

# REPLAT OF A PORTION OF PINE RIDGE AT DELRAY BEACH BEING A REPLAT OF LOTS 50D THROUGH 72D AND TRACT 0-3 OF "PINE RIDGE AT DELRAY BEACH" (P.B. 58, PGS. 47-51) SITUATE IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JUNE, 1989

SHEET 1 OF 1

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT K. HOVNANIAN AT DELRAY BEACH I, INC., OWNER OF THE LAND SHOWN HEREON AS REPLAT OF A PORTION OF 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 "PINE RIDGE AT DELRAY BEACH", AS RECORDED IN PLAT BOOK 58, AT PAGES 47 THROUGH 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 50D THROUGH 72D, INCLUSIVE, ALL OF TRACT 0-3, AND ALL OF THE CANAL RESERVATION AS SHOWN ON THE AFOREMENTIONED PLAT OF "PINE RIDGE AT DELRAY BEACH".

THE ABOVE DESCRIBED PARCEL CONTAINING 5.920 ACRES OF LAND, MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- TRACT 0-3, THE BUFFER AND LANDSCAPE TRACT, IS HEREBY DEDICATED TO AND BECOMES 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 WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, K. HOVNANIAN AT DELRAY BEACH I, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 8<sup>th</sup> DAY OF June 1989.

ATTEST: *Teresa J. Breland* BY: *Karl Preusse*  
TERESA J. BRELAND ASSISTANT SECRETARY KARL PREUSSE, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED KARL PREUSSE AND TERESA J. BRELAND, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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 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 8<sup>th</sup> DAY OF June 1989.

MY COMMISSION EXPIRES: *Sept 3, 1992* *James E. Maden*  
NOTARY PUBLIC

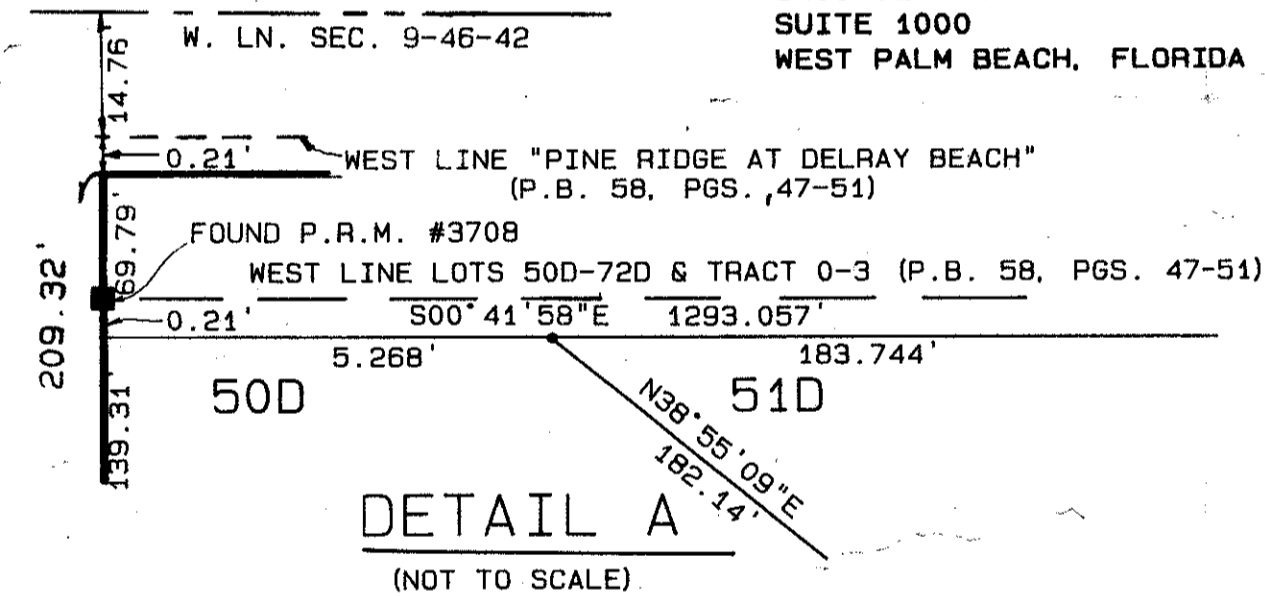
**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, GARY L. KORNFIELD, 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 ENCUMBERED ONLY BY THE FOLLOWING COVENANTS AND RESTRICTIONS: MASTER DECLARATION FOR PINE RIDGE AT DELRAY BEACH RECORDED IN OFFICIAL RECORDS BOOK 5531, PAGE 386; DECLARATION OF COVENANTS AND RESTRICTIONS OF PINE RIDGE AT DELRAY BEACH HOMEOWNERS RECORDED IN OFFICIAL RECORDS BOOK 5565, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN AND KORNFIELD P.A.

DATE: *May 31, 1989* BY: *G. Kornfield*  
GARY L. KORNFIELD, ESQUIRE FOR THE FIRM

1400 CENTRE PARK BOULEVARD  
SUITE 1000  
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 21H-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 8<sup>th</sup> DAY OF JUNE 1989. *Robin B. Petzold*  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF S89°13'01"W ALONG THE SOUTH SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST.  
U.E. DENOTES UTILITY EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - SHOWN THUS: (FOUND) SHOWN THUS:   
P.C.P. DENOTES PERMANENT CONTROL POINT-(FOUND) SHOWN THUS:
- 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 ON 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.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTE: THE INTENT AND PURPOSE OF THIS REPLAT IS TO CHANGE THE WEST BOUNDARY LINE OF "PINE RIDGE AT DELRAY BEACH" P.U.D. TO CONFORM TO DATUM ESTABLISHED BY THE FIRM OF O'BRIEN, SUITER, AND O'BRIEN, WHICH IS THE PREVAILING CONTROL FOR SURVEYS IN SECTION 9-46-42.

