

JUNE 2001

SHEET 1 OF 6

HAMILTON BAY SECTIONS 1A AND 1B

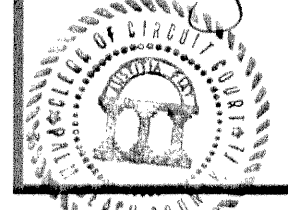
(A PART OF HAMILTON BAY/THE RENAISSANCE RESIDENTIAL PLANNED DEVELOPMENT)
BEING A REPLAT OF SECTIONS 1A AND 1B, HAMILTON BAY, RECORDED IN PLAT BOOK 90, PAGE 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

157
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 9:16 AM THIS 14th DAY OF December, 2001 AND DULY RECORDED IN PLAT BOOK 92 ON PAGES 157 THROUGH 162.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

By: *Shirley M. Medice*
DEPUTY CLERK



DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

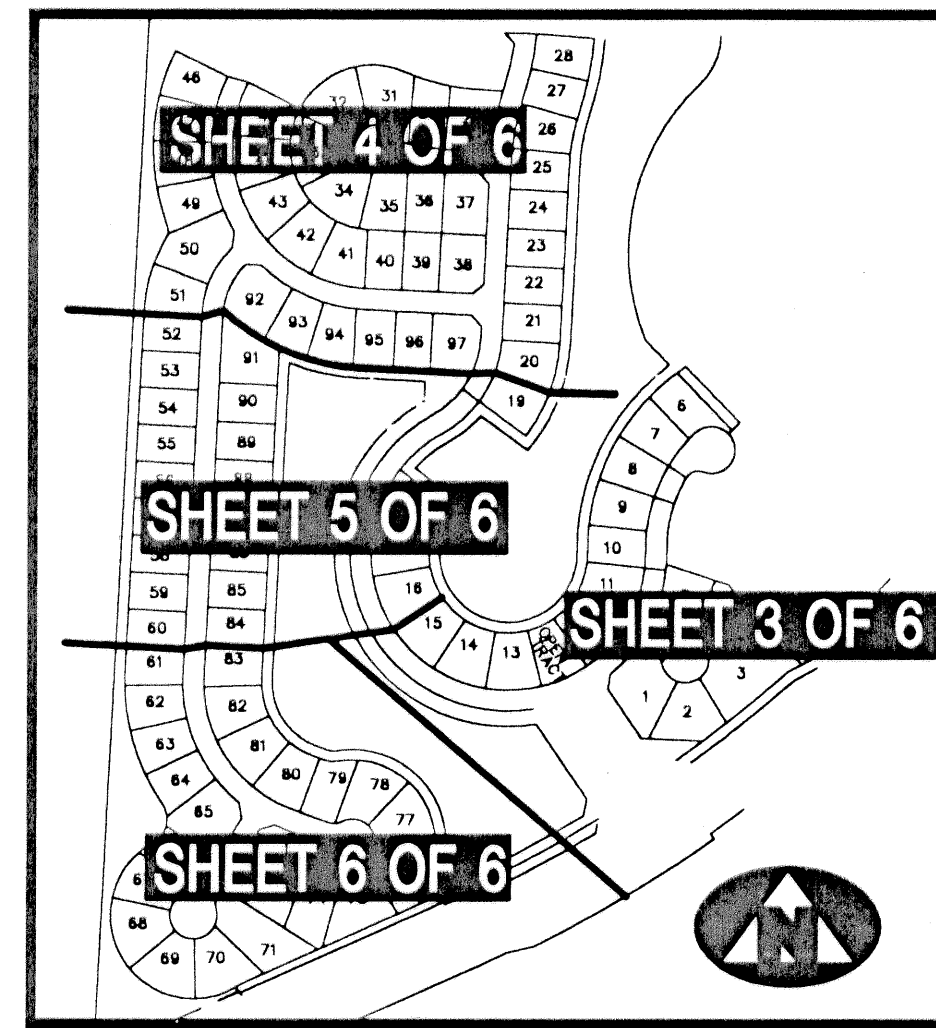
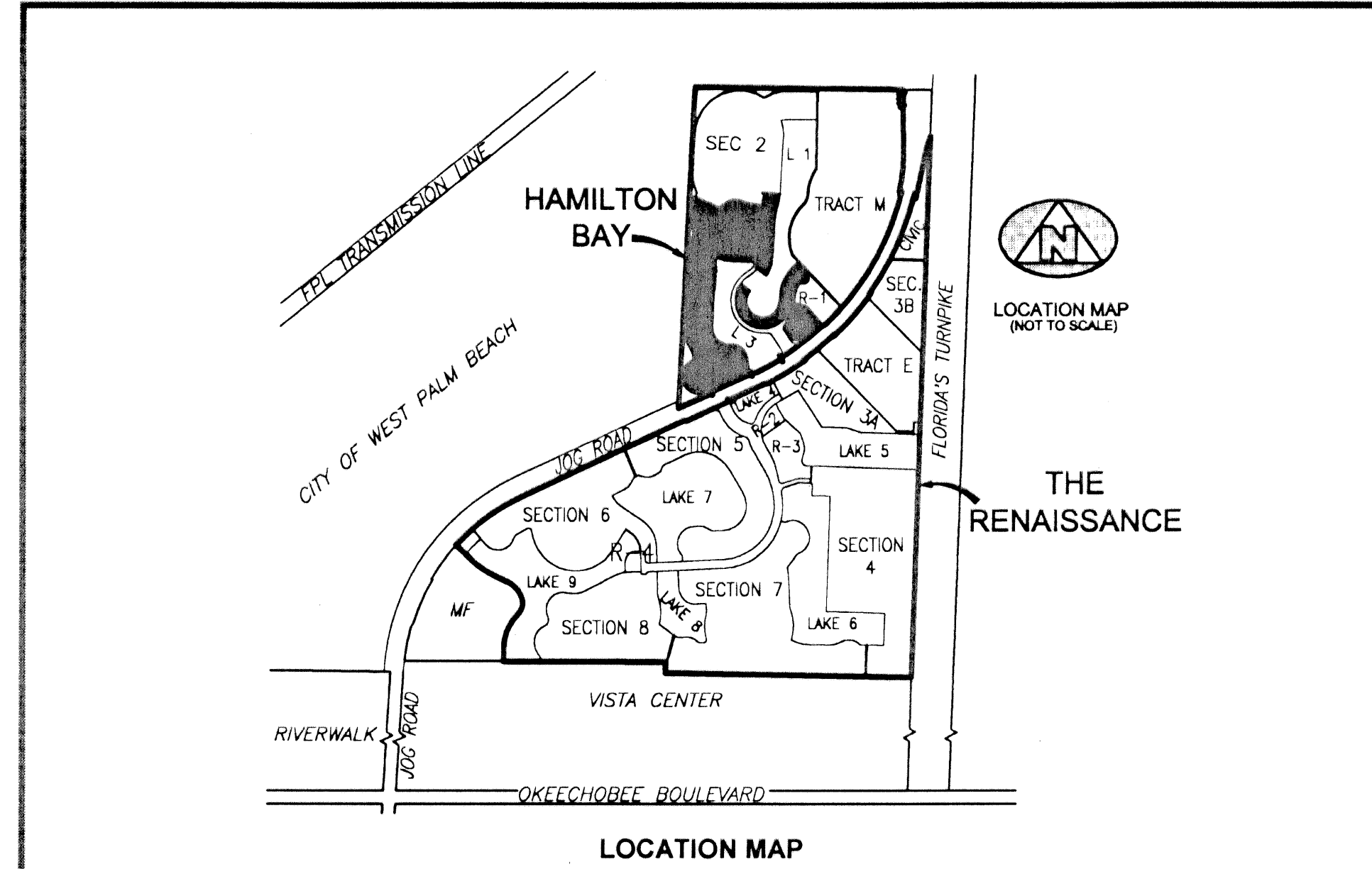
KNOW ALL MEN BY THESE PRESENTS, THAT GOLDEN WEST LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY GOLDEN WEST, INC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "HAMILTON BAY SECTIONS 1A AND 1B", LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 1A AND SECTION 1B, HAMILTON BAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 25.08 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" (RESIDENTIAL ACCESS STREET) IS HEREBY DEDICATED TO THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS, THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR 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 AND HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA. HOWEVER, HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY SUCH MAINTENANCE.
- 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.
- TRACT "O-1" AND TRACT "O-2" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR ACCESS AND UTILITY MAINTENANCE PURPOSES.
- THE 20 FOOT BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMILTON BAY COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACT "RB" (RIGHT-OF-WAY BUFFER), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HAMAL COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RIGHT-OF-WAY BUFFER PURPOSES AND LANDSCAPE 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.



