

PALM LAKES APARTMENT COMPLEX

A PORTION OF DORFMAN P.U.D.

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA - JANUARY, 1990

0492-002

90

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:13 A.M. THIS 8th DAY OF AUGUST AD, 1990. AND DULY RECORDED IN PLAT BOOK 66 ON PAGES 90 AND 94.
JOHN B. DUNKLE, CLERK
CIRCUIT COURT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HAVERHILL/SUMMIT LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALM LAKES APARTMENT COMPLEX, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N01°29'17"E, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 61.10 FEET; THENCE S88°30'43"E, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS IS NOW LAID OUT AND IN USE. FROM THE POINT OF BEGINNING, THENCE N01°29'17"E, ALONG A LINE 54.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 13, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 778.87 FEET; THENCE S88°34'18"E, A DISTANCE OF 412.00 FEET; THENCE N01°29'17"E, A DISTANCE OF 480.00 FEET; THENCE S88°34'18"E, A DISTANCE OF 949.86 FEET; THENCE S01°59'22"W, A DISTANCE OF 989.96 FEET; THENCE S88°34'19"E, A DISTANCE OF 70.56 FEET; THENCE S01°59'22"W, A DISTANCE OF 251.47 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 12TH STREET (ROAD BOOK 5, PAGE 124) (O.R. BOOK 2535, PAGE 1518), AND A POINT ON A CURVE HAVING A RADIUS OF 1949.86 FEET FROM WHICH A RADIAL LINE BEARS S03°38'57"W; THENCE ALONG SAID RIGHT-OF-WAY LINE OF THE FOLLOWING SEVEN COURSES AND DISTANCES: 1) WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 02°13'18", A DISTANCE OF 75.59 FEET; 2) THENCE N88°34'18"W, A DISTANCE OF 316.80 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2904.79 FEET; 3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°50'50", A DISTANCE OF 296.44 FEET; 4) THENCE S88°34'19"W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2824.79 FEET; 5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 05°50'51", A DISTANCE OF 288.29 FEET; 6) THENCE N88°34'19"W, A DISTANCE OF 324.95 FEET; THENCE N43°35'44"W, A DISTANCE OF 29.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 35.10 ACRES MORE OR LESS.

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

- THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS AS SHOWN HEREON, INCLUDING OVERHEAD, SURFACE AND SUBSURFACE USE, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTIONS, REPLACEMENT AND REPAIR OF UTILITY FACILITIES, EQUIPMENT AND APPURTENANCES, INCLUDING CABLE TELEVISION.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY RESERVED UNTO TO PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS AND WATERS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN, AND TO INSPECT AND MAINTAIN FLOWAGE OF WATER THROUGH THESE EASEMENTS.
- THE WATER MANAGEMENT TRACTS "A", "B", "C", AND "D" AS SHOWN HEREON RESERVED UNTO PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS AND/OR ASSIGNS MAINTENANCE OBLIGATION OF PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH SERVE COUNTY MAINTENANCE ROADS.
- THE RIGHT-OF-WAY SHOWN HEREON AS TRACT "E" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE TRACT SHOWN HEREON AS TRACT "L" IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES UNTO PALM LAKES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT PRIOR WRITTEN CONSENT IF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL, RESOURCES MANAGEMENT.
- TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED UNTO HAVERHILL/SUMMIT LIMITED PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, FOR RESIDENTIAL AND COMMON ELEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF HAVERHILL/SUMMIT LIMITED PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NOTE: NO PORTION OF THIS PLAT CONTAINING OPEN SPACE MAY BE VACATED IN WHOLE OR IN PART UNLESS THE ENTIRE PLAT IS VACATED.

IN WITNESS WHEREOF, PALM LAKE/SUMMIT PARTNERS, A NORTH CAROLINA GENERAL PARTNERSHIP, AS THE GENERAL PARTNER OF HAVERHILL/SUMMIT LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP AUTHORIZED TO TRANSCAT BUSINESS IN FLORIDA, HAS CAUSED THIS PLAT TO BE SIGNED BY IT'S MANAGING GENERAL PARTNER, KEITH H. KUHLMAN, THIS 31st DAY OF July, 1990.

HAVERHILL/SUMMIT LIMITED PARTNERSHIP,
A NORTH CAROLINA LIMITED PARTNERSHIP
AUTHORIZED TO TRANSCAT BUSINESS IN
FLORIDA
WITNESS: Keith Kuhlman
BY: Keith H. Kuhlman
PALM LAKE/SUMMIT PARTNERS
A NORTH CAROLINA GENERAL PARTNERSHIP,
AS ITS SOLE GENERAL PARTNER
WITNESS: Michelle M. Moore
BY: Michelle M. Moore
KEITH H. KUHLMAN
MANAGING GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April, 1990, BY KEITH H. KUHLMAN, AS MANAGING GENERAL PARTNER OF PALM LAKE/SUMMIT PARTNERS, A NORTH CAROLINA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, AS THE GENERAL PARTNER OF HAVERHILL/SUMMIT LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP AUTHORIZED TO TRANSCAT BUSINESS IN FLORIDA.

