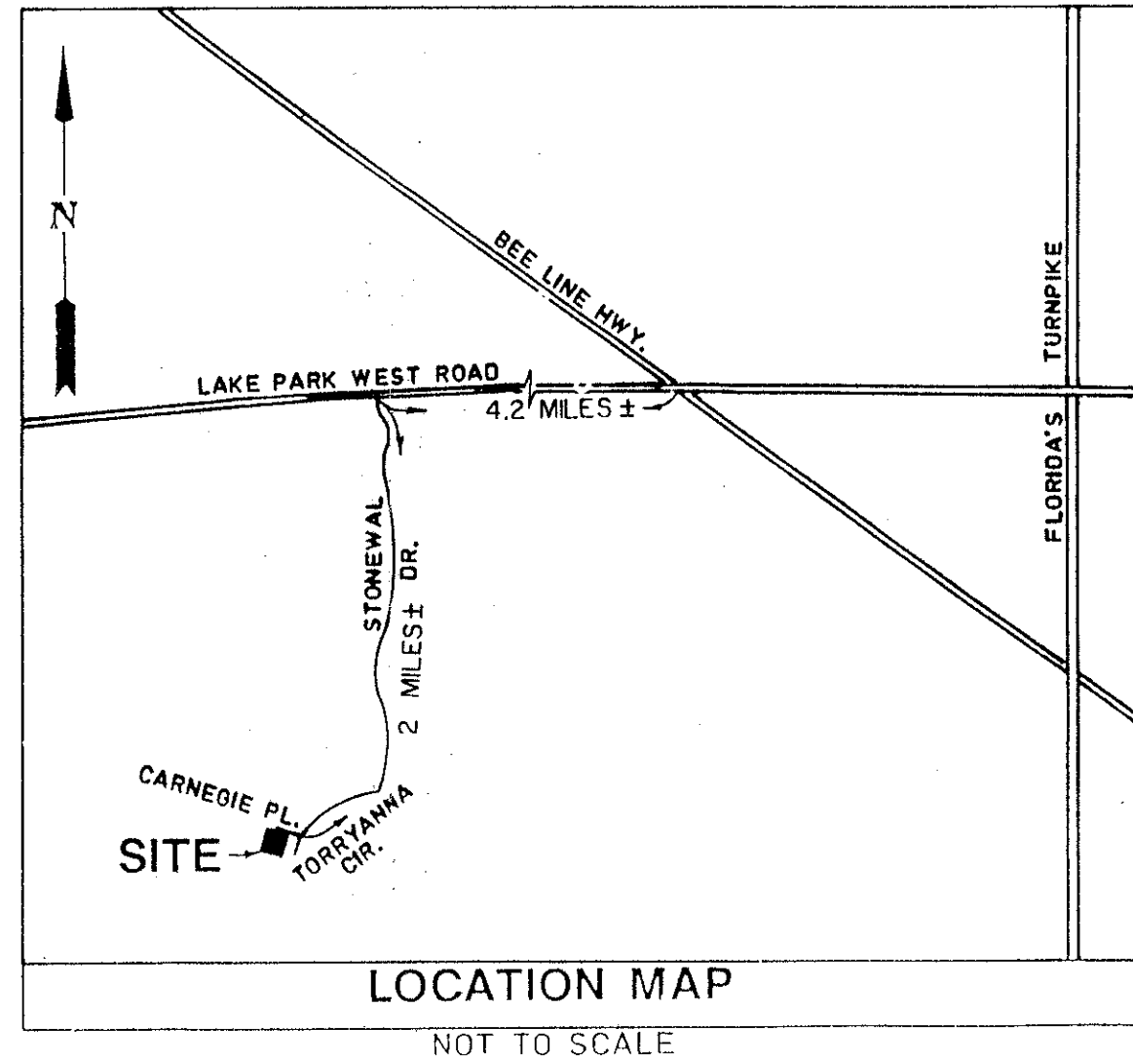


# STONEWAL ESTATES P.U.D.

PLAT NUMBER 3

BEING A PORTION OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

PART OF STONEWAL ESTATES P.U.D.  
SHEET ONE OF TWO



RESERVATION  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT ESTATES HOLDINGS, INC. A FLORIDA CORPORATION, OWNER OF THE LAND HEREON BEING SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS STONEWAL ESTATES, P.U.D., PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STONEWAL ESTATES P.U.D. PLAT NO. 1, AS RECORDED IN PLAT BOOK 47, PAGES 12 THROUGH 17 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT LOCATED SOUTH 04°41'08" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 2773.59 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE FROM SAID BEGINNING; SOUTH 04°41'08" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 531.14 FEET TO A POINT; THENCE SOUTH 85°18'52" EAST, A DISTANCE OF 687.00 FEET TO A POINT; THENCE NORTH 04°41'08" EAST, A DISTANCE OF 320.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°18'52", A DISTANCE OF 106.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH 21°00'00" EAST, A DISTANCE OF 9.84 FEET TO A POINT; THENCE NORTH 24°00'00" WEST, A DISTANCE OF 35.36 FEET TO A POINT ON A CURVE TO THE LEFT (RADIAL BEARING SOUTH 21°00'00" WEST) HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°18'52", A DISTANCE OF 284.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°18'52" WEST, A DISTANCE OF 101.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23", A DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°11'23", A DISTANCE OF 120.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°18'52" WEST, RADIAL TO THE PREVIOUS CURVE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

CONTAINING 8.00 ACRES MORE OR LESS.

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

- EASEMENTS:**  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES BY ANY UTILITY COMPANY (INCLUDING CABLE TELEVISION SYSTEMS) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- GOLF LANDING AND MAINTENANCE EASEMENT:**  
THE GOLF LANDING AND MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED AS A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF RECREATION AREA MAINTENANCE AND FOR THE PURPOSE OF RETRIEVAL OF GOLF BALLS AND FOR GOLF CART ACCESS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE STONEWAL PROPERTY OWNERS' ASSOCIATION, INC.
- WATER MANAGEMENT TRACT:**  
THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY RESERVED TO THE STONEWAL PROPERTY OWNERS' ASSOCIATION, INC. (A NOT FOR PROFIT FLORIDA CORPORATION), ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE EASEMENT:**  
THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED TO THE STONEWAL PROPERTY OWNERS' ASSOCIATION, INC. (A NOT FOR PROFIT FLORIDA CORPORATION), ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "R":**  
TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED BY THE DEVELOPER FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE STONEWAL PROPERTY OWNERS' ASSOCIATION, INC. (A NOT FOR PROFIT FLORIDA CORPORATION), ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10<sup>th</sup> DAY OF DECEMBER, 1992.

ESTATES HOLDINGS, INC., A CORPORATION OF THE STATE OF FLORIDA  
WITNESS: David Mayo R. DAVID MAYO  
WITNESS: Hedy Block HEDY BLOCK  
BY: Thomas S. Waldron THOMAS S. WALDRON, PRESIDENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED THOMAS S. WALDRON TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ESTATES HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 DAY OF DECEMBER, 1992.  
NOTARY PUBLIC Patricia A. Yonda  
MY COMMISSION EXPIRES: 9-21-94

MORTGAGEES CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 5534, PAGE 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHEREOF, CAPITAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT & CASHIER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF NOVEMBER A.D., 1992.

CAPITAL BANK, A FLORIDA BANKING CORPORATION

BY: David H. Promoff DAVID H. PROMOFF, SR. VICE PRESIDENT  
ATTEST: Layton W. Reeve LAYTON W. REEVE, VICE PRESIDENT & CASHIER

ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF AND LAYTON W. REEVE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT AND VICE PRESIDENT & CASHIER OF THE ABOVE NAMED CAPITAL BANK 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 OFFICIAL SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF NOVEMBER A.D., 1992.  
Robert A. Jarrell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-23-93

MORTGAGEES CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 7746, PAGE 1140 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHEREOF, LYEC THREE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF AUGUST A.D., 1993.

LYEC THREE, INC., A FLORIDA CORPORATION

BY: Michael D. Block MICHAEL BLOCK, PRESIDENT  
WITNESS: R. David Mayo R. DAVID MAYO  
WITNESS: Hedy Block HEDY BLOCK

ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED MICHAEL BLOCK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABOVE NAMED LYEC THREE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF AUGUST A.D., 1993.  
Robert A. Jarrell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/7/97

PLANNED UNIT DEVELOPMENT TABULATIONS

EXISTING ZONING - RE  
NUMBER OF UNITS - 4  
DWELLING UNITS PER ACRE - .500/AC.  
TOTAL ACREAGE - 8 ACRES  
PETITION NUMBER 83-18



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 THE SAME.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: ■
- THIS INSTRUMENT WAS PREPARED BY WILLIAM D. O'CONNOR IN THE OFFICES OF JAMES E. NEUHAUS, INC., 11911 U.S. HIGHWAY ONE, SUITE 120, PALM BEACH GARDENS, FLORIDA 33408.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S.04°41'08" W. ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION IS A DRAINAGE AND UTILITY EASEMENT. CONSTRUCTION AND MAINTENANCE OF FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.

TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, ROBERT B. COOK, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ESTATES HOLDINGS, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY MORTGAGES TO CAPITAL BANK AND LYEC THREE, INC., THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 11/11/93  
Robert B. Cook ATTORNEY-AT-LAW LICENSED IN FLORIDA

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11/2/93  
William D. O'Connor WILLIAM D. O'CONNOR REGISTERED SURVEYOR NO. 4563 STATE OF FLORIDA

APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF NOV 1993.

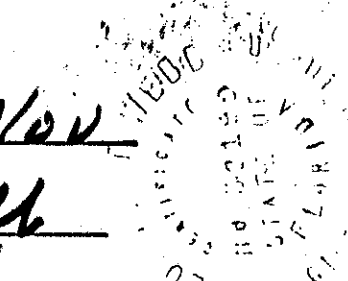
BY: Mark McCarty MARK MCCARTY, CHAIR  
George T. Webb GEORGE T. WEBB, P.E., VICE-CHAIR

ATTEST: DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT  
BY: Jill A. Stewart JILL A. STEWART DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF NOV 1993.

BY: George T. Webb GEORGE T. WEBB, P.E., COUNTY ENGINEER



71/133  
JAMES E. NEUHAUS, Inc.  
Consulting Engineers, Surveyors, Planners  
111 U.S. Highway One, Suite 120 Palm Beach Gardens, Florida 33408 Tel. 407/692.1300

ESTATES HOLDINGS, INC. CORPORATE SEAL

ESTATES HOLDINGS, INC. NOTARY SEAL

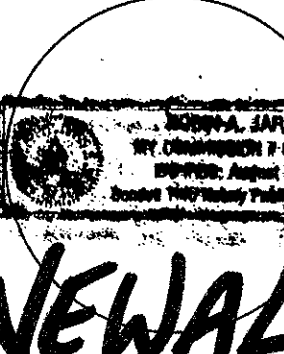
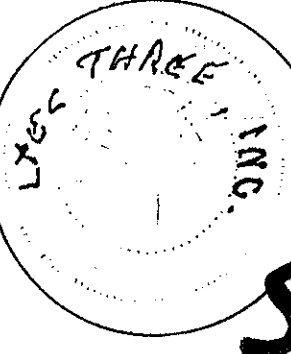
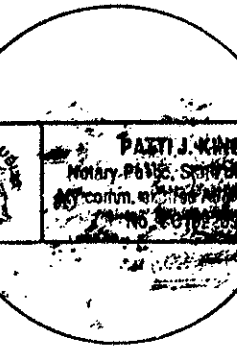
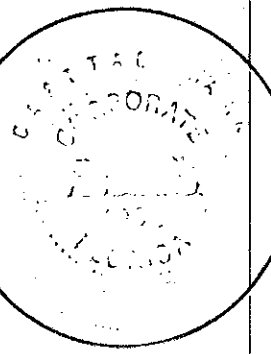
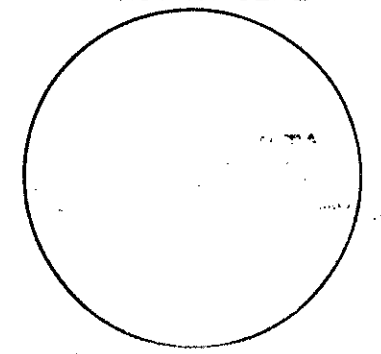
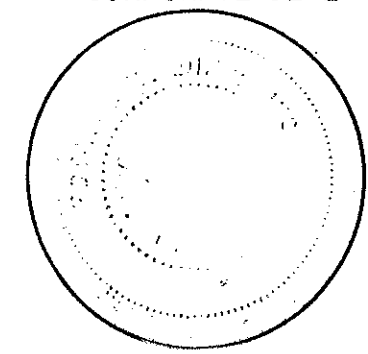
CAPITAL BANK CORPORATE SEAL

CAPITAL BANK NOTARY SEAL

SURVEYOR'S SEAL

LYEC THREE, INC. CORPORATE SEAL

LYEC THREE, INC. NOTARY SEAL



0377-004

STONEWAL ESTATES PLAT No. 3

SUBDIVISION # STONEWAL ESTATES, PL 3  
BOOK 71 PAGE 133  
FLOOD ZONE B  
QUAD # 59  
SR 83-18  
ZIP CODE 33412  
PUD NAME STONEWAL ESTATES

TAZ 826

0377-004 NW-12-1993 11:59am 93-374145

133

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 11:59 A.M.  
this 13<sup>th</sup> day of November 1993  
and duly recorded in Plat Book No. 71  
on page 133 + 134  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Jill A. Stewart