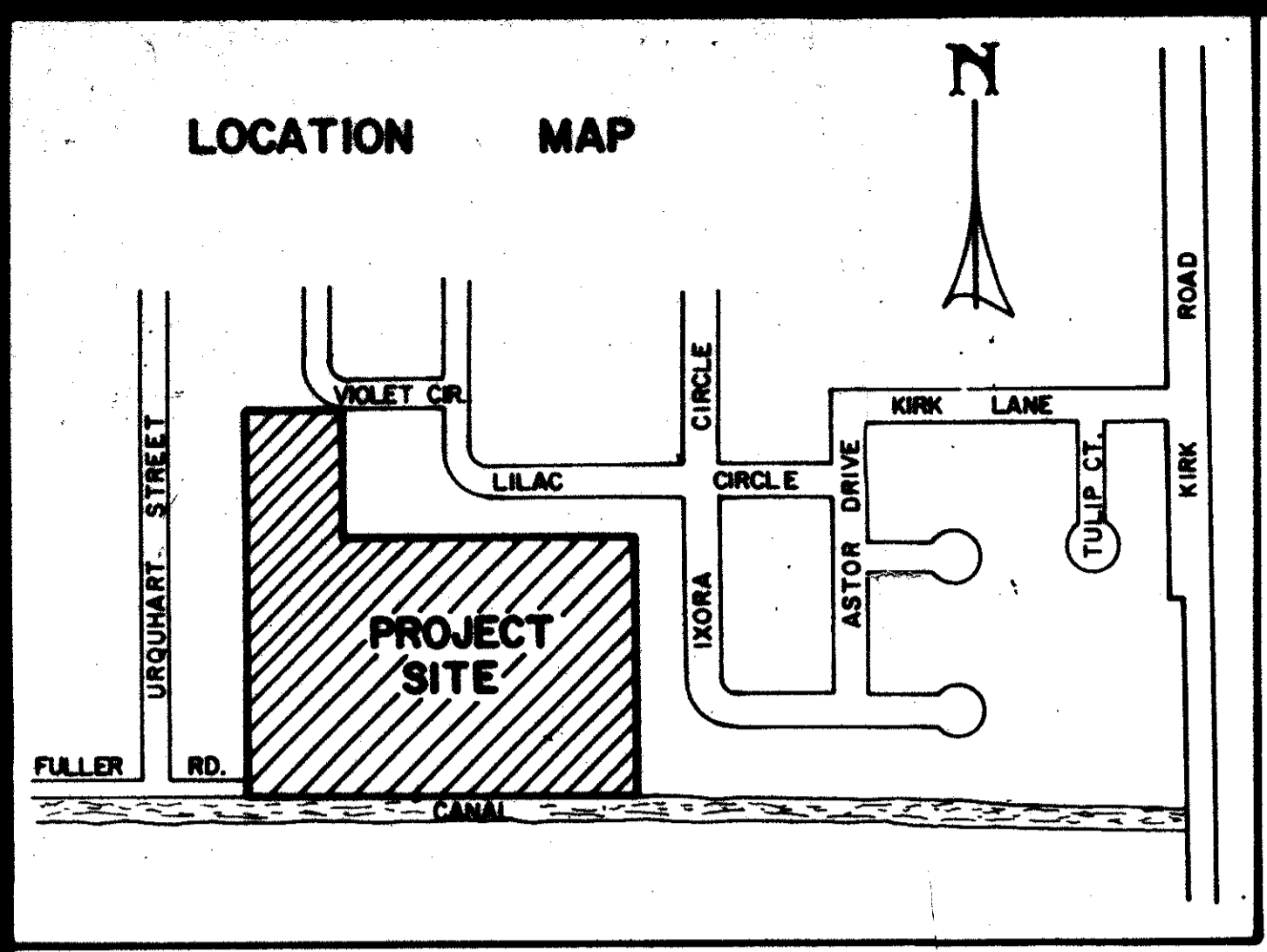


0393-001

30



# FLOWSWAY

LYING IN THE NORTHEAST QUARTER OF  
SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
JANUARY, 1989  
SHEET 1 OF 2

DENSITY TABULATION

TOTAL ACREAGE	7.704 acres
TRACT "C" AND "D" (TO COUNTY)	0.131 acres
TOTAL NUMBER OF UNITS	60 units
DENSITY	7.79 units/acre
ZONING	RM

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:39 P.M. this 12<sup>th</sup> day of October 1989, and duly recorded in Plat Book let on Page 30 Trid 31.  
John B. Dunkle, Clerk Circuit Court  
By Barbara A. Hunt D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RAY FLOW AND SHARON FLOW, OWNERS OF THE LAND HEREON, BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON, AS FLOWSWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25, BEAR NORTH 86°-33'-22" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 999.14 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 2, IXORA PARK, AS RECORDED IN PLAT BOOK 33, PAGE 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING:

