



LOCATION MAP (N.T.S.)

MARCH, 1987

A PLAT OF
PENNOCK POINTE ESTATES

BEING A REPLAT OF A PORTION OF TRACT "B",
PENNOCK POINT, RECORDED IN PLAT BOOK 22,
PAGE 29, LYING IN SECTION 35, TOWNSHIP 40
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

94

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12-31-87
at 12 day of NOVEMBER
1987, and duly recorded in Plat Book No.
58 on page 24-25
JOHN B. DUNKLE, Clerk Circuit Court
Barbara A. Platt

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, BEING THE WESTERLY 1600 FEET OF TRACT "B", AS SHOWN ON THE PLAT OF PENNOCK POINT, AS RECORDED IN PLAT BOOK 22, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.912 ACRES.

DEDICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT JOHN R. McDONALD, AS TRUSTEE, OWNER OF THE LAND HEREON BEING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, SHOWN HEREON AS PENNOCK POINTE ESTATES, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. STREETS TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PENNOCK POINTE ESTATES PROPERTY OWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITY AND DRAINAGE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
3. WATER MANAGEMENT TRACTS "A" AND "B" WATER MANAGEMENT TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PENNOCK POINTE ESTATES PROPERTY OWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
4. MAINTENANCE EASEMENTS THE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PENNOCK POINTE ESTATES PROPERTY OWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
5. UTILITY EASEMENTS THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PENNOCK POINTE ESTATES PROPERTY OWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
6. DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, INCLUDING EXISTING INFLOWS FROM OFFSITE DRAINAGE; ALL DRAINAGE FACILITIES AND STRUCTURES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PENNOCK POINTE ESTATES PROPERTY OWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
7. RIGHT-OF-WAY THE ADDITIONAL RIGHT-OF-WAY FOR LOXAHATCHEE RIVER ROAD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, JOHN R. McDONALD, AS TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 24 DAY OF August, 1987.

WITNESS: [Signature] BY: John R. McDonald
JOHN R. McDONALD, AS TRUSTEE

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

BEFORE ME, PERSONALLY APPEARED JOHN R. McDONALD, AS TRUSTEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID DEDICATION, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF August, 1987.

MY COMMISSION EXPIRES: March 29 1991
[Signature]
NOTARY PUBLIC

DISTRICT ACKNOWLEDGEMENT

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES IT IS RECEIVING NO TRACTS AND NO EASEMENTS AND IS INCURRING NO MAINTENANCE RESPONSIBILITY BY THE RECORDING OF THIS PLAT.

NORTHERN PALM BEACH COUNTY
WATER CONTROL DISTRICT

ATTEST: [Signature] [Signature]
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5093, PAGE 1521, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JOHN F. LIEB, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR DRAYTON J. LIEB AND SANDI LIEB HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29th DAY OF SEPTEMBER, 1987.

WITNESS: [Signature] BY: [Signature]
[Signature] DRAYTON J. LIEB, BY JOHN F. LIEB
ATTORNEY-IN-FACT
WITNESS: [Signature] BY: [Signature]
[Signature] SANDI LIEB, BY JOHN F. LIEB
ATTORNEY-IN-FACT
WITNESS: [Signature] BY: [Signature]
[Signature] JOHN F. LIEB, AN INDIVIDUAL

ACKNOWLEDGEMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

BEFORE ME, PERSONALLY APPEARED JOHN F. LIEB, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR DRAYTON J. LIEB AND SANDI LIEB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF SEPTEMBER, 1987.

MY COMMISSION EXPIRES: January 20 1988
[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA S.S.

WE, DESANTIS, COOK AND GASKILL P.A., 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 THE PROPERTY IS VESTED TO JOHN R. McDONALD, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATED: 9/7/87 [Signature]
ROBERT M. SCHWARTZ, ESQUIRE
DESANTIS, COOK AND GASKILL, P.A.
11891 U.S. HIGHWAY NO. ONE
NORTH PALM BEACH, FLORIDA 33408

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S.

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 SAID SURVEY COMPLIES WITH CHAPTER 21 HH-6 OF FLORIDA ADMINISTRATIVE CODE AND 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA, 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.

[Signature]
S. DALE MONROE
REGISTERED LAND SURVEYOR NO. 3956
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 1987.

BY: [Signature]
CAROL ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: [Signature] 0246-001

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 1987.

BY: [Signature]
H.F. KARLERT, P.E., COUNTY ENGINEER

SUBDIVISION - Pennock Pt. Est.
BOOK 58 PAGE 94
FLOOD ZONE B PLAT BOOK 106B
QUAD # 25 ZONING RS
SE 33468
PUD NAME

CLERK OF THE CIRCUIT COURT	ACKNOWLEDGEMENT	ACKNOWLEDGEMENT	SURVEYOR	BOARD OF COUNTY COMMISSIONERS	N.P.B.C. W.C.D.	COUNTY ENGINEER
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LINDAHL, BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727
JUPITER, FLORIDA 33457
TELEPHONE 335-1100
FAX 335-1101

PENNOCK POINTE ESTATES
58/94

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