

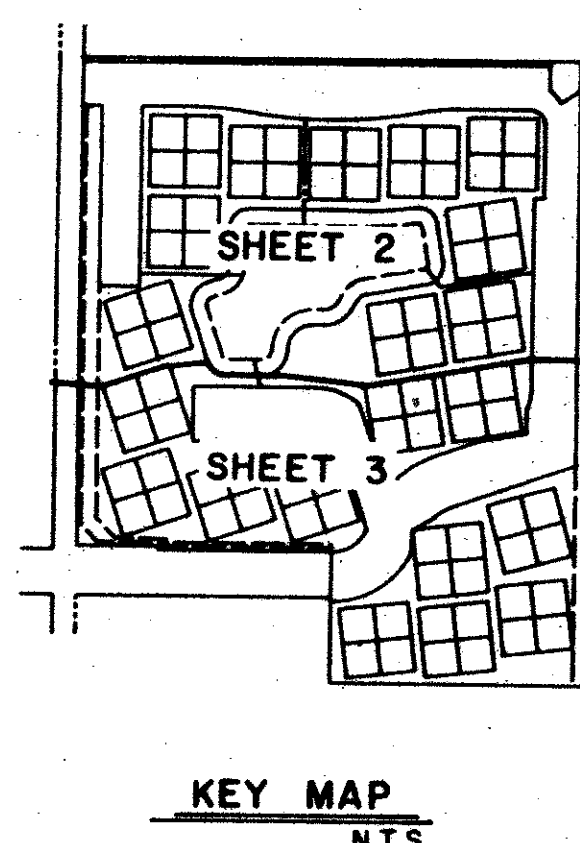
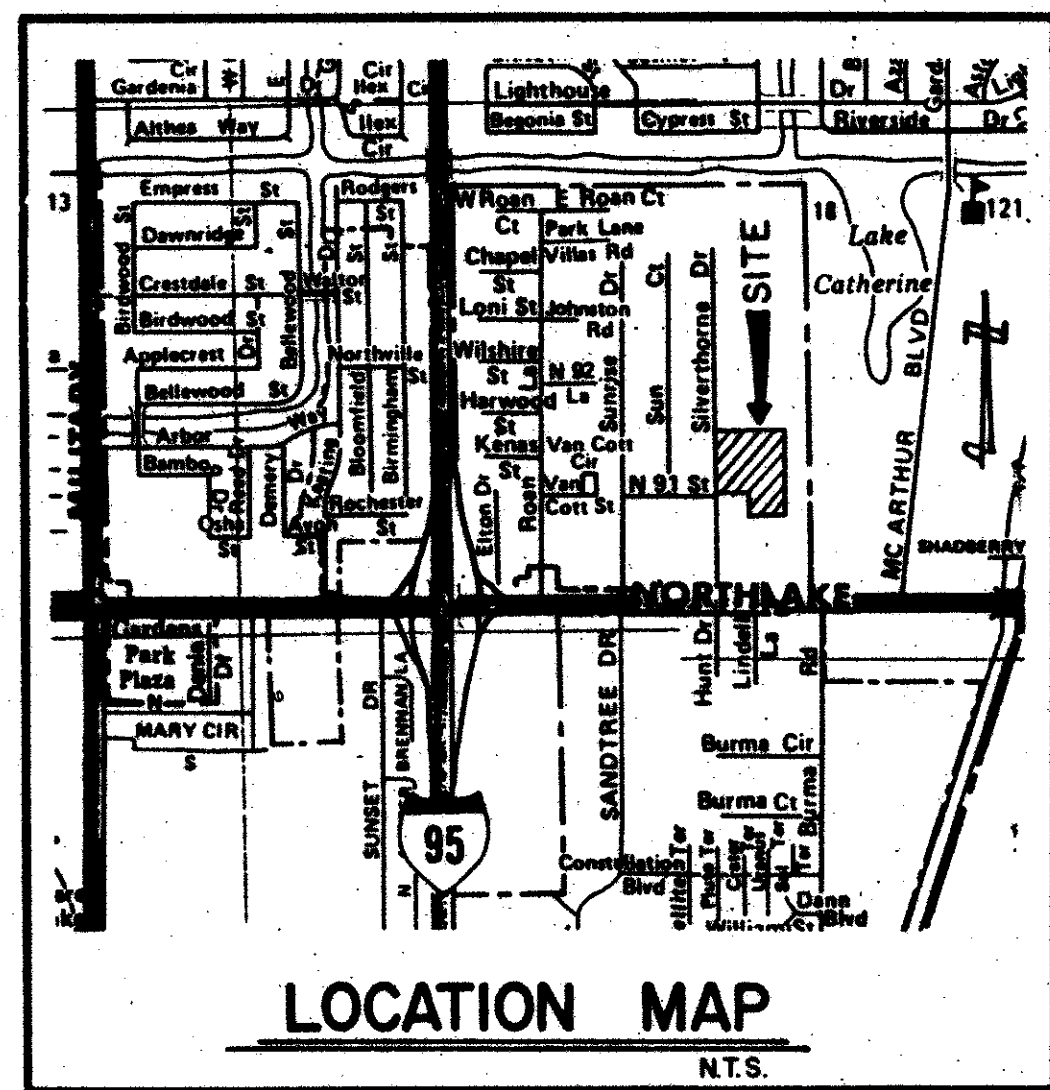
# SUNTERRACE AT THE GARDENS