- THENCE, NORTH 02°-01'-35" EAST, ALONG THE WEST LINE OF SAID PLAT NO. 2, IXORA PARK, A DISTANCE OF 448.43 FEET TO THE SOUTHEAST CORNER OF PLAT NO. 3, IXORA PARK, AS RECORDED IN PLAT BOOK 34, PAGE 24, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
- THENCE, NORTH 86°-37'-37" WEST, ALONG THE BOUNDARY OF SAID PLAT NO. 3, IXORA PARK, A DISTANCE OF 499.50 FEET;
- THENCE, NORTH 02°-02'-00" EAST, ALONG THE BOUNDARY OF SAID PLAT NO. 3, IXORA PARK, A DISTANCE OF 223.91 FEET;
- THENCE, NORTH 86°-39'-44" WEST, ALONG THE BOUNDARY OF SAID PLAT NO. 3, IXORA PARK, A DISTANCE OF 166.49 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; SAID POINT LYING ON THE EAST LINE OF THE PLAT OF HI-PINES PARK, AS RECORDED IN PLAT BOOK 22, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;
- THENCE, SOUTH 02°-02'-08" WEST, ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, AND ALONG THE EAST LINE OF SAID PLAT OF HI-PINES PARK, A DISTANCE OF 671.41 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 25;
- THENCE, SOUTH 86°-33'-22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 666.09 FEET TO THE POINT OF BEGINNING.

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

- THE 40 FOOT ACCESS TRACT, TRACT "S", AS SHOWN IS HEREBY DEDICATED FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS OF FLOWSWAY AND FOR SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, UTILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLOW'S WAY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO FLOW'S WAY, INC., A FLORIDA CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLOW'S WAY, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO FLOW'S WAY, INC., A FLORIDA CORPORATION, AS A DRAINAGE EASEMENT FOR THE PURPOSE OF DRAINAGE RETENTION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLOW'S WAY, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO FLOW'S WAY, INC., A FLORIDA CORPORATION, AS COMMON AREA FOR PURPOSES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FLOW'S WAY, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLOW'S WAY, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE 10 FOOT ADDITIONAL RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT LATERAL 13 CANAL IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE WORTH DRAINAGE DISTRICT.

Subdivision: Flowsway  
Book: 04  
Page: 30  
Flood Zone: B  
Zoning: RM  
Quad: 33  
Zip Code: 33436  
PUD Name: 144/42 T&Z 356

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

IN WITNESS WHEREOF, WE RAY FLOW AND SHARON FLOW DO HEREUNTO SET OUR HANDS AND SEALS THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

Witnesses: Margarete Lagundyk (RAY FLOW), Sharon Flow (SHARON FLOW), Harold Ezzes (WITNESS AS TO BOTH)

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAY FLOW AND SHARON FLOW TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

MY COMMISSION EXPIRES: Margarete Lagundyk (NOTARY PUBLIC)

Notary Public, State of Florida at Large  
My Commission Expires Feb. 14, 1992  
Bonded thru Agent's Notary Brokerage

MORTGAGEE'S 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 LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4184 AT PAGE 1059 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

ATTEST: Mary Alice Barnes (MARY ALICE BARNES, ASSISTANT SECRETARY), BY: Patrick H. Zimmerman (PATRICK H. ZIMMERMAN, VICE PRESIDENT)

CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION OF THE UNITED STATES

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK H. ZIMMERMAN AND MARY ALICE BARNES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY OF THE CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

MY COMMISSION EXPIRES: Valerie D. Cypher (NOTARY PUBLIC)

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

By: Carol Elmqvist (CAROL ELMQUIST, CHAIRMAN)

ATTEST: JOHN B. DUNKLE, CLERK  
By: Jill Rowat (DEPUTY CLERK)

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>th</sup> DAY OF OCTOBER, 1989.

By: H.F. Kahlert (HERBERT F. KAHLERT, P.E., COUNTY ENGINEER)

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GUARDIAN TITLE AND ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, 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 RAY FLOW AND SHARON FLOW; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND IS FREE OF ALL OTHER ENCUMBRANCES.

DATE: July 21, 1989  
By: Harold Ezzes (HAROLD EZZES, PRESIDENT)

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 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 PLACED AS REQUIRED BY LAW 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: JUNE 7, 1988  
By: Kent W. Ewing, Jr. (KENT W. EWING, JR., REGISTERED SURVEYOR NO. 3884, STATE OF FLORIDA)

0393-001

EWING AND SHIRLEY, INC.  
LAND SURVEYORS AND PLANNERS

3767 Lake Worth Road-Suite 118  
Lake Worth Florida 33461

(407)968-0421



FLOWSWAY 04/30