

0298-017

134

A PLANNED UNIT DEVELOPMENT

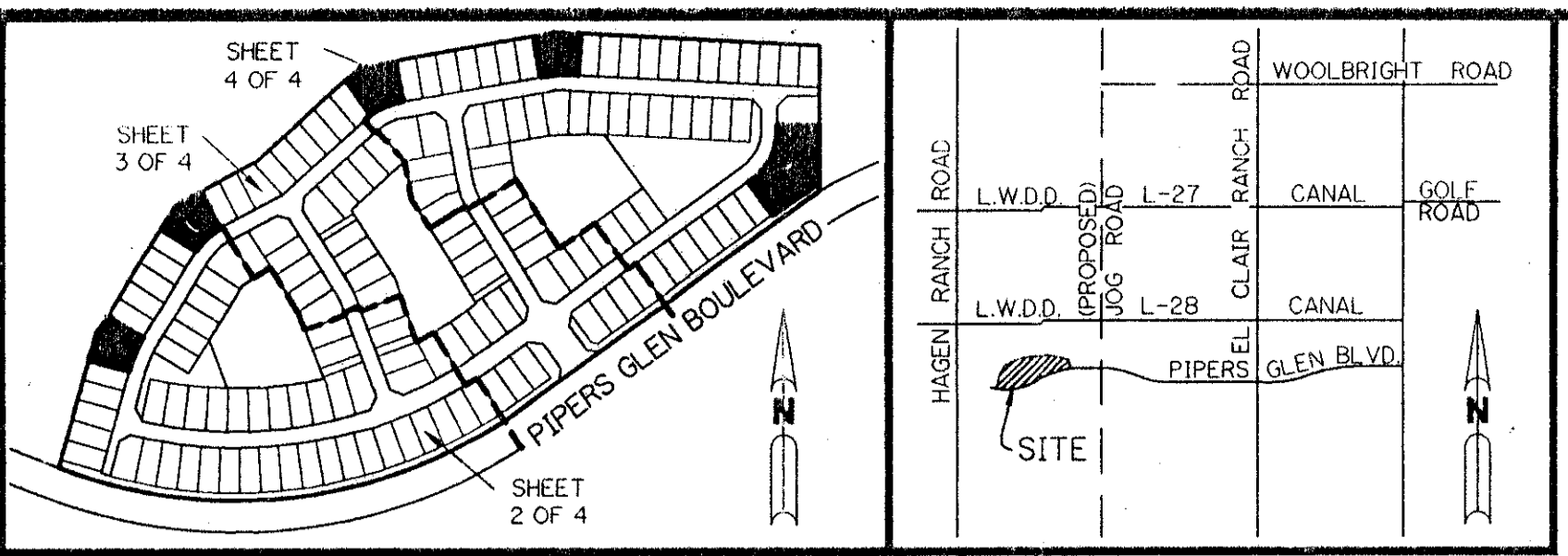
PIPERS GLEN - PARCEL "E" REPLAT

BEING A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND A REPLAT OF LOTS 6, 7, 13, 14, 24, 25, 33, 34 AND 48 THROUGH 51 OF THE PLAT OF PIPERS GLEN - PARCEL "E" AS RECORDED IN PLAT BOOK 75, PAGES 55 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4 NOVEMBER, 1995



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 12:43p
this 30 day of January 1996
and duly recorded in Plat Book No. 76
on page 134-137
DOROTHY H. WILKEN, Clerk of Circuit Court
by Leigh A. Wallis



KEY MAP
N.T.S.

LOCATION SKETCH
SEC. 3&4 TWP. 46S. RGE. 42E.

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION AND OWNER OF THE LAND SHOWN HEREON, AS PIPERS GLEN PARCEL "E" REPLAT BEING ALL OF LOTS 6, 7, 13, 14, 24, 25, 33, 34 AND 48 THROUGH 51, INCLUSIVE, OF THE PLAT OF PIPERS GLEN - PARCEL "E" AS RECORDED IN PLAT BOOK 75, PAGES 55 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 6, 7, 13, 14, 24, 25, 33, 34 AND 48 THROUGH 51, INCLUSIVE, OF THE PLAT OF PIPERS GLEN - PARCEL "E" AS RECORDED IN PLAT BOOK 75, PAGES 55 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.70 ACRES MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
2. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERE TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF November 1995.

ATTEST: David Shapiro BY: John A. Kraynick
DAVID SHAPIRO JOHN A. KRAYNICK
ITS: SECRETARY ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK AND DAVID SHAPIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Provisional License AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF ENGLE HOMES / 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 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 16 DAY OF November 1995.
Theresa Borick
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8663 AT PAGE 171 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF November, 1995.

NATIONS BANK OF FLORIDA, N.A.
A FLORIDA CORPORATION
WITNESS: Melanie Levine BY: Brett McMillan
MELANIE LEVINE BRETT McMILLAN
WITNESS: W. William Byrds ITS: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BRETT McMILLAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONS BANK OF FLORIDA, N.A. 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 21st DAY OF November 1995.

10.31.97
MY COMMISSION EXPIRES: _____
Melanie Levine
NOTARY PUBLIC
MELANIE LEVINE
MY COMMISSION # 00 327068
EXPIRES: October 31, 1997
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, UNIVERSAL LAND TITLE, INC. A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES / PALM BEACH, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

UNIVERSAL LAND TITLE, INC.
DATE: 11-27-95 BY: Eileen C. Elms
EILEEN C. ELMS
TITLE EXAMINER

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 PERMANENT REFERENCE MONUMENTS (P.P.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: 12/18/95
Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S.
THIS 30 DAY OF JANUARY 1996
George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°31'22" EAST ALONG THE WEST LINE OF PIPERS GLEN PLAT No. 1 AS RECORDED IN PLAT BOOK 43, PAGES 97 THROUGH 101 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6) COORDINATES SHOWN ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000294
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 0°23'59" COUNTERCLOCKWISE
EXAMPLE: S 02°31'22" E (PLAT BEARING) = S 02°55'21" E (GRID BEARING)

PET. 80-212E
ALLOC. #0003
5/3/3/K

0298-017
76/134

SITE PLAN DATA

ZONING PETITION NO. 80-212
TOTAL AREA 1,695 ACRES
TOTAL DWELLING UNITS 12
DENSITY 7.08 UNITS/ACRE

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS, PLANNERS, SURVEYORS

PIPERS GLEN - PARCEL "E" REPLAT

SUBDIVISION # PIPERS GLEN
BOOK 76 PAGE 134
FLOOD ZONE 0 FLOOD MAP #2004
QUAD # 36-51 ZONING RT
SE 80-212 ZIP CODE 33409
PUD NAME SAME

T&Z-457

