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TIVOLI RESERVE

TIVOLI RESERVE PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF ALL OF TRACTS 10 THROUGH 14, 18 THROUGH 23 AND A PORTION OF TRACTS 9, 15, 16, 17 & 20, BLOCK 58, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF OF THE 30 FOOT RIGHT-OF-WAY ADJOINING THE SOUTH LINE OF SAID TRACTS 17 THROUGH 24, BLOCK 58, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA AND LYING IN SECTIONS 32 AND 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 7 JULY, 2000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOME DEVCO/TIVOLI, LLC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS TIVOLI RESERVE, BEING A REPLAT OF TRACTS 10 THROUGH 14, TRACTS 18 THROUGH 23 AND A PORTION OF TRACTS 9, 15, 16, 17 AND 24, BLOCK 58, TOGETHER WITH A PORTION OF THE NORTH ONE-HALF OF THE 30 FOOT RIGHT-OF-WAY ADJOINING THE SOUTH LINE OF SAID TRACTS 17 THROUGH 24, BLOCK 58, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 32 & 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 9 WITH THE WEST CORNER OF WAY LINE HAGEN RANCH ROAD AS SHOWN IN OFFICIAL RECORDS BOOK 85A, PAGE 171 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 00°30'03" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,335.00 FEET TO THE CENTERLINE OF THE 30 FOOT WIDE PLATTED RIGHT OF WAY ADJOINING THE SOUTH LINE OF SAID TRACTS 17 THROUGH 24; THENCE SOUTH 89°36'30" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 2,297.39 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 20 FEET OF SAID TRACTS 16 AND 17; THENCE NORTH 00°24'54" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1,305.00 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID TRACTS 15 AND 16; THENCE NORTH 89°36'30" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 640.08 FEET TO THE EAST LINE OF SAID TRACT 15; THENCE NORTH 00°25'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE NORTH-EAST CORNER OF SAID TRACT 15; THENCE NORTH 89°36'30" EAST, ALONG THE NORTH LINE OF SAID TRACTS 9 THROUGH 14, A DISTANCE OF 1,955.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 79.13 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "A" & "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES.
- 3. TRACTS "OS1" THROUGH "OS7" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "OS6" & "OS7" ARE SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 11452, PAGE 486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. TRACT "BT1" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. TRACT "L1", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12108, PAGE 1212L, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. TRACTS "RT1" & "RT2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- 8. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, 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.
- 9. 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.
- 10. 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.
- 11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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.
- 12. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 13. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, HOME DEVCO/TIVOLI, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, HOME DEVCO/TIVOLI, INC. A FLORIDA CORPORATION, THIS 6th DAY OF FEBRUARY, 2001.

HOME DEVCO/TIVOLI, LLC
BY: HOME DEVCO/TIVOLI, INC., MANAGING MEMBER
BY: RICHARD SWARTZ, HOME DEVCO/TIVOLI INC., TREASURER
WITNESS: Ernest LoFurjo
PRINT NAME: Ernest LoFurjo
WITNESS: Bradley Martel
PRINT NAME: Bradley Martel

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RICHARD SWARTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TREASURER OF HOME DEVCO / TIVOLI, INC., 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February, 2001.
NOTARY PUBLIC: Carol Anne Ringo
PRINT NAME: Carol Anne Ringo #926500
MY COMMISSION EXPIRES: 4/10/04

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 6th DAY OF FEBRUARY, 2001.
TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: Michael Morton, President
WITNESS: Ernest LoFurjo
PRINT NAME: Ernest LoFurjo
WITNESS: Bradley Martel
PRINT NAME: Bradley Martel

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TIVOLI RESERVE HOMEOWNERS ASSOCIATION, INC., 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 6th DAY OF February, 2001.
NOTARY PUBLIC: Carol Anne Ringo
PRINT NAME: Carol Anne Ringo #926500
MY COMMISSION EXPIRES: 4/10/04