Michelle M. Moore
NOTARY PUBLIC 4-28-90

MORTGAGEE'S CONSENT

STATE OF N.C.
COUNTY OF Mecklenburg

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 6328 AT PAGE 405 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 OFFICER AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF April, 1990.

ATTEST: Amy K. Kuntz ASST. SECRETARY BY: T.D. Pinchak, VP
FIRST UNION NATIONAL BANK OF NORTH CAROLINA

ACKNOWLEDGEMENT

STATE OF N.C.
COUNTY OF Wake

BEFORE ME PERSONALLY APPEARED Amy L. Kirch AND T.D. Pinchak, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Secretary AND VP OF THE First Union 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 24th DAY OF April, 1990
MY COMMISSION EXPIRES: 9-2-92
Jarrett H. Pennell
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

PARAMOUNT TITLE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT IT FINDS THE TITLE TO THE PROPERTY TO BE VESTED IN HAVERHILL/SUMMIT LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND IT FINDS THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT IT FINDS ALL MORTGAGES ARE SHOWN TO BE TRUE AND CORRECT. THE PROPERTY IS SUBJECT TO CONTINGENT RESTRICTIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

1. MORTGAGE AND COLLATERAL LOAN DOCUMENTS IN FAVOR OF FIRST UNION NATIONAL BANK OF NORTH CAROLINA RECORDED IN OFFICIAL RECORDS BOOK 6328, PAGES 405 THROUGH 440, AS AMENDED IN OFFICIAL RECORDS BOOK 6374, PAGE 275.
DATED THIS 24th DAY OF July, 1990.
PARAMOUNT TITLE CORPORATION
BY: James G. Farr
JAMES G. FARR, PRESIDENT

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OR WATERS OVER WHICH OR THROUGH SAID EASEMENTS LIE OR PASS; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

ATTEST: Peter L. Pimentel BY: William L. Kerslake
BY: PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS WITNESS: WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
DATE: 6/21/90 DATE: 6/21/90

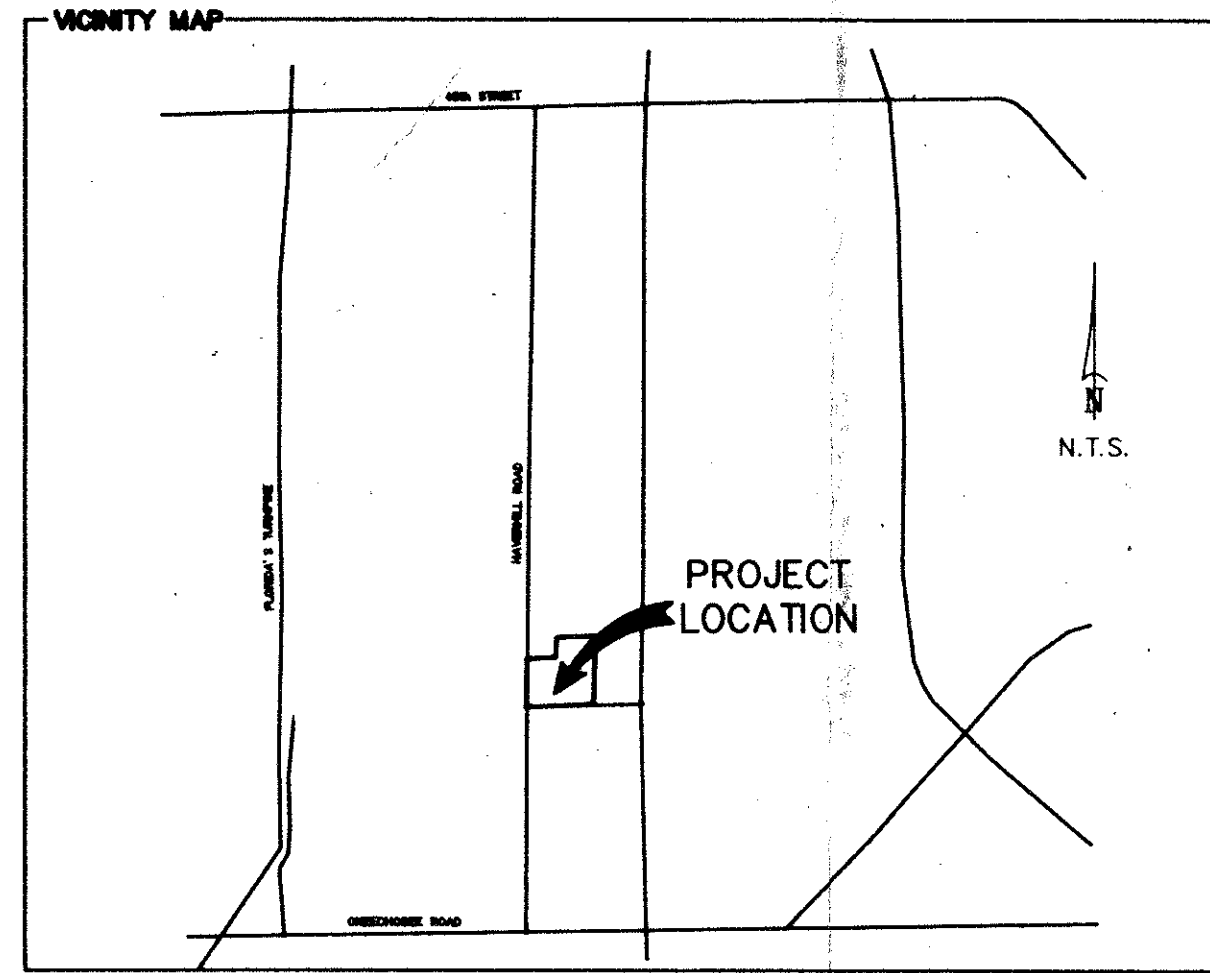
APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF July, 1990
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

