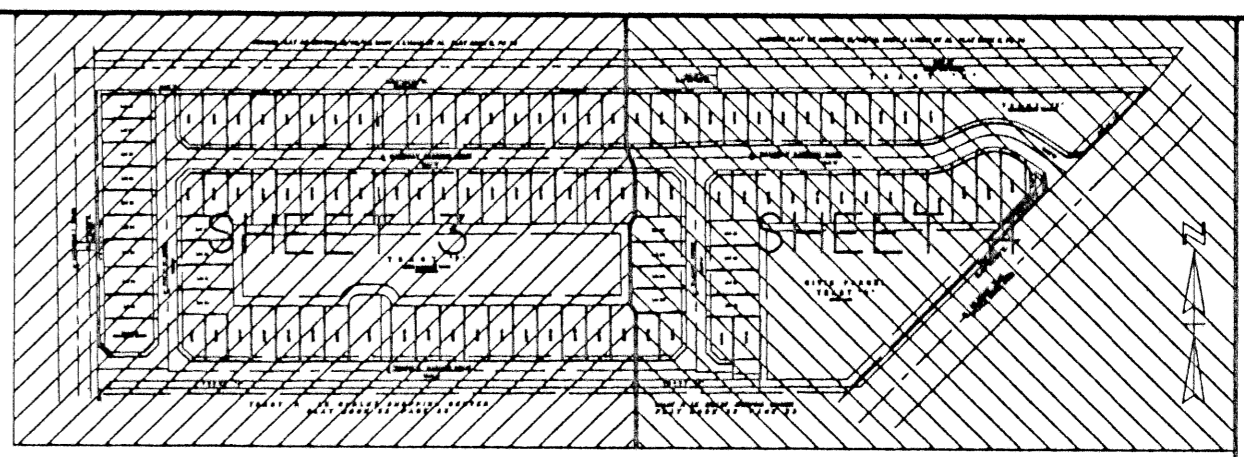


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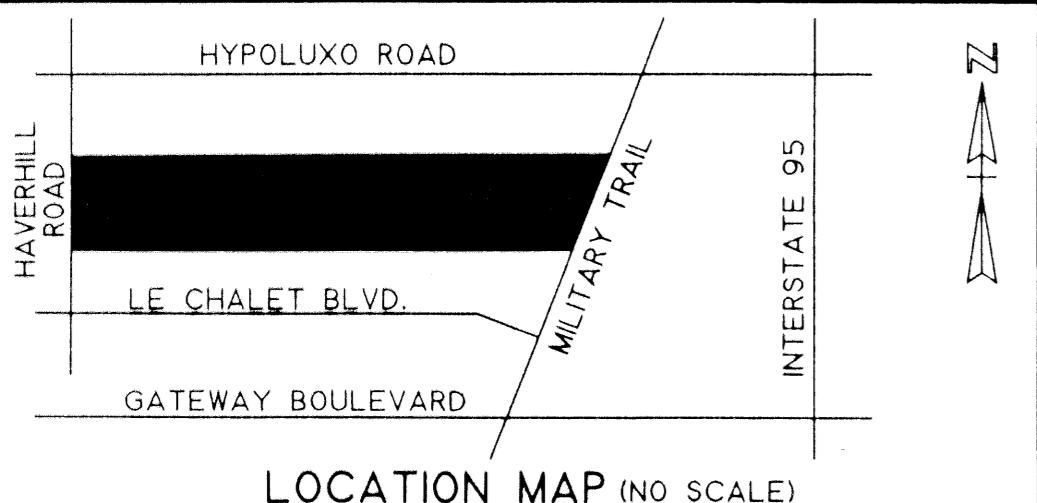
# GATEWAY GARDENS, P.U.D.

BEING A PORTION OF THE NORTHWEST QUARTER (N.W.1/4)  
OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4



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### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION AND JUPITER INVESTMENTS L.C., AN IOWA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GATEWAY GARDENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF (N.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 40.0 FEET THEREOF AND LESS THE NORTH 46.0 FEET THEREOF.

AND:

THAT PART OF THE NORTH HALF (N.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 13, LYING WEST OF MILITARY TRAIL (STATE ROAD 809), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N.89°33'59"E., ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HAVERRHILL ROAD AND A POINT ON A LINE 40.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 13; THENCE S.00°51'29"E., ALONG SAID EAST RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 46.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°51'29"E., ALONG SAID EAST RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 615.70 FEET; THENCE N.89°33'59"E., A DISTANCE OF 1550.59 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL AS NOW LAID OUT AND IN USE; THENCE N.44°32'04"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 762.47 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1850.08 FEET AND A CENTRAL ANGLE OF 5°08'46"; THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE AND THE SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL, A DISTANCE OF 166.17 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE S.89°33'59"W., ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 927.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 13; THENCE S.0°51'42"E., ALONG SAID WEST LINE, A DISTANCE OF 46.0 FEET TO A POINT ON A LINE 46.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 13; THENCE S.89°33'59"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 1278.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.26 ACRES MORE OR LESS.

