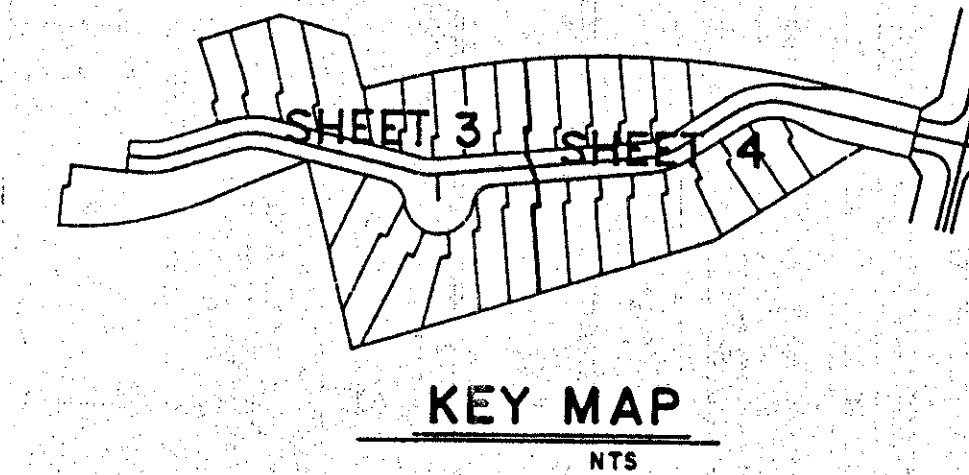


P.U.D.  
**THE ENCLAVE AT THE FOUNTAINS PLAT 1**  
 BEING A REPLAT OF A PORTION OF TRACTS 34 THRU 37 AND 50 AND 51, BLOCK 31,  
 PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED  
 IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION  
 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
 SHEET 2 OF 4

0244-011

**30**



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at \_\_\_\_\_  
 M. this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 and duly recorded in Plat Book No. \_\_\_\_\_  
 on Page \_\_\_\_\_  
 Dorothy H. Wilken, Clerk of the Circuit Court  
 By \_\_\_\_\_ D.C.

**PET 81-114A**  
**CURRENT**  
**5/2/2/I**  
**ZU**

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1<sup>ST</sup> DAY OF FEBRUARY, 1996.

ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC.  
 A NOT FOR PROFIT FLORIDA CORPORATION

WITNESS: [Signature] BY: [Signature]  
 PHILIP A. BINNS - PRESIDENT

**AREA DATA**

TRACT A .....	0.174 ACRES ±
TRACT B .....	0.118 ACRES ±
TRACT C .....	0.14 ACRES ±
TRACT D .....	0.567 ACRES ±

**SURVEYOR'S NOTES:**

1.  - DENOTES FOUND PERMANENT REFERENCE MONUMENTS #3542 (P.R.M.)
- DENOTES PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
2.  - DENOTES PERMANENT CONTROL POINTS #5019 (P.C.P.)
3. 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.
4. BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 87°23'13" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. 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.
6. R.O. DENOTES ROOF OVERHANG EASEMENT  
 C.B. DENOTES CHORD BEARING  
 L.A.E. DENOTES LIMITED ACCESS EASEMENT  
 P.B. DENOTES PLAT BOOK  
 U.E. DENOTES UTILITY EASEMENT  
 L.S.E. DENOTES LIFT STATION EASEMENT  
 D.E. DENOTES DRAINAGE EASEMENT  
 R. DENOTES RADIUS  
 P.O.B. DENOTES POINT OF BEGINNING  
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
 L. DENOTES ARC LENGTH  
 Δ DENOTES DELTA ANGLE  
 CL DENOTES CENTERLINE  
 M.E. DENOTES MAINTENANCE EASEMENT  
 R.L. DENOTES RADIAL LINE  
 O.A. DENOTES OVERALL DIMENSION  
 P.O.C. DENOTES POINT OF COMMENCEMENT  
 P.U.D. DENOTES A PLANNED UNIT DEVELOPMENT  
 W.M.T. DENOTES WATER MANAGEMENT TRACT
7. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

**ACKNOWLEDGEMENT**

STATE OF  
 COUNTY OF

BEFORE ME PERSONALLY APPEARED PHILIP A. BINNS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ENCLAVE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 1<sup>ST</sup> DAY OF FEBRUARY, 1996.  
 MY COMMISSION EXPIRES: [Signature]  
 NOTARY PUBLIC

ENCLAVE AT THE  
 FOUNTAINS HOMEOWNERS ASSOC. INC.

NOTARY



THE ENCLAVE AT THE FOUNTAINS  
 SUBDIVISION #  
 BOOK 77 PAGE 30  
 FLOOD ZONE 0 FLOOD MAP # 170 A  
 QUAD # 33 ZONING R5  
 SE 81-114 ZIP CODE 33443  
 PLAT NAME THE ENCLAVE AT THE FOUNTAINS

0244-011

Landmark Surveying & Mapping Inc.  
 1850 FOREST HILL BOULEVARD  
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

**THE ENCLAVE AT THE  
 FOUNTAINS PLAT 1**