

LOCATION MAP  
NOT TO SCALE

**DESCRIPTION**

TRACTS "JJ" AND "KK" LESS THE WEST 100.0 FEET THEREOF, VILLAGES OF PALM BEACH LAKES PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 20.9260 ACRES MORE OR LESS

**DEDICATIONS AND RESERVATIONS**

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT, MINTO COMMUNITIES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS:

THE CLASSICS AT BEAR LAKES

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. UTILITY EASEMENTS:

NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY.

2. ROADS:

CHAGALL CIRCLE, CAFFIA WAY AND CEZANNE ROAD AS SHOWN HEREON ARE PRIVATE AND ARE HEREBY DEDICATED TO THE CLASSICS AT BEAR LAKES HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

3. DRAINAGE EASEMENTS:

THE 22-FOOT WIDE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CLASSICS AT BEAR LAKES HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

4. WATER AND SEWER EASEMENTS:

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER AND SEWER FACILITIES.

5. TRACTS:

TRACTS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CLASSICS AT BEAR LAKES HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPING, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. TRACTS C, D, E, F, G, H & I ARE RESERVED FOR MINTO COMMUNITIES, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MINTO COMMUNITIES, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

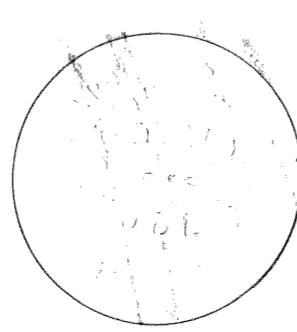
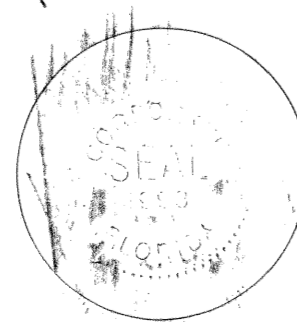
IN WITNESS WHEREOF, MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF April, 1994.

BY: MINTO COMMUNITIES, INC., A FLORIDA CORPORATION

BY: Michael Greenberg ATTEST: Phillippe Joannis  
PRESIDENT VICE-PRESIDENT

MINTO COMMUNITIES, INC.  
SEAL

NOTARY SEAL



A PLAT OF  
**THE CLASSICS AT BEAR LAKES**  
BEING A REPLAT OF PART OF TRACTS "JJ" AND "KK" OF THE  
VILLAGES OF PALM BEACH LAKES PLAT NO. 2,  
AS RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
AND SECTION 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 1994

SHEET 1 OF 3

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND PHILIPPE JOANNISSE WHO ARE PERSONALLY KNOWN TO ME, AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF MINTO COMMUNITIES, INC., 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 4<sup>th</sup> DAY OF April, 1994.

MY COMMISSION EXPIRES:  
10/5/94

Sharon Rosenblum  
NOTARY PUBLIC  
#CC 048940

**NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT  
ACKNOWLEDGEMENT**

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT AND HEREBY ACKNOWLEDGES THAT THE DISTRICT'S 25-FOOT WIDE DRAINAGE EASEMENTS AS SHOWN ON PLAT BOOK 44 AT PAGES 1 THROUGH 19 INCLUSIVE ARE SHOWN HEREON.

NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT

BY: William L. Kerlake  
WILLIAM L. KERLAKE, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST:

DATE: 4-08-94  
BY: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: April 4<sup>th</sup> 1994

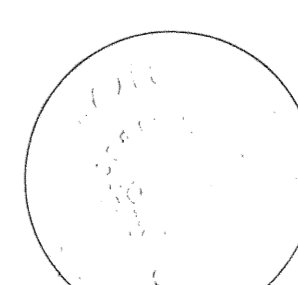
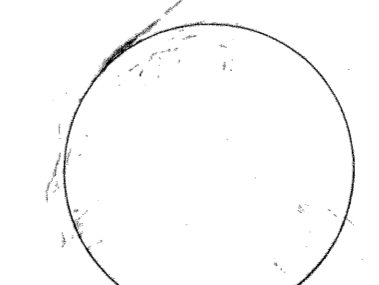
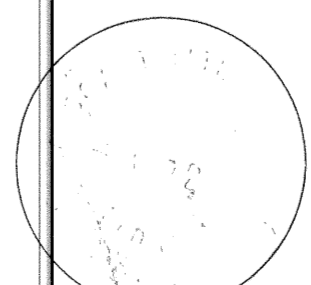
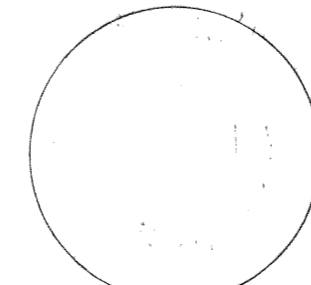
Herbert Janc  
HERBERT JANC, PRESIDENT  
GOLD COAST TITLE COMPANY

NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT  
SEAL

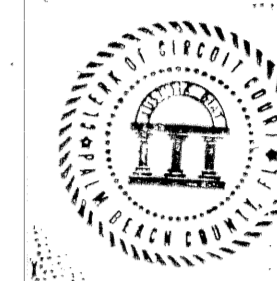
GOLD COAST TITLE  
SEAL

CITY OF WEST PALM  
BEACH SEAL

SURVEYOR SEAL



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 909 a.m.  
this 15 day of April, 1994  
and duly recorded in Plat Book No. 72  
on page 97-99  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Dee A. Stanley O.C.



**APPROVALS**

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 4 DAY OF April, 1994.

BY: Nancy M. Graham  
NANCY M. GRAHAM, MAYOR

APPROVED: 4/12/94, 1994.  
CITY PLANNING BOARD

BY: William M. Moss  
WILLIAM M. MOSS, CHAIRMAN

**NOTES:**

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF SOUTH 48°49'35" EAST ALONG THE RIGHT OF WAY LINE OF SHENANDOAH DRIVE AS SHOWN ON VILLAGES OF PALM BEACH LAKES PLAT NO. 2, AS RECORDED IN PLAT BOOK 44, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
4. THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
5. NO BUILDINGS, STRUCTURES NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS OR ON THE 22-FOOT WIDE DRAINAGE EASEMENT, EXCEPT DRIVEWAYS.
6. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR SEWER OR WATER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
9. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE 25-FOOT WIDE DRAINAGE EASEMENTS IN FAVOR OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM BY THE SAID DISTRICT.

THIS INSTRUMENT WAS PREPARED BY GARY A. RAGER, P.L.S. OF NICK MILLER, INC. 2560 R.C.A. BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410

**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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

Gary A. Rager 4/8/94  
GARY A. RAGER  
REGISTERED SURVEYOR NO. 4828  
STATE OF FLORIDA

SCALE	NICK MILLER, INC. Surveying	DRAWN BY
DATE: APRIL 1994	Planning & Development Consultants	CHK

THE CLASSICS AT BEAR LAKES

2560 RCA Blvd. • Suite 105  
Palm Beach Gardens, Florida 33410 (407) 627-5200

DRAWING NUMBER  
93056

SUBDIVISION #  
BOOK 72  
FLOOD ZONE  
QUAD #  
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FID NAME C WEST PALM BEACH  
PAGE 97  
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