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

TRACTS N AND Q, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS G, H, J AND L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT G SUBJECT TO RESTRICTIONS AS CALLED OUT IN OFFICIAL RECORD BOOK 10597, PAGE 1871, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT F, AS SHOWN HEREON, IS HEREBY RESERVED FOR HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 10538, PAGE 1406, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS A AND E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT M, AS SHOWN HEREON, IS HEREBY RESERVED FOR MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO THE RESTRICTIONS AS RECORDED ON OFFICIAL RECORD BOOK 10597, PAGE 1871.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT K, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT P, AS SHOWN HEREON, IS HEREBY RESERVED FOR MEADOWLAND DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MEADOWLAND DEVELOPMENT CORP., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE AND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 16 DAY OF OCTOBER, 1998.

WITNESS: *Joe Sreanier* BY: *David R. Seach*  
MEADOWLAND DEVELOPMENT CORP.  
A FLORIDA CORPORATION  
WITNESS: *Diana L. Johnston* DAVID R. SEACH, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID R. SEACH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MEADOWLAND DEVELOPMENT CORP., 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 16 DAY OF OCTOBER, 1998.  
MY COMMISSION EXPIRES: 5-31-02  
NAME: DIANA L. JOHNSTON  
NOTARY PUBLIC-STATE OF FLORIDA

NOTARY SEAL  
DIANA L. JOHNSTON  
COMMISSION # CC272957  
EXPIRES MAY 31, 2002  
BONDED THROUGH ADVANCE NOTARY OF FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF OCTOBER, 1998.

WITNESS: *Joe Sreanier* BY: *Richard Witham*  
NAME: JUPITER INVESTMENTS L.C.  
MANAGER: RICHARD WITHAM  
WITNESS: *Diana L. Johnston*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Richard Witham* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JUPITER INVESTMENTS L.C., AN IOWA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF OCTOBER, 1998.  
MY COMMISSION EXPIRES: 5-31-02  
NAME: DIANA L. JOHNSTON  
NOTARY PUBLIC-STATE OF FLORIDA

NOTARY SEAL  
DIANA L. JOHNSTON  
COMMISSION # CC272957  
EXPIRES MAY 31, 2002  
BONDED THROUGH ADVANCE NOTARY OF FLORIDA

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATE HEREON, DATE THIS 16 DAY OF OCTOBER, 1998.

WITNESS: *Joe Sreanier* BY: *David R. Seach*  
HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, INC.  
DAVID R. SEACH, PRESIDENT  
WITNESS: *Diana L. Johnston*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID R. SEACH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOMEOWNERS' ASSOCIATION OF GATEWAY GARDENS, 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 16 DAY OF OCTOBER, 1998.  
MY COMMISSION EXPIRES: 5-31-02  
NAME: DIANA L. JOHNSTON  
NOTARY PUBLIC-STATE OF FLORIDA

NOTARY SEAL  
DIANA L. JOHNSTON  
COMMISSION # CC272957  
EXPIRES MAY 31, 2002  
BONDED THROUGH ADVANCE NOTARY OF FLORIDA

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS DAY OF *December*, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

*George T. Webb*  
GEORGE T. WEBB, P.E., COUNTY ENGINEER

NOTARY SEAL  
DIANA L. JOHNSTON  
COMMISSION # CC272957  
EXPIRES MAY 31, 2002  
BONDED THROUGH ADVANCE NOTARY OF FLORIDA

O'BRIEN, SUITER & O'BRIEN, INC.  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #18353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN M. SUITER  
2801 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483  
(561) 276-4501 732-3279 FAX 276-2390

DATE: MAY 1998  
FIELD BOOK: PAGE NO. SHEET 1 OF 4  
SCALE: ORDER NO.: 95-250db'PL'

Gateway Gardens  
SUBDIVISION: GATEWAY GARDENS  
PAGE: 20  
BOOK: 84  
FLOOD ZONE: 18  
ZONING: RUD/TOR  
ORD # 34  
SE: 97-85  
TAZ: 44  
PUB NAME: Gateway Gardens

