY: *Gary L. Kornfeld*
GARY L. KORNFELD, ESQUIRE FOR THE FIRM
1675 PALM BEACH LAKES BOULEVARD SUITE 500
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 3RD DAY OF SEPTEMBER, 1987.
Wesley B. Haas
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13TH DAY OF OCTOBER, 1987.

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

ATTEST: SEAL BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK

BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13TH DAY OF OCTOBER, 1987.

BY: *Herbert F. ...*
HERBERT F. ... P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S89°13'01"E ALONG THE SOUTH SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THIS:
(FOUND) SHOWN THIS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THESE ARE SHOWN THIS:
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICE OF STANLEY/MERIDIAN SURVEYING AND MAPPING, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

| P.U.D. TABLE | |
|-----------------------------|-------------|
| TOTAL ACREAGE | 77.748 AC. |
| TOTAL UNITS | 400.0 UNITS |
| GROSS DENSITY | 5.147 U/A |
| BUILDING COVERAGE | 14.496 AC. |
| STREETS & UNCOVERED PARKING | 14.474 AC. |
| WATER BODIES | 20.575 AC. |
| TOTAL OPEN SPACE | 48.748 AC. |
| RECREATION AREA | 2.393 AC. |

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Meridian
Surveying and mapping inc.
2000 LOMBARD STREET
WEST PALM BEACH, FL.

| | | | |
|-------------|---------|-------|----------|
| DRAWN | N.E.H. | DATE | MAY 1987 |
| CHECKED | D.M.W. | SCALE | none |
| DRAWING NO. | 09218PL | | |

PINE RIDGE AT DELRAY BEACH

TAZ 459 9/16/87
 Pine Ridge of Delray Beach
 47 200A
 PS
 33446
 PALM BEACH FARMS I
 58 B
 51
 L. P.W.D.
 PALM BEACH FARMS I

TURNOUT REQUIRED

58/47

0518-001