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF July 1989.

BY: *Carol J. Elmgvist*  
CAROL J. ELMGVIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*  
DEPUTY CLERK

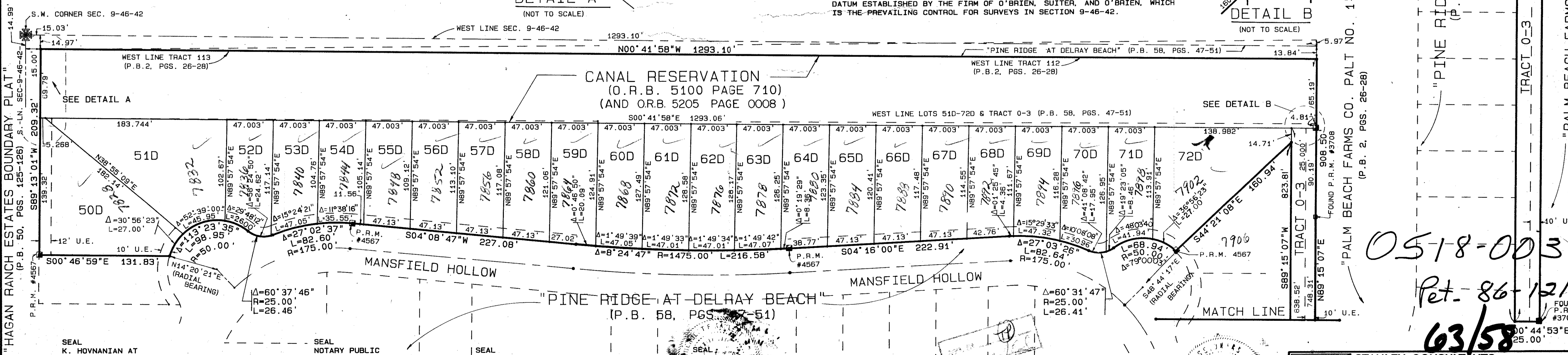
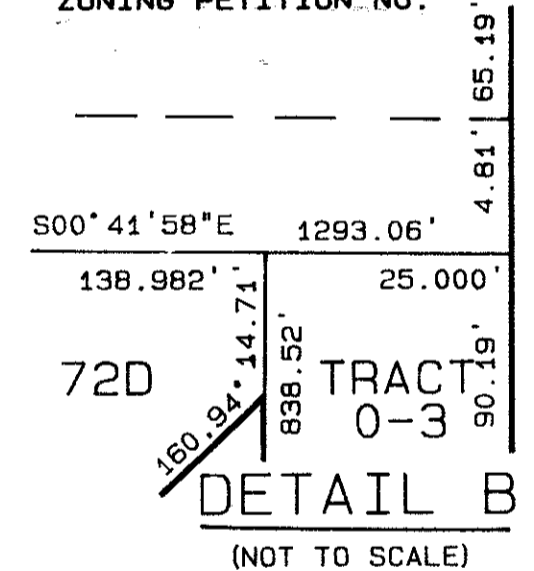
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF July 1989.

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

THIS INSTRUMENT WAS PREPARED BY J.C. FROMAN IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

P.U.D. TABLE	
TOTAL ACREAGE	5.920 AC.
TOTAL UNITS	23.00 UNITS
GROSS DENSITY	3.88 U/A
BUILDING COVERAGE	0.834 AC.
TOTAL OPEN SPACE	5.086 AC.
ZONING PETITION NO.	86-121



Replat of Pine Ridge at Delray Beach  
 SUBDIVISION \* Delray Beach  
 BOOK 63 PAGE 53  
 FLOOD MAP \* 2007  
 ZONING ZS 86-121  
 QUAD \* 51  
 SE 1/4  
 ZIP CODE 33446  
 TAZ 459

0518-003

Ret. 86-121

63/58

**STANLEY CONSULTANTS OF FLORIDA, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN J.C.F. DATE MARCH 1989  
CHECKED R.B.P. SCALE 1"=50'  
DRAWING NO. 09218PLRE

REPLAT OF A PORTION OF PINE RIDGE AT DELRAY BEACH

58

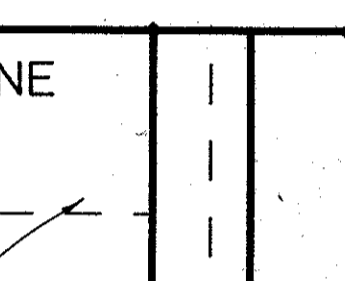
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 11:53 A.M. THIS DAY OF July AD, 1989 AND DULY RECORDED IN PLAT BOOK 63 ON PAGES 58 AND

JOHN B. DUNKLE, CLERK  
BY: *John B. Dunkle*, D.C.



SEAL BOARD OF COUNTY COMMISSIONERS



SEAL OF STANLEY/WANTMAN, INC.

SEAL OF PALM BEACH FARMS CO.

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