ATTEST: Carol J. Elmqvist BY: William L. Kerslake
CAROL J. ELMQUIST, CHAIRMAN WITNESS: WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS
NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

THIS PLAT IS HEREBY APPROVED FOR THIS RECORD THIS 31 DAY OF July, 1990

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



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 AND 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.

5th DAY OF July, 1990
John O. Diehl
JOHN O. DIEHL
REGISTERED LAND SURVEYOR NO. 4053
STATE OF FLORIDA

NOTES:

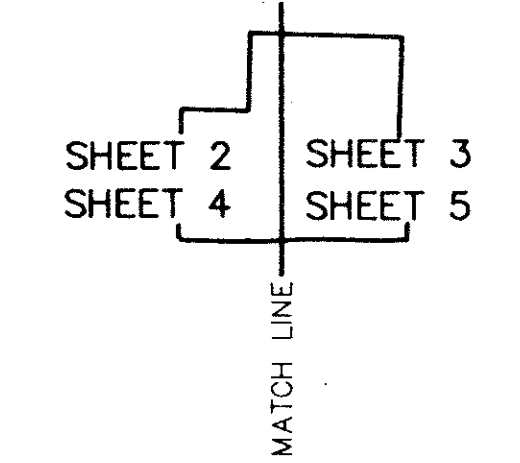
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 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.
- THERE SHALL BE NO BUILDING, STRUCTURES, CONSTRUCTION OF ANY KIND, NOR TREES NOR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) DESIGNATED THUS:
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- W.M.E. DENOTES WATER MANAGEMENT EASEMENT.
- N.P.B.C.W.C.D. DENOTES NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING ASSUMED AS N 01°29'17"E.
- THERE MAY BE ADDITIONAL RESTRICTIONS OR ENCUMBRANCES THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. DATA

NUMBER OF UNITS = 304
TOTAL ACREAGE = 35.1
DENSITY (PER ACRE) = 8.66
PETITION No. = 85-171
OPEN SPACE = 25.15 ACRES
HOUSING TYPE = CATEGORY B APARTMENTS

INDEX OF SHEETS

- SHEET 1 = COVER SHEET
- SHEET 2 = DRAINAGE AND LIMITED ACCESS EASEMENT
- SHEET 3 = DRAINAGE AND LIMITED ACCESS EASEMENT
- SHEET 4 = UTILITY EASEMENTS AND P.U.D. BUFFER
- SHEET 5 = UTILITY EASEMENTS AND P.U.D. BUFFER



0492-002

N.P.B.C.W.C.D.

THIS PLAT WAS PREPARED BY MARK H. FOSTER AT THE OFFICE OF KING ENGINEERING ASSOCIATES, INC. 5440 BEAUMONT CENTER BOULEVARD, SUITE 460 TAMPA, FLORIDA 33634

66/90

SHEET 1 OF 5

KEA King Engineering Associates, Inc.
5440 Beaumont Center Blvd., Suite 460
Tampa, Florida 33634
(813) 886-0111

PALM LAKES APARTMENT COMPLEX

PALM LAKES APARTMENT COMPLEX
0492-002
RECORD MAP # 1556
RS/SE
85-171
DORFMAN P.U.D.
13/03/90
TAL 169