SITE PLAN DATA TIVOLI RESERVE

ZONING PETITION NO.	99-058
TOTAL AREA	79.13
TOTAL DWELLING UNITS	220
DENSITY	2.78 UNITS PER AC.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1337, AT PAGE 271 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF February, 2001.
SOUTHTRUST BANK, N.A.
BY: Anthony C. Romeo
ANTHONY C. ROMEO, SR. VICE PRESIDENT
WITNESS: Ann Hall
PRINT NAME: Anthony C. Romeo
WITNESS: Claire Lowmy
PRINT NAME: Claire Lowmy

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANTHONY C. ROMEO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF SOUTHTRUST BANK, N.A. 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 6th DAY OF February, 2001.
NOTARY PUBLIC: Robert C. Gibson #816089
PRINT NAME: Robert C. Gibson
MY COMMISSION EXPIRES: 3/26/03

MORTGAGEE'S CONSENT

WASHINGTON, D.C.
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1337, AT PAGE 271 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF February, 2001.
CIG INTERNATIONAL, LLC.
WASHINGTON, D.C.
BY: Bruce F. Levin
BRUCE F. LEVIN, SR. VICE PRESIDENT
WITNESS: Douglas T. Adams
PRINT NAME: Douglas T. Adams
WITNESS: Frederick T. Little, Jr.
PRINT NAME: Frederick T. Little, Jr.

ACKNOWLEDGMENT

WASHINGTON, D.C.
BEFORE ME PERSONALLY APPEARED BRUCE F. LEVIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF CIG INTERNATIONAL, LLC. 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 12th DAY OF February, 2001.
NOTARY PUBLIC: Ann P. Huie
PRINT NAME: Ann P. Huie
MY COMMISSION EXPIRES: Jan 1, 2005

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, GARY KORN 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 IN HOME DEVCO/TIVOLI, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.
LEOPOLD, KORN AND LEOPOLD, P.A.
DATE: 7/19/2001
BY: GARY KORN, ATTORNEY-AT-LAW

