

THE RENAISSANCE

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



KNOW ALL MEN BY THESE PRESENTS, THAT GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY GOLDEN WEST, INC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "THE RENAISSANCE", LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 43 SOUTH, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

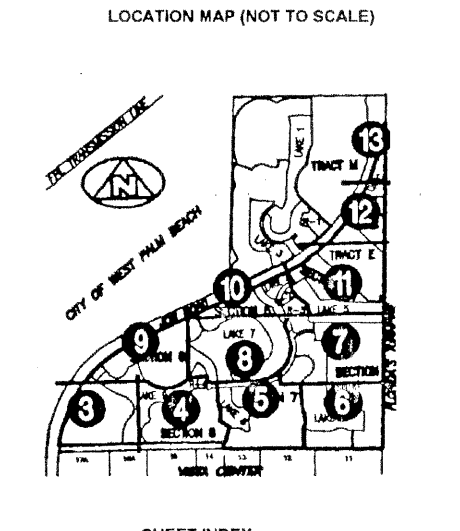
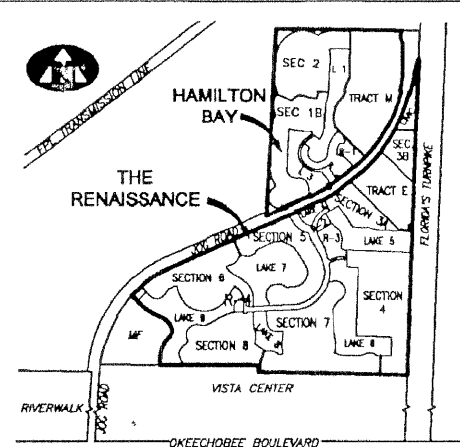
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE, NORTH 01°43'48" EAST, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 100.02 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND 100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE, SOUTH 89°48'52" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 965.87 FEET FOR A POINT OF BEGINNING.

THENCE, SOUTH 80°48'52" EAST, CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 1517.32 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 15; THENCE, SOUTH 02°51'58" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.06 FEET TO THE SOUTH ONE-QUARTER-CORNER OF SAID SECTION 15; THENCE, SOUTH 88°58'11" EAST, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF SAID SECTION 15, A DISTANCE OF 2302.57 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN 40.00 FOOT RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1152, PAGE 266, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°54'14" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4892.74 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID JOG ROAD; THENCE, SOUTH 18°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.66 FEET; THENCE, SOUTH 12°28'33" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 470.57 FEET; THENCE, NORTH 75°51'18" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2606.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 75°51'16" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 21°43'03", A DISTANCE OF 987.98 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 54°08'13" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 11886, PAGE 1639, SAID PUBLIC RECORDS, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2818.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 54°08'13" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 11°06'40", A DISTANCE OF 507.06 FEET TO THE END OF SAID CURVE; THENCE, NORTH 43°01'33" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2806.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 43°01'33" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°49'15", A DISTANCE OF 355.79 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 35°12'17" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2816.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 35°12'17" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°41'43", A DISTANCE OF 397.39 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 77°14'02" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52.62 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2608.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 25°23'09" WEST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°24'47", A DISTANCE OF 64.28 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 287.03 FEET; THENCE, SOUTH 23°58'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, SOUTH 86°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET; THENCE, SOUTH 79°31'22" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 51.42 FEET; THENCE, SOUTH 86°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1851.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1849.86 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°13'28", A DISTANCE OF 749.90 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 47°11'58" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1648.74 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°24'36", A DISTANCE OF 410.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 269.52 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°40'55", A DISTANCE OF 196.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.87 FEET; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°06'06", A DISTANCE OF 195.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 416.50 FEET; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°58'19", A DISTANCE OF 334.30 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°11'08" WEST, A DISTANCE OF 119.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 223.48 ACRES, MORE OR LESS

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

- TRACT "R" AND TRACT "RR" (RESIDENTIAL ACCESS STREETS) ARE HEREBY DEDICATED TO THE BRIAR BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- 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 LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACTS "RB-1" AND "RB-2" (RIGHT-OF-WAY BUFFERS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SANITARY SEWER LIFT STATION FACILITIES.
- THE LIMITED ACCESS EASEMENT (LAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS "L-4", "L-5", "L-6", "L-7", "L-8", AND "L-9" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACT "O" (OPEN SPACE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACT "R-2", "R-3" AND TRACT "R-4" (RECREATION), AS SHOWN HEREON, ARE HEREBY RESERVED FOR RECREATION PURPOSES.
- THE CIVIC TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR CIVIC PURPOSES.
- THE PUMP STATION PARCEL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PUMP STATION PURPOSES.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" AND TRACT "RR" IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER UTILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BRIAR BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" AND TRACT "RR" IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR ACCESS AND UTILITY MAINTENANCE PURPOSES.
- THE BUFFER AND LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.



