

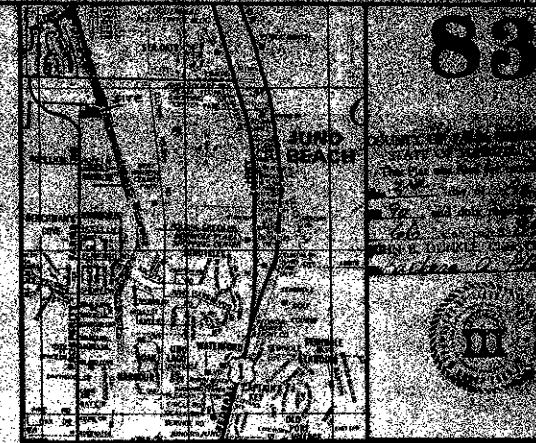
# SNOOK HOLE

## SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY 1990

TOTAL AREA = 1.89 ACRES  
51,075  
2,704 LOTS PER ACRE



83

**DEDICATION AND DESCRIPTION**

KNOW ALL MEN BY THESE PRESENTS THAT Conrad W. Schaefer, owner of the land hereon, being in Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as SNOOK HOLE, being more particularly described as follows:

A portion of the North 189.97 feet of the South 1732.77 feet of the West one-half of the Northeast one-quarter of Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida, lying Westerly of the westerly right of way line of the "Intracoastal Waterway", as shown on the plat recorded in Plat Book 17, Pages 1 through 31, inclusive, of the public records of Palm Beach County, Florida, and lying Easterly of the easterly right of way line of Old Prosperity Farms Road, being more particularly described as follows:

Commencing at the center of said section 29, thence North 01°53'21" East along the west line of the Northeast quarter of said section 29, a distance of 1567.82 feet to the Point of Beginning; thence south along the arc of a curve concaved to the west having a radius of 1950.08 feet and a radial bearing of South 80°15'52" West, through a central angle of 01°20'52", an arc distance of 49.87 feet; said curve being the easterly right of way of Old Prosperity Farms Road; thence South 87°35'41" East, a distance of 539.28 feet to the west right of way of said "Intracoastal Waterway"; thence North 15°48'48" West along said west right of way, a distance of 198.68 feet; thence North 87°26'55" West a distance of 380.00 feet; thence South 02°24'19" West a distance of 144.73 feet; thence North 87°35'41" West a distance of 106.28 feet to the Point of Beginning.

Containing 1.89 acres more or less;

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

**1. STREETS:**

Snook Trail, as shown hereon, is for private road and utilities purposes, and is hereby dedicated to Snook Hole Homeowners Association, and shall be the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County.

**2. EASEMENTS:**

**Drainage Easements** - The drainage easements, as shown hereon, are hereby dedicated in perpetuity to the Snook Hole Homeowners Association, and are the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system which serves a public right of way.

**Utility Easements** - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television.

**3. TRACTS:**

**Common Area** - The common area, as shown hereon, is hereby dedicated to the Snook Hole Homeowners Association for landscaping purposes and shall be the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County.

**Drainage Tracts** - The drainage tracts as shown hereon, are hereby dedicated to the Homeowners Association for drainage and retention and shall be the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, I Conrad W. Schaefer, do hereunto set my hand and seal this 12 day of JUNE, 1990.

*[Signature]*  
Conrad W. Schaefer  
*[Signature]*  
Witness

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Conrad W. Schaefer to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12 day of JUNE, 1990.

My commission expires: *[Signature]*  
Notary Public

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Palm Beach Savings and Loan, FSA 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 by the owner thereof and agrees that its mortgage which is recorded in official record book 5682 at page 1867 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, Palm Beach Savings and Loan, FSA has caused these presents to be signed by its *[Signature]* and attested to by its *[Signature]* and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 6th day of June, 1990.

By: *[Signature]*  
Richard Golbeck

**Attest:**

*[Signature]*  
Elizabeth J. Thayer  
Elizabeth Thayer

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Before me personally appeared *[Signature]* and *[Signature]* to me well known, and known to me to be the individuals described in and who executed the foregoing as the *[Signature]* and *[Signature]* of Palm Beach Savings and Loan, FSA, and 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 6th day of June, 1990.

My commission

Expires: 12-14-90 *[Signature]*  
Notary Public

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Gary Nagle, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and I find the title to the property is vested to Conrad W. Schaefer, that the current taxes have been paid, that the property is encumbered by the mortgages shown hereon, and there are no other encumbrances of record.

5-29-90 *[Signature]*  
DATE Gary Nagle, Florida Bar No. 239410

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

This plat is hereby approved for record this 31st day of JULY, 1990.

*[Signature]*  
Carol J. Edquist, Chairman

ATTEST:  
John B. Dunkle, Clerk

By: *[Signature]*  
Deputy Clerk

**COUNTY ENGINEER:**

This plat is hereby approved for record this 31st day of JULY, 1990.

*[Signature]*  
Herbert W. Kallert, P.E.

**SEMIOR'S NOTES**

- D.E. Denotes Drainage Easement.
- U.E. Denotes Utility Easements.
- Permanent reference monuments are shown thus: Permanent control points are shown thus: \*
- The bearings shown hereon are based on the north line of Section 29, bearing N. 87° 26' 55" W.
- All building line setbacks shall conform to the Palm Beach County Zoning Code.
- There shall be no buildings or any kind of construction placed on utility or drainage easements. There shall be no structures, signs or shrubs placed on drainage easements or utility easements for water or sewer. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same. Where drainage easement and utility easement intersect, drainage easements shall have precedence over utility easement.

Note: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

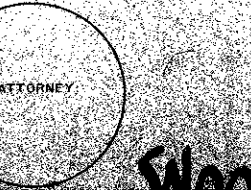
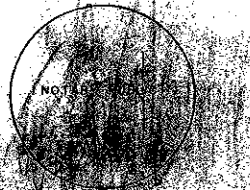
**SURVEYOR'S CERTIFICATE**

The undersigned does 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.C.R.'s) Permanent Reference Monuments have been set as required by law and that (P.C.R.'s) Permanent Control Points will be set under the quaranties posted with the Board of County Commissioners of Palm Beach County, Florida for the required improvements and further that the survey data complies with all the requirements of Part I, Chapter 177, Florida Statutes, as amended and minimum technical standards for land surveying in the State of Florida (Chapter 17H-6, Florida Administrative Code) and ordinances of Palm Beach County, Florida.

Date: 5-24-90 By: *[Signature]*  
Jay Alan Bonner, Professional  
Land Surveyor, Florida  
Registration No. 4889

This instrument was prepared by Jay Alan Bonner of  
Sunshine Surveyors, P.O. Box 31224, Palm Beach  
Gardens, Florida, 33420-1224.

0583-001



SNOOK HOLE 6/6/83



TAZ 49  
 RECORD MAP #186  
 RECORD ZONING # RS  
 48 HOUSING UNITS  
 2.5 ACRES  
 2.5 ACRES