

# COLONY PARK P.U.D.

Being a replat of portions of Tracts 10, 11, and 18 of Block 3 of the Plat of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45, through 54, inclusive, of the Public records of Palm Beach County, Florida. Lying in Sections 29 and 32, Township 43 South, Range 42 East, Palm Beach County, Florida.

SHEET 1 OF 3  
JULY 2001



LOCATION MAP  
N.T.S.

159

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT 1:07P August  
20 2001 DAY OF August  
AND DULY RECORDED IN  
PLAT BOOK NO 91  
ON PAGE 159-161

DOROTHY H. WILKEN,  
CLERK, CIRCUIT COURT  
BY: *Mike Rojas* D.C.

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COLONY PARK, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE TWO PARCELS OF LAND SHOWN HEREON AS COLONY PARK P.U.D. LYING IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF PORTIONS OF TRACTS 10, 11, AND 18 OF BLOCK 3 OF THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL BEING PORTIONS OF TRACTS 11 AND 18 OF THE PLAT OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF GOLDEN LAKES SECTION 15 AS RECORDED IN PLAT BOOK 53, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN S89°02'00"W ALONG THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS SHOWN IN ROAD PLAT BOOK 4, PAGES 96 THROUGH 102 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 205.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2924.78 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'57" A DISTANCE OF 133.54 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN N00°52'10"W ALONG THE EAST LINE OF THE PLAT OF SUMMER CREEK AS RECORDED IN PLAT BOOK 64, PAGES 160 THROUGH 164 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1226.27 FEET; THENCE N89°01'00"E ALONG THE NORTH LINE OF SAID TRACT 11 A DISTANCE OF 340.47 FEET; THENCE S00°52'10"E ALONG THE WEST LINE OF SAID PLAT OF GOLDEN LAKES SECTION 15, A DISTANCE OF 1223.32 FEET TO THE POINT OF BEGINNING TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF TRACT 10 OF THE PLAT OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF GOLDEN LAKES SECTION 15 AS RECORDED IN PLAT BOOK 53, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN N00°52'10"W ALONG THE WEST LINE OF SAID PLAT OF GOLDEN LAKES SECTION 15, A DISTANCE OF 1223.32 FEET, THENCE S89°01'00"W ALONG THE NORTH LINE OF TRACT 11 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 A DISTANCE OF 110.42 FEET; THENCE N00°51'50"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. RUN THENCE S89°01'00"W ALONG THE SOUTH LINE OF SAID TRACT 10 A DISTANCE OF 230.00 FEET; THENCE N00°51'50"W ALONG THE EAST LINE OF TRACT 10 OF THE PLAT OF SUMMER CREEK AS RECORDED IN PLAT BOOK 64, PAGES 160 THROUGH 164 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1271.58 FEET; THENCE N89°02'22"E ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT'S L-2 CANAL (48.00 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2353 AT PAGE 1381 A DISTANCE OF 230.00 FEET; THENCE S00°51'50"E ALONG THE WEST LINE OF SAID PLAT OF SUMMER CREEK, A DISTANCE OF 1271.49 FEET TO THE POINT OF BEGINNING.

SAID TWO PARCELS TOGETHER CONTAINING 16.28 ACRES MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE RESIDENTIAL DEVELOPMENT TRACT "A" SHOWN HEREON IS HEREBY RESERVED TO COLONY PARK, LTD. A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL DEVELOPMENT AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. 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.
3. TRACT "DST" SHOWN HEREON IS HEREBY RESERVED TO COLONY PARK, LTD. ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS AS SET FORTH IN OFFICIAL RECORDS BOOK 12712, PAGE 446, PUBLIC RECORDS OF PALM BEACH COUNTY, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
4. 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.
5. TRACTS "C" & "D" SHOWN HEREON ARE HEREBY RESERVED TO COLONY PARK, LTD. ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. TRACT "B" SHOWN HEREON IS HEREBY RESERVED TO COLONY PARK, LTD. ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. TRACT "E" SHOWN HEREON IS HEREBY RESERVED TO COLONY PARK, LTD. ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, COLONY PARK, LTD. THE ABOVE-NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, COLONY CLINTON L.L.C. A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 17 DAY OF AUGUST, 2001.

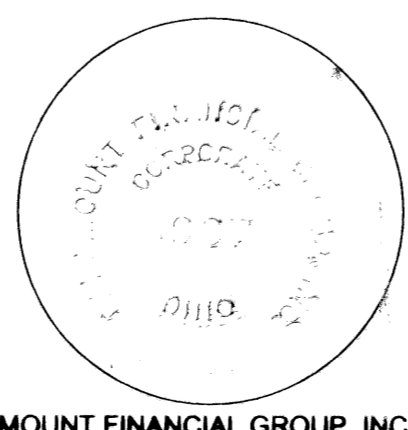
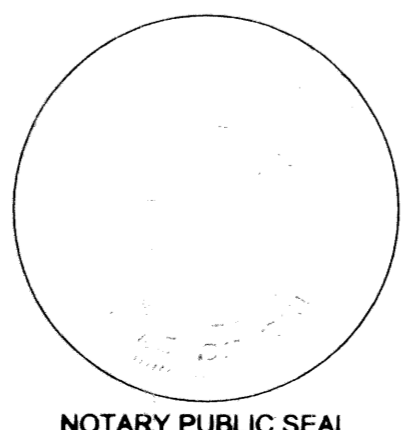
COLONY PARK, LTD. A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA.