SHEET INDEX

AREA SUMMARY

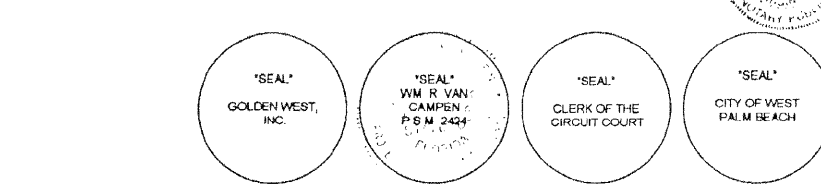
TRACT "U"	0.01	ACRES
CIVIC TRACT	3.76	ACRES
TRACT "E"	14.99	ACRES
SECTION 3A	9.46	ACRES
SECTION 3B	6.57	ACRES
SECTION 4	30.02	ACRES
SECTION 5	17.06	ACRES
SECTION 6	21.70	ACRES
SECTION 7	29.57	ACRES
SECTION 8	18.41	ACRES
TRACT "L-4" (LAKE)	1.87	ACRES
TRACT "L-5" (LAKE)	10.06	ACRES
TRACT "L-6" (LAKE)	14.16	ACRES
TRACT "L-7" (LAKE)	15.36	ACRES
TRACT "L-8" (LAKE)	4.27	ACRES
TRACT "L-9" (LAKE)	14.08	ACRES
TRACT "O" (OPEN SPACE)	0.47	ACRES
TRACT "RR" (ROADWAY)	4.81	ACRES
TRACT "RR" (ROADWAY)	1.43	ACRES
TRACT "R-2" (RECREATION)	0.79	ACRES
TRACT "R-3" (RECREATION)	3.49	ACRES
TRACT "R-4" (RECREATION)	0.69	ACRES
PUMP STATION	0.26	ACRES
TRACT "RB-1" (BUFFER)	0.10	ACRES
TRACT "RB-2" (BUFFER)	0.19	ACRES
TOTAL AREA	223.48	ACRES

IN WITNESS WHEREOF, GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GOLDEN WEST, INC., A VIRGINIA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2001.

GOLDEN WEST LIMITED PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP
BY
GOLDEN WEST, INC.
A VIRGINIA CORPORATION
ATTEST: *[Signature]* RAYMOND L. GOTTLIEB, ASST. SECRETARY
BY: *[Signature]* STEVEN B. SANDLER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
) SS
CITY OF VIRGINIA BEACH)
BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED _____ (AND) _____ (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF GOLDEN WEST, INC., A VIRGINIA CORPORATION, AS GENERAL PARTNER OF GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, 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 17th DAY OF April, 2001.
MY COMMISSION EXPIRES: 8-31-02 NOTARY PUBLIC: *[Signature]* SEAL



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I, SAMUEL D. NAVON, 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 TO GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 4-23-01 BY: *[Signature]* SAMUEL D. NAVON, ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY 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.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 5-4-01 BY: *[Signature]* BENCH MARK LAND SURVEYING & MAPPING, INC.
WIM R. VAN CAMPEN, P.S.M. 2224

SURVEYOR'S NOTES:

- ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
 - ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
 - DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
 - ⊗ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
- THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°48'52" EAST ALONG THE SOUTH LINE OF THE WEST ONE-HALF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.

CITY APPROVAL:

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

THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE ON THIS PLAT THIS _____ DAY OF _____, 2001.

BY: *[Signature]* JOEL DAVIS, MAYOR
BY: *[Signature]* DAVID SCHULTZ, CHAIRMAN

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *[Signature]* VINCENT J. NOEL, P.S.M. DATE: 6-4-01

BENCH MARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121,
Riviera Beach, FL 33404
Phone 848-2102 L.B. 2171 Fax (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT
THE RENAISSANCE

DWN M.K.H.	FB	DATE: 9/01/99	WC # P220
CKD B.Y.C.	FILE MS-1 PUB	SCALE: NONE	SHEET 1 OF 13