

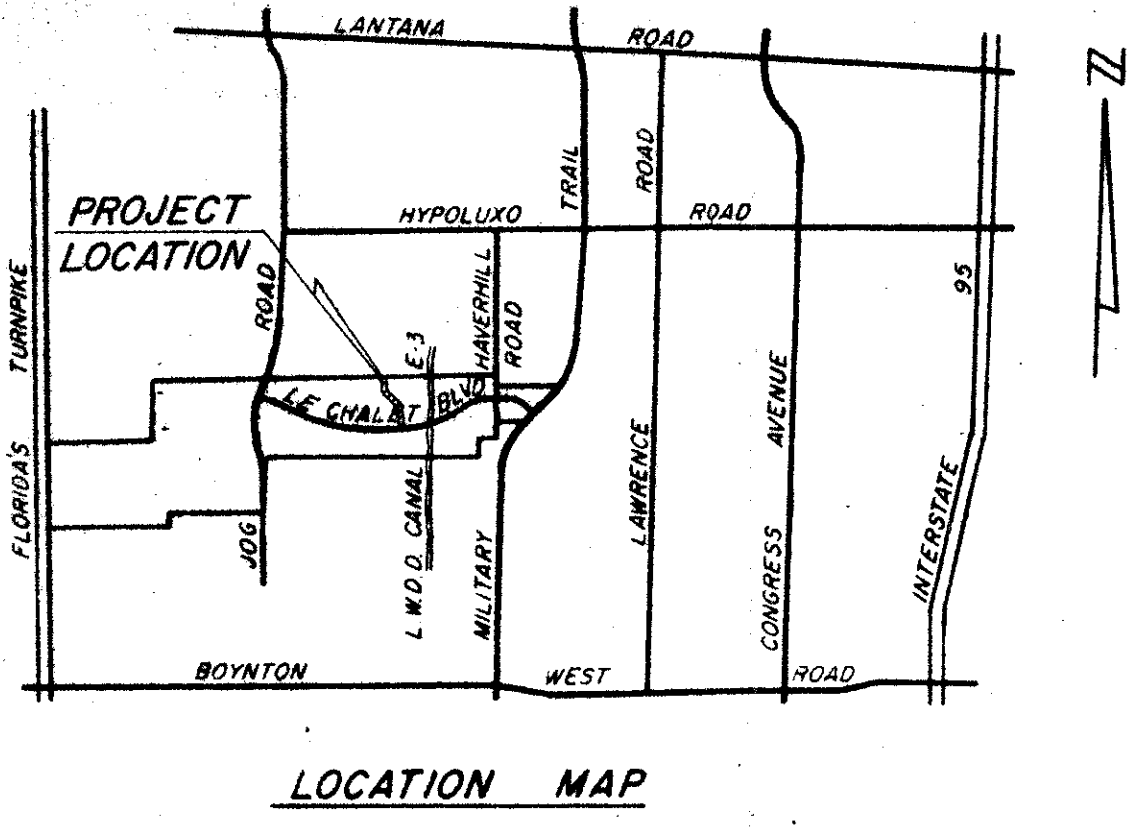
PARKWALK - PLAT NO. 3A

A PORTION OF ABERDEEN (P.U.D.)

SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY FLORIDA

FEBRUARY, 1988



P.U.D. DENSITY TABULATION - PLAT NO. 3
TOTAL ACREAGE — 16.037 = 9.7 UNITS/AC.
TOTAL DWELLING UNITS — 156

P.U.D. DENSITY TABULATION - PLAT NO. 3 AND 3A
TOTAL ACREAGE — 16.687 = 8.62 UNITS/AC.
TOTAL DWELLING UNITS — 144

NOTE: THIS SUPERCEDES THE P.U.D. DENSITY TABULATION SHOWN ON PARKWALK - PLAT NO. 3

DESCRIPTION - PLAT NO. 3A

A TRACT OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE SOUTHWEST CORNER OF PARKWALK PLAT NO. 3, AS RECORDED IN PLAT BOOK 47, PAGE 62 THRU 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID TRACT BEING DESCRIBED AS FOLLOWS: THENCE WITH BEARING OF SOUTH 76° 29' 39" WEST, ALONG THE NORTH LINE OF PARKWALK PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGES 158 - 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 23.03 FEET TO A POINT THENCE WITH A BEARING NORTH 04° 00' 00" WEST, A DISTANCE OF 230.40 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 66° 30' 06" WEST, A DISTANCE OF 230.03 FEET; THENCE WITH A BEARING OF NORTH 01° 31' 41" EAST, A DISTANCE OF 356.36 FEET; THENCE WITH A BEARING OF SOUTH 88° 28' 19" EAST, ALONG A LINE LYING 140.00 FEET SOUTH OF AND PARALLEL TO THEORTH LINE OF SECTION 15, A DISTANCE OF 40.72 FEET TO A POINT; THENCE WITH A BEING OF SOUTH 01° 31' 41" WEST, A DISTANCE OF 329.56 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 66° 30' 06" EAST, A DISTANCE OF 207.04 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 04° 00' 00" EAST, A DISTANCE OF 260.04 FEET MOROR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.650 ACRES, MORE OR LESS, AND SUBJECT TO SEMENTS AND RIGHTS OF WAY OF RECORD.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PARKWALK - PLAT NO. 3-A, LYING AND BEING IN SECTIONS 14 AND 15, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE HOUSING TRACT SHOWN HEREON AS HOUSING TRACT "A" IS HEREBY RESERVED UNTO SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP, AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
3. LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: *Boyd L. Gillilan*, VICE-PRESIDENT
WITNESS: *Barry E. Lazarus*, VICE-PRESIDENT

SUNBELT PROPERTIES, LTD. AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, THIS

15th DAY OF FEBRUARY, 1988
BY: *Robert H. Daskal*, GENERAL PARTNER

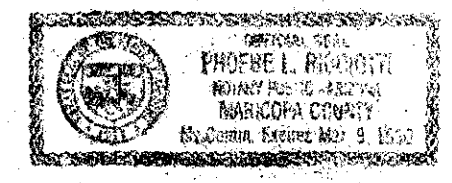
ACKNOWLEDGEMENT

STATE OF ARIZONA } SS.
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS FIRST DAY OF FEBRUARY 1988, BY ROBERT H. DASKAL, PRESIDENT OF U.D.C. ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: MARCH 9, 1990

Philip J. Giacitti
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF VIRGINIA } SS.
COUNTY OF NORFOLK

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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THERE-OF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3477 AT PAGE 1853 AS MODIFIED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS FIRST VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF FEBRUARY, A.D., 1988

SOVRAN BANK
A CORPORATION OF THE STATE OF VIRGINIA

ATTEST: *Denny P. Cobb*, F.V.P. BY: *Thomas C. Loffew*, S.V.P.
DENNY P. COBB THOMAS C. LOFFEW
FIRST VICE PRESIDENT SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF VIRGINIA } SS.
COUNTY OF NORFOLK

BEFORE ME PERSONALLY APPEARED *THOMAS C. LOFFEW* AND *DENNY P. COBB*, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND FIRST VICE PRESIDENT OF THE ABOVE NAMED CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SENIOR VICE PRESIDENT AND FIRST VICE PRESIDENT RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE 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 3rd DAY OF FEBRUARY, A.D. 1988.

MY COMMISSION EXPIRES: March 3, 1989
Sumner H. Byson
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF FEBRUARY 10, 1988 AT 12:00 P.M. RECORD TITLE TO THE PROPERTY IS VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: FEBRUARY 10, 1988

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.
By: *Robert W. Graham*
ROBERT W. GRAHAM
ASSOCIATE ATTORNEY

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF APRIL, A.D., 1988

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

ATTEST:
JOHN B. DUNKLE, CLERK
BY: *Russell S. Compton*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF APRIL, A.D., 1988

BY: *W. H. Kahler*
W. H. KAHLER, P.E., COUNTY ENGINEER

NOTES:

1. PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY. —
2. PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY. —
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. A. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- B. NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS, WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE, LAKE MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- C. APPROVAL OF LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA } SS.
COUNTY OF PALM BEACH }

0270-004

I HEREBY 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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.

DATE: Feb. 10th 1988

Joseph M. Tucker
JOSEPH M. TUCKER

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1671 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33409. TELEPHONE: 737-6546

Collect Pet. 80-153 59/74

ROSSI AND MALAVASI
ENGINEERS, INC.
WEST PALM BEACH,
FLORIDA

PARKWALK
PLAT NO. 3A

IN 2 SHEETS SHEET

FEBRUARY, 1988

SUBDIVISION: Parkwalk Plat No. 3A
BOOK: 07 PAGE: 71
FLOOD ZONE: F-1
QUAD: 24
SECTION: 15
P.U.D. NO: 80-153
P.L.M. NO: 35187

TAZ 141

