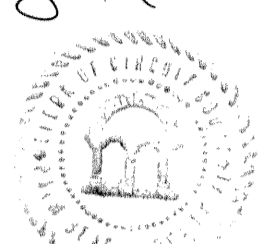


# FOREST MILITARY PLAT M.U.P.D.

20020132280

BEING A PARCEL OF LAND IN THE SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

RECORDED IN PLAT BOOK NO. 94  
 PAGE 58-59  
 FILED FOR RECORD AT 10:24 AM  
 MARCH 9, 2002  
 COUNTY OF PALM BEACH, FLORIDA  
 SHAWN J. BARRY, P.S.M.



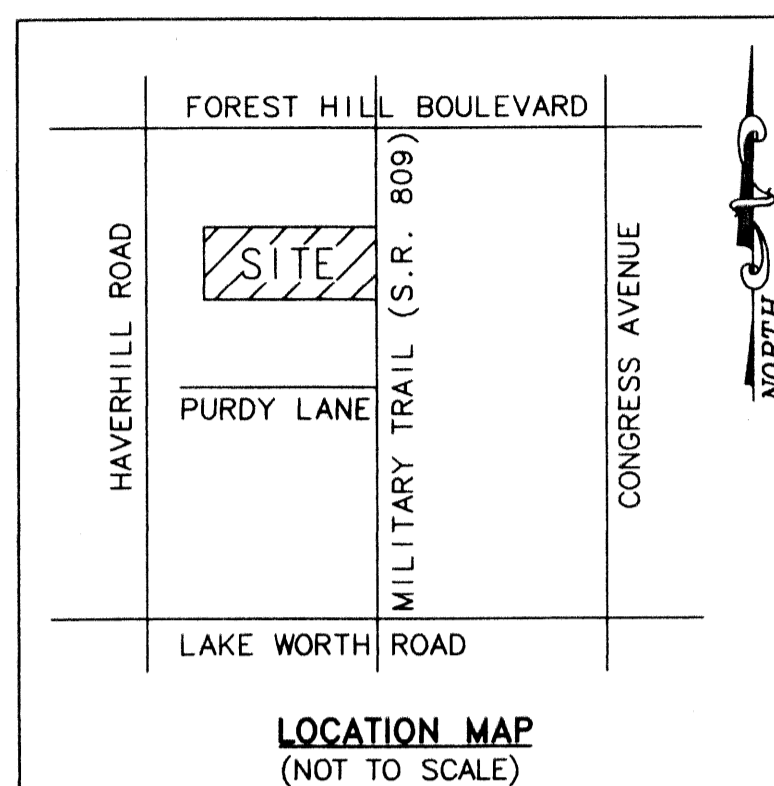
### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOE FEARNLEY, TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOREST MILITARY PLAT M.U.P.D., DESCRIBED AS FOLLOWS:

THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40 FEET CANAL RIGHT-OF-WAY; LESS THE RIGHT OF WAY OF MILITARY TRAIL (AS RECORDED IN OFFICIAL RECORDS BOOK 1116, PG. 523-526, PALM BEACH COUNTY RECORDS) AND LESS THE SOUTH 226.36 FEET OF THE NORTH 266.36 FEET THEREOF. CONTAINING 304,866 SQUARE FEET OR 6.9988 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 12432, PAGE 79-83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE 20-FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER 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 JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 10-FOOT UTILITY EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE 30-FOOT RIGHT-OF-WAY BUFFER, AS SHOWN HEREON IS HEREBY RESERVED FOR JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LANDSCAPE BUFFERS, AS SHOWN HEREON ARE HEREBY RESERVED FOR JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF JOE FEARNLEY, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Richard W. Carlson, Jr., 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 JOE FEARNLEY, TRUSTEE, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 1/28/02 BY: Richard W. Carlson, Jr. 345520  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO.

### COUNTY APPROVAL:

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 DAY OF 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### LEGEND AND ABBREVIATIONS:

- PG = PAGE
- CH = CHORD
- FND = FOUND
- O/S = OFFSET
- PB = PLAT BOOK
- C/L = CENTERLINE
- S.R. = STATE ROAD
- SQ. FT. = SQUARE FEET
- R/W = RIGHT-OF-WAY
- CB = CHORD BEARING
- U.E. = UTILITY EASEMENT
- CM = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- N.A.D. = NORTH AMERICAN DATUM
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LB # = LAND SURVEY BUSINESS NUMBER
- PRM = PERMANENT REFERENCE MONUMENT
- M.U.P.D. = MULTIPLE USE PLANNED DEVELOPMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- = SET 4" X 4" CONCRETE MONUMENT NO. LB6770

### NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°47'49" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES, OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
- INES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT PREPARED BY: THOMAS J. BARRY IN AND FOR THE OFFICE OF CARNEY-NEUHAUS INC., 11911 US HIGHWAY ONE, SUITE 120 PALM BEACH GARDENS, FL. 33408.

