


# WATERFORD CROSSINGS A P.C.D.

BEING A REPLAT OF A PORTION OF TRACT 25 OF  
PALM BEACH FARMS CO. PLAT NO. 9, AS RECORDED  
IN PLAT BOOK 5, PAGE 58, IN SECTIONS 27 & 28  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

ZONING PETITION NO. 89-127  
SHEET 1 OF 2

**118**

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 9/28/90  
4<sup>th</sup> day of September  
1990, and duly recorded in the Book  
66 on page 118 & 119  
Clerk of the Court  
*Barbara A. Wood*



**LEGAL DESCRIPTION**

A PORTION OF TRACT 25, PALM BEACH FARMS COMPANY'S PLAT NO. 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 25; THENCE NORTH 88° 45' 24" WEST ALONG THE NORTH LINE OF SAID TRACT 25 A DISTANCE OF 140.95 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTH 00° 56' 52" EAST, DEPARTING SAID NORTH LINE AND RUNNING ALONG A LINE 140.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 25 (THE EAST LINE OF SAID TRACT 25 IS ASSUMED TO BEAR SOUTH 00° 56' 52" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO); A DISTANCE OF 618.33 FEET; THENCE SOUTH 89° 02' 08" WEST ALONG A LINE 298.51 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 25; A DISTANCE OF 519.64 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 25; THENCE NORTH 00° 56' 52" WEST, ALONG SAID WEST LINE A DISTANCE OF 638.38 FEET TO THE NORTHWEST CORNER OF SAID TRACT 25; THENCE SOUTH 88° 45' 24" EAST, ALONG THE SAID NORTH LINE OF TRACT 25, A DISTANCE OF 526.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:  
(RECORDED IN OFFICIAL RECORD BOOK 3502 PAGES 124-126)  
Commencing at the Northeast corner of Tract 25, PALM BEACH FARMS COMPANY PLAT NO. 9, on file in the Office of the Clerk of the Circuit Court in Palm Beach County, Florida, in PLAT BOOK 5, PAGE 58;

Thence, West along the North line of Tract 25, a distance of 140 feet;

Thence, West along the North line of Tract 25, a distance of 412 feet; and South on a line parallel to the East line of Tract 25, a distance of 34.03 feet (said point being 84.70 feet on a bearing of South 64° 31' 14" East from the Northeast corner of Section 28, Township 43 South, Range 42 East); Thence, Westerly 421.15 feet to a bearing of the West side of a 12 foot easement; Thence, South 02° 54' 00" East, 258.10 feet;

Thence, South 87° 05' 54" West, 56.00 feet to the POINT OF BEGINNING.

Thence, South 02° 54' 00" East, 36 feet;

Thence, South 87° 05' 54" West, 30 feet;

Thence, North 02° 54' 00" East, 36.00 feet;

Thence, North 87° 05' 54" East, 39.00 feet to the POINT OF BEGINNING.

Said land situate, lying and being in Palm Beach County, Florida.

SUBJECT TO assessments, reservations, restrictions and rights of way of record.

CONTAINING 7.471 ACRES MORE OR LESS

AS SHOWN TO DESCRIPTION AS PER COUNTY SURVEY DEPARTMENT COMMENTS.

**AREA TABULATION**

PARCEL 1	1.307 ACRES
PARCEL 2	1.194 ACRES
PARCEL 3	1.782 ACRES
PARCEL 4	1.198 ACRES
PARCEL 5	0.990 ACRES
<b>TOTAL</b>	<b>7.471 ACRES</b>

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER V. COWIE AND ROBERT A. MCINTOSH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF COMAC OF PALM BEACH, INC., A FLORIDA 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 SAID CORPORATION 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 20 DAY OF July, 1990

MY COMMISSION EXPIRES: June 15, 1991

*James E. Rossin*  
NOTARY PUBLIC

**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 5536 AT PAGE 619 AND IN OFFICIAL RECORD BOOK 5106 PAGE 195, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLAGLER NATIONAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS LOAN OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF July, 1990

ATTEST: *David G. Schleich* BY: *Thomas E. Rossin*  
DAVID G. SCHLEICH LOAN OFFICER THOMAS E. ROSSIN PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS E. ROSSIN AND DAVID G. SCHLEICH, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND LOAN OFFICER OF FLAGLER NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS THEIR OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS 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 28 DAY OF July, 1990

MY COMMISSION EXPIRES: \_\_\_\_\_

*James E. Rossin*  
NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, PAUL THEBAUDAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN COMAC OF PALM BEACH, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS UNMORTGAGED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THE PROPERTY IS FOUND TO CONTAIN NO RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 7/28/90

*Paul Thebaudan*  
PAUL THEBAUDAN, ATTORNEY AT LAW

**COUNTY APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21<sup>st</sup> DAY OF August, 1990

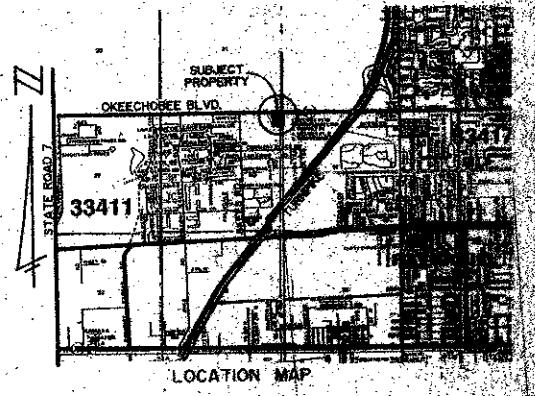
*David J. Elmquist*  
DAVID J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK  
*John B. Dunkle*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28<sup>th</sup> DAY OF August, 1990

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



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS COMAC OF PALM BEACH, INC., A FLORIDA CORPORATION, AND OTHERS OF THE LAND SHOWN HEREON AS WATERFORD CROSSINGS, SITUATE IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST. ALSO BEING A REPLAT OF A PORTION OF TRACT 25, OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WHEREBY COMAC HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION (CATV) FACILITIES.
2. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMAC OF PALM BEACH, INC. AND ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OF ACCESS RIGHTS.
4. PARCELS 1-5 ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT PURPOSES TO COMAC OF PALM BEACH, INC. AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE ACCESS EASEMENT AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMAC OF PALM BEACH, INC. AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON FOR ROADWAY PURPOSES, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMAC OF PALM BEACH, INC. AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE SIGN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF COMAC OF PALM BEACH, INC. AND ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

\* WATERFORD CROSSING PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION, IN WITNESS WHEREOF, COMAC OF PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, RESPECTIVELY, AND THEIR CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 28 DAY OF July, 1990.

ATTEST: *Robert A. Mcintosh* BY: *Robert A. Mcintosh*  
ROBERT A. MCINTOSH VICE PRESIDENT ROBERT A. MCINTOSH PRESIDENT

0588-001  
Pet 89-127

**WATERFORD CROSSINGS 118**

SUBDIVISION PLAT RECORD CROSSING  
 BOOK 66  
 FLOOD MAP, FSCA  
 ZONING 118  
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