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

DECEMBER, 1989

0575 **174**



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:11  
A.M. this 10 day of JAN 1990  
and duly recorded in Plat Book No. 64  
on Pages 174, 175-176  
John B. Dunkle, Clerk of the Circuit Court  
By: *Juliana Q. Platt* D.C.

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT BURG & DIVOSTA CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUNTERRACE AT THE GARDENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 18; THENCE NORTH 01°38'58" EAST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4), A DISTANCE OF 521.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°27'22" WEST, A DISTANCE OF 336.51 FEET; THENCE NORTH 01°40'49" EAST, A DISTANCE OF 172.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH 91ST STREET; THENCE NORTH 88°27'22" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 223.59 FEET; THENCE NORTH 01°38'58" EAST, A DISTANCE OF 4.96 FEET; THENCE NORTH 88°27'22" WEST, A DISTANCE OF 106.40 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 18; THENCE NORTH 01°40'49" EAST ALONG SAID WEST LINE, A DISTANCE OF 628.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 18; THENCE SOUTH 88°33'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 666.07 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 18; THENCE SOUTH 01°38'58" WEST ALONG SAID EAST LINE, A DISTANCE OF 807.58 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 11.02 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

**1. EASEMENTS:**

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS.

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SUN TERRACE AT THE GARDENS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN SUNTERRACE AT THE GARDENS WHICH ARE ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**2. TRACTS**

WATER MANAGEMENT TRACT "W", AS SHOWN HEREON, INCLUDING THE 20 FOOT MAINTENANCE EASEMENTS ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "W" IS HEREBY DEDICATED IN PERPETUITY TO SUN TERRACE AT THE GARDENS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "O.S.", AS SHOWN HEREON, IS HEREBY DEDICATED TO SUN TERRACE AT THE GARDENS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO SUN TERRACE AT THE GARDENS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED AS ADDITIONAL RIGHT OF WAY FOR SILVERTHORNE ROAD, TO BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

TRACT "O.S.1", AS SHOWN HEREON, IS HEREBY DEDICATED TO SUN TERRACE AT THE GARDENS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF NOVEMBER, 1989.

ATTEST:  
*Burg & DiVosta Corp.* SECRETARY  
*Charles H. Hathaway, v.p.* VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY AND BETTY J. DIVOSTA TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF BURG AND DIVOSTA 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 28th DAY OF NOVEMBER, 1989.