### STATE PLANE COORDINATE NOTES:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, N.A.D. 83 1990 ADJUSTMENT, FLORIDA EAST ZONE  
COORDINATE SYSTEM = 1983 STATE PLANE - TRANSVERSE MERCATOR PROJECTION.  
LINEAR UNIT = U. S. SURVEY FOOT  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000037559  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.  
ROTATION ANGLE = NONE

### SURVEYORS CERTIFICATION:

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 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.

Thomas J. Barry  
THOMAS J. BARRY, P.S.M.  
LICENSE NUMBER 4695  
STATE OF FLORIDA

IN WITNESS WHEREOF, I, JOE FEARNLEY, TRUSTEE DO HEREUNTO SET MY HAND AND SEAL THIS 28th DAY OF January, 2001: 2002

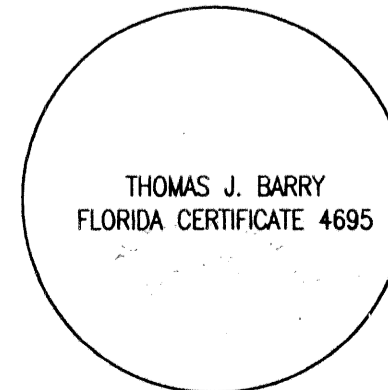
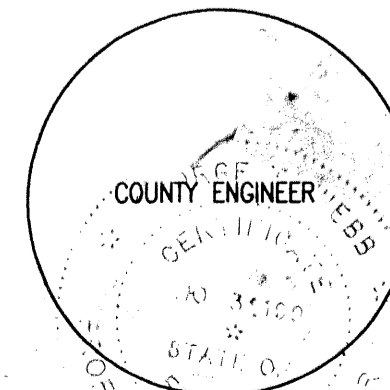
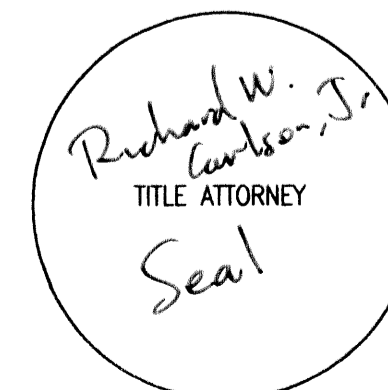
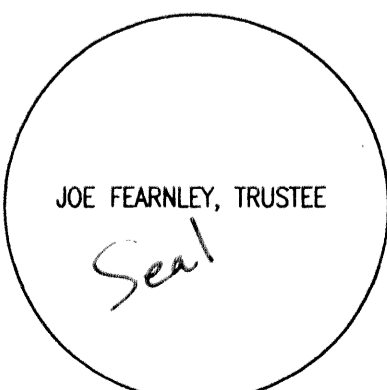
WITNESS: Ruby Roberts BY: Joe Fearnley, Trustee  
PRINTED NAME: Ruby Roberts PRINTED NAME: Joe Fearnley, Trustee

WITNESS: Ruby Roberts BY: \_\_\_\_\_  
PRINTED NAME: Ruby Roberts PRINTED NAME: \_\_\_\_\_

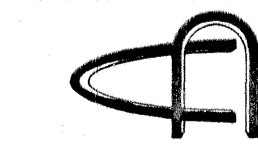
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOE FEARNLEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCE A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF January, 2002  
Richard W. Carlson, Jr.  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER CC966610  
MY COMMISSION EXPIRES: 9/10/04



**FOREST MILITARY PLAT M.U.P.D.**



CARNEY-NEUHAUS, INC.  
LB6770

11911 U.S. HIGHWAY ONE, SUITE 120  
PALM BEACH GARDENS, FL 33408  
TEL: (561) 962-1400 FAX: (561) 962-1401  
EMAIL: CN@CARNEY.COM

3000 BISCAYNE BOULEVARD, SUITE 200  
MIAMI, FL 33137  
TEL: (305) 761-9999 FAX: (305) 761-9999

4101 N. ANKENY AVE., SUITE 213  
FORT LAUDERDALE, FL 33308  
TEL: (954) 688-0630 FAX: (954) 688-3924

FIELD	PROJ. # 01-049	F.B.	PG.
OFFICE R.J.K.	DATE: 09-11-01	DWG. NO. COVER	
C'KD: TB	REF:	SHEET: 1 of 2	