COUNTY ENGINEER

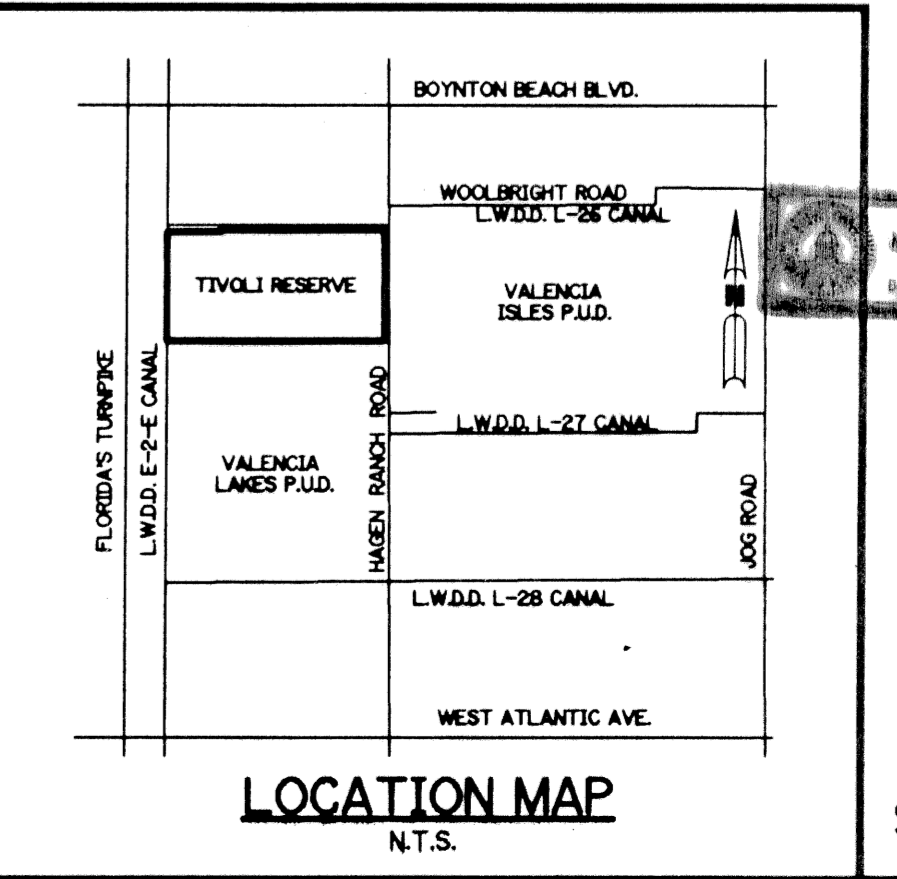
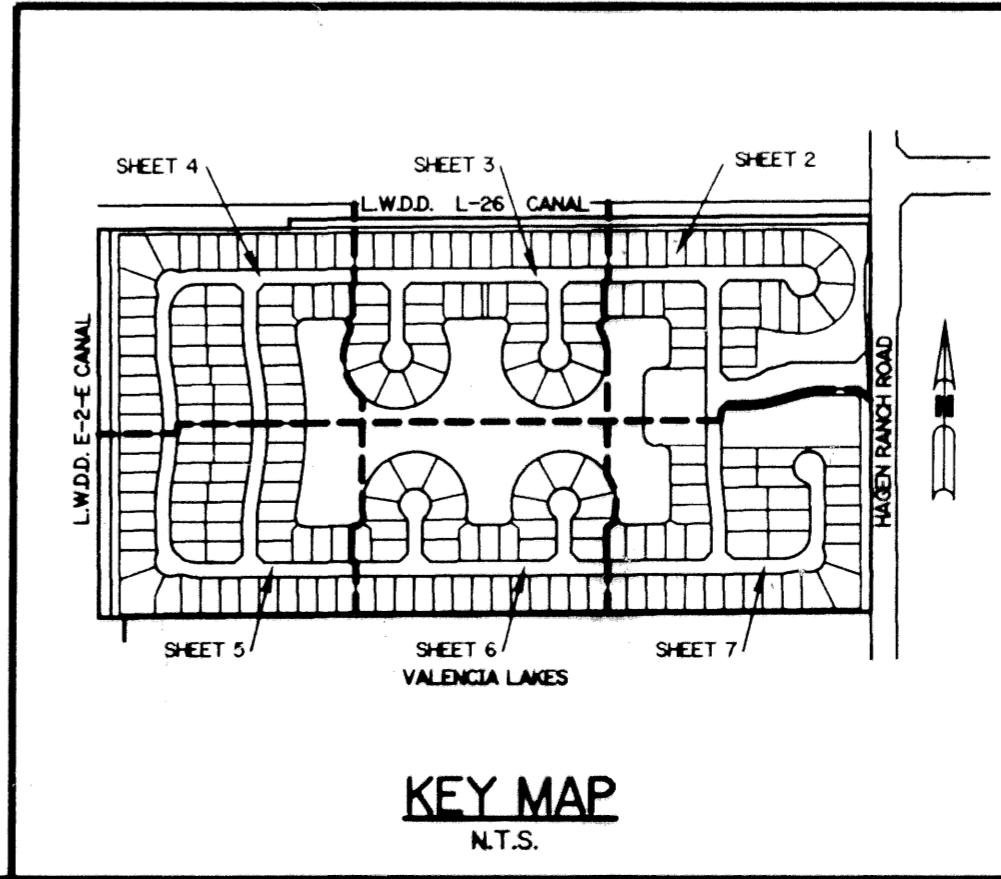
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 25th DAY OF July, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.
BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
DATE: 7-25-01