BY: COLONY CLINTON L.L.C. A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, GENERAL PARTNER

BY: *Shawn Wilson*  
SHAWN WILSON - VICE-PRESIDENT.

WITNESS: BY: *Debra L. Haycock*

WITNESS: BY: *[Signature]*



### ACKNOWLEDGMENT

STATE OF FLORIDA.

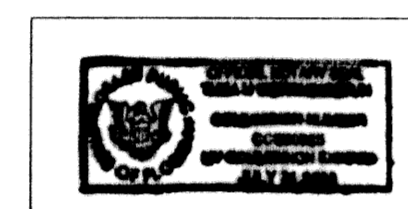
COUNTY OF PALM BEACH.

BEFORE ME PERSONALLY APPEARED SHAWN WILSON WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COLONY CLINTON L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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 17 DAY OF AUGUST, 2001.

BY: *Shea H. Worthington* MY COMMISSION NUMBER: CC850825  
NOTARY PUBLIC  
STATE OF FLORIDA

PRINT NAME: Shea H. Worthington MY COMMISSION EXPIRES: JULY 31, 2003



NOTARY PUBLIC SEAL

### MORTGAGEE'S CONSENT.

STATE OF OHIO.

COUNTY OF Licking

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 12623 AT PAGE 1472 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE TERMS OF THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (TITLE) President, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF August, 2001.

PARAMOUNT FINANCIAL GROUP INC. - AN OHIO CORPORATION.

BY: *Michael J. Menzer*  
MICHAEL J. MENZER  
(TITLE) President

WITNESS: BY: *Helen Ouseberry*

WITNESS: BY: *Janet Hitcher*

### ACKNOWLEDGMENT

STATE OF OHIO.

COUNTY OF Licking

BEFORE ME PERSONALLY APPEARED Michael J. Menzer WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (TITLE) President OF PARAMOUNT FINANCIAL GROUP, 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 15 DAY OF August, 2001.

BY: *Joyce C. Alley* MY COMMISSION NUMBER: 43844  
NOTARY PUBLIC  
STATE OF OHIO

PRINT NAME: Joyce C. Alley MY COMMISSION EXPIRES: 3/22/05

### TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH.

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, 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 IN COLONY PARK, LTD.; 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.

DATED: 8/1, 2001

BY: *Kathleen M. Jansen*  
KATHLEEN M. JANSEN,  
ASSISTANT VICE PRESIDENT  
BRANCH MANAGER

### SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  L#2633
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE CENTERLINE OF BENOIST FARMS ROAD BEING N00°51'50"W.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. 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.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. COORDINATES SHOWN ARE GRID COORDINATES.  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE.  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION.  
LINEAR UNIT = U.S. SURVEY FOOT.  
ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.0000248  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PLAT N00°51'50"W  
ROTATION = 00°09'22" COUNTER CLOCKWISE PLAT TO GRID  
GRID N01°01'12"W

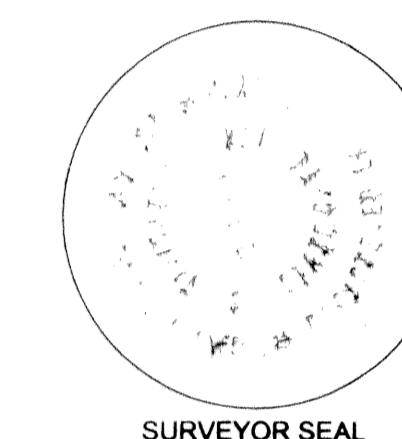
**NOTICE**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND DIRECTION; 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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA

BY: *Gary M. F. Rayman*  
GARY M.F. RAYMAN, PROFESSIONAL  
SURVEYOR AND MAPPER  
LS # 2633, STATE OF FLORIDA.

DATE: AUGUST 17, 2001

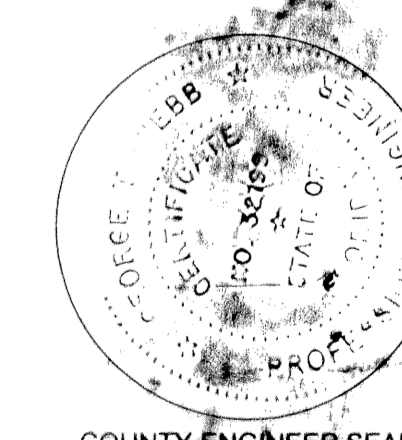


SURVEYOR SEAL

### COUNTY APPROVALS: 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 20 DAY OF August, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND 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



COUNTY ENGINEER SEAL

THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. SHALLOWAY FOY RAYMAN & NEWELL, INC. ENGINEERS SURVEYORS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405.

### COLONY PARK P.U.D.

**SFRN**  
Engineers • Surveyors • Mappers  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNINC.COM

DATE	06/04/2001
SCALE	N.A.
CAD FILE	95513PLAT.dwg
SDSK PROJECT	95513
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

S H E E T	1/3
JOB NO.	95513.00

Subdivision Colony Park P.U.D.  
Page 159  
Tract B  
Zone 40  
1063 Colony Park P.U.D.  
PLAT NAME