AREA SUMMARY	
TRACT "R"	4.30 ACRES
TRACT "RB"	0.20 ACRES
TRACT "O-1"	0.19 ACRES
TRACT "O-2"	0.07 ACRES
LOTS (97)	20.32 ACRES
TOTAL AREA	25.08 ACRES

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.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404

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, AND 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: 9-6-01 BY: *Samuel D. Navon*
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. 177.091(9), 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: 9-21-01 BY: *Wm. R. Van Campen*
BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171
WM. R. VAN CAMPEN, PSM 2424

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 33°55'32" EAST ALONG THE CENTERLINE OF HAMILTON BAY ROAD, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

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
COUNTY 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: *Joel Daves*
JOEL DAVES, MAYOR
BY: *David Schultz*
DAVID SCHULTZ, CHAIRMAN
KENNETH G. SPILLER

CITY SURVEYOR'S APPROVAL:

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

BY: *Vincent J. Noel* DATE: 12-6-01
VINCENT J. NOEL, P.S.M.

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 24th DAY OF September, 2001.

GOLDEN WEST LIMITED PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP
BY
GOLDEN WEST, INC.
A VIRGINIA CORPORATION

ATTEST: *Raymond L. Gottlieb* BY: *Steven B. Sandler*
RAYMOND L. GOTTLIEB, ASST. SECRETARY 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 24th DAY OF September, 2001

MY COMMISSION EXPIRES: 8-31-02. NOTARY PUBLIC: *Debra A. Dietz* SEAL: 

SEAL GOLDEN WEST INC. SEAL WM. R. VAN CAMPEN, P.S.M. 2424 SEAL CLERK OF THE CIRCUIT COURT SEAL CITY OF WEST PALM BEACH SEAL CITY OF WEST PALM BEACH SURVEYOR

Land Surveying & Mapping Inc.
BENCH MARK
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
HAMILTON BAY
SECTIONS 1A AND 1B

DWN: MKH	FB	DATE: 8/6/99	WO: P220
CKD: BVC	FILE: HAM-BAY	SCALE: NONE	SHEET 1 OF 6