SURVEYOR'S CERTIFICATE

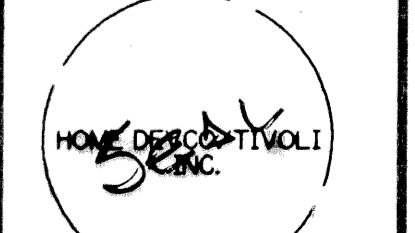
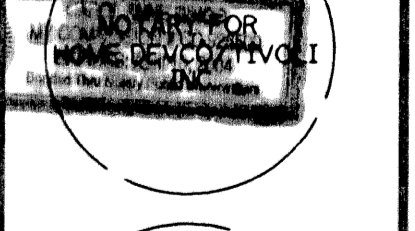
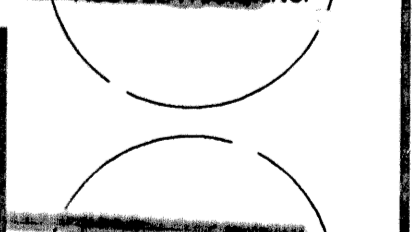
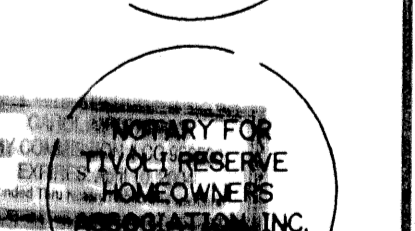
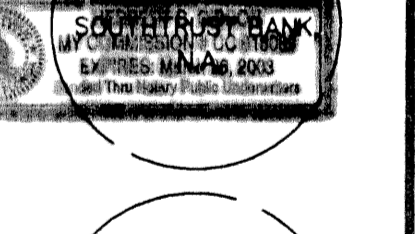
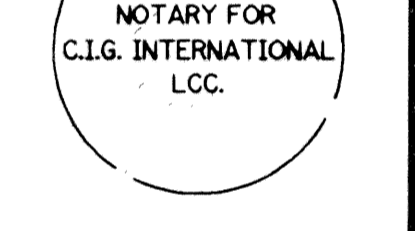
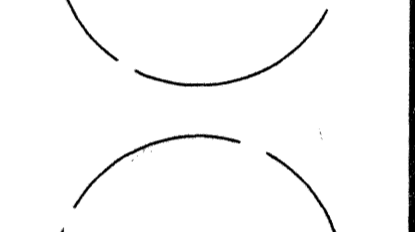
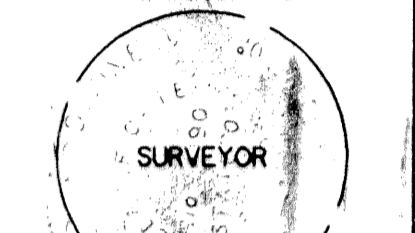
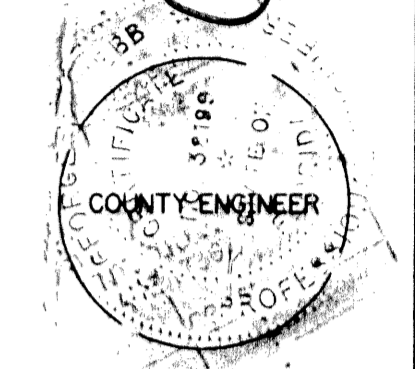
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.081 (9) F.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.
BY: Wilbur F. Divine
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA
DATE: 3/7/01

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, HAVING A BEARING OF SOUTH 00°30'03" EAST.
- 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 AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 4. 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 SUPPLEMENTED 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 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 6. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000269
PLAT BEARING = GRID BEARING
NO ROTATION



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 1:03p
on 26 July 2001
and duly recorded in Plat Book No.
86-92
at 9:11 am on 26 July 2001 at the County Court
in Palm Beach, Florida.
Millie Rojas, D.C.



A459
SHEET 1 OF 7