*Rosalee S. Seigel* NOTARY PUBLIC  
My Commission Expires: 12-28-92

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IS IS THE HOLDER OF A MORTGAGE IN 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 4948, PAGE 1435, AND SPREAD TO INCLUDE SAID LANDS IN OFFICIAL RECORD BOOK 6242, PAGE 990, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF November, 1989.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF THE PALM BEACHES, A FEDERALLY CHARTERED ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA

ATTEST:  
*Rosalind H. McDonald* ROSALIND H. McDONALD ASSISTANT SECRETARY  
By: *John M. Ahrenholz* JOHN M. AHRENHOLZ SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. AHRENHOLZ AND ROSALIND H. McDONALD, 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 SAID ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF NOVEMBER, 1989.

My Commission Expires: Nov. 18, 1992  
*Leslie L. Seyer* NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, LANDMARK TITLE OF THE PALM BEACHES INC., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED IN BURG AND DIVOSTA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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. THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Nov. 7, 1989  
*Stephen L. Craig* STEPHEN L. CRAIG, PRESIDENT

**TABULATION DATA**

|                            |             |
|----------------------------|-------------|
| TOTAL ACREAGE              | 11.02 ACRES |
| WATER MANAGEMENT TRACT "W" | 1.01 ACRES  |
| TRACT "R"                  | 2.68 ACRES  |
| TRACT "A"                  | 0.01 ACRES  |
| TRACT "O.S."               | 3.33 ACRES  |
| TRACT "O.S.1"              | 0.04 ACRES  |
| RM - TOWNHOUSE (84 UNITS)  | 3.95 ACRES  |

- NOTES:**
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
  - PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE SHOWN THUS: ■
  - THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON UTILITY EASEMENTS FOR WATER AND SEWER OR DRAINAGE EASEMENTS.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF UTILITIES OCCUPYING SAME.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - BEARINGS AS SHOWN HEREIN ARE BASED UPON THE EAST-LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING AN ASSUMED BEARING OF NORTH 01°38'58" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - D.E. DENOTES DRAINAGE EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
M.E. DENOTES MAINTENANCE EASEMENT  
R. DENOTES RADIAL LINE  
A.E. DENOTES ACCESS EASEMENT  
C.B. DENOTES CHORD BEARING
  - ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.).

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JANUARY, 1990.

ATTEST:  
JOHN B. DUNKLE, CLERK OF THE CIRCUIT COURT  
By: *Juliana Q. Platt* DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF JANUARY, 1990.  
By: *Herbert F. Kahler, Jr.* COUNTY ENGINEER

**SURVEYOR'S CERTIFICATION**

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 THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 11-29-1989 By: *Richard P. Breitenbach* RICHARD P. BREITENBACH, P.L.S. FLORIDA CERTIFICATE NO. 3928

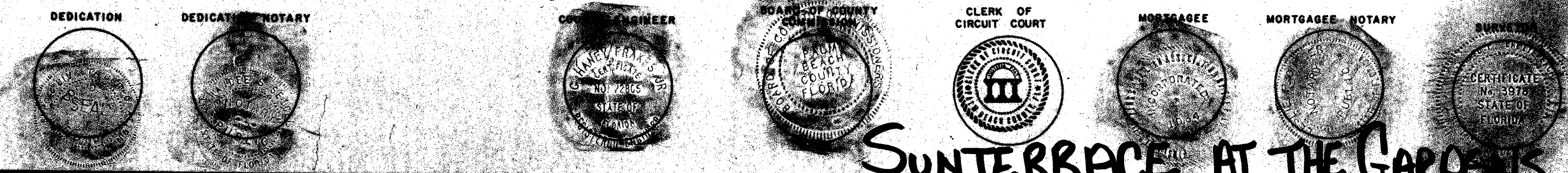
THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

**64/174 0575-001**

Landmark Surveying & Mapping Inc.  
1850 FOREST HILL BOULEVARD  
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

**SUNTERRACE AT THE GARDENS**

SUBDIVISION - SUNTERRACE AT THE GARDENS  
BOOK 64 PAGE 174  
FLOOD ZONE AB(2) FLOOD MAP #1808  
QUAD # 13 ZONING R.M.  
SE ZIP CODE 33403  
PUB NAME TAZ 105



**SUNTERRACE AT THE GARDENS**