

"HYPOLUXO VILLAGE - M.U.P.D."

A REPLAT OF A PORTION OF TRACTS 1 AND 2 OF "AMENDED PLAT OF SEC. 12, TWP. 45 S R. 42 E.", P.B. 9, PAGE 74
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY-FLORIDA

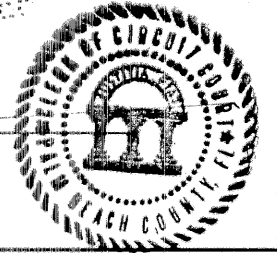
SHEET 1 OF 2 SHEETS

189

PULICE LAND SURVEYORS, INC.

PREPARED BY
CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778
AUGUST 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:52 A.M.,
THIS 22ND DAY OF August, 2002, AND
DULY RECORDED IN PLAT BOOK NUMBER 95
AT PAGE 189 AND 190.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SLABBAGE GROUP, H.M., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "HYPOLUXO VILLAGE - M.U.P.D.", A REPLAT OF A PORTION OF TRACTS 1 AND 2 OF "AMENDED PLAT OF SEC. 12 TWP. 45 S. R. 42 E.", PLAT BOOK 9, PAGE 74, SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 1 AND 2 IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, OF THE "AMENDED PLAT OF SEC. 12 TWP. 45 S. R. 42 E." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88 DEGREES 50 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 778.71 FEET TO A POINT; THENCE RUN SOUTH 03 DEGREES 28 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 53.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF L.W.D.D. L-18 CANAL AS RECORDED IN DEED BOOK 113, PAGE 35 AND DEED BOOK 118, PAGE 379 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 22 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 462.11 FEET TO A POINT; THENCE RUN SOUTH 03 DEGREES 11 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 288.68 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 10 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 240.27 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD #809) AS DESCRIBED IN OFFICIAL RECORDS BOOK 6392, PAGE 446 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO WESTERLY, THE CENTER OF WHICH BEARS NORTH 86 DEGREES 03 MINUTES 07 SECONDS WEST FROM SAID POINT; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 11,392.16 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 62.24 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 12 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 190.69 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 39 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 209.84 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 12 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 160.88 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 59 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 30.28 FEET TO A POINT TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD #809) AS DESCRIBED IN OFFICIAL RECORDS BOOK 13498, PAGE 1927, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 04 DEGREES 39 MINUTES 09 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND CONTINUING ON SAID RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 6392, PAGE 446 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FOR A DISTANCE OF 61.15 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 12 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 1080.07 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 52 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 624.88 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 388.61 FEET TO THE POINT OF BEGINNING.

(CONTAINING: 566,276 SQUARE FEET) (13.000 ± ACRES)

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

TRACT "B" (LAKE), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B" IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13933, PAGE 1257, PALM BEACH COUNTY RECORDS.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER 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 SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21ST DAY OF June, 2002.

SLABBAGE GROUP H.M., INC.
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINT NAME: ARVIN J. JAFFE

BY: *[Signature]*
PRINT NAME: ROGER D. BIRTF
TITLE: PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: ARVIN J. JAFFE

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ 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 RECORDS BOOK 1312 AT PAGE 1111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREON, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21ST DAY OF June, 2002.

WACHOVIA BANK,
NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]*
PRINT NAME: ARVIN J. JAFFE

BY: *[Signature]*
JOSEPH MAGLI
VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: M. Timothy Haulon

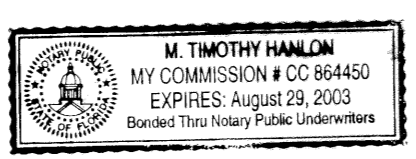
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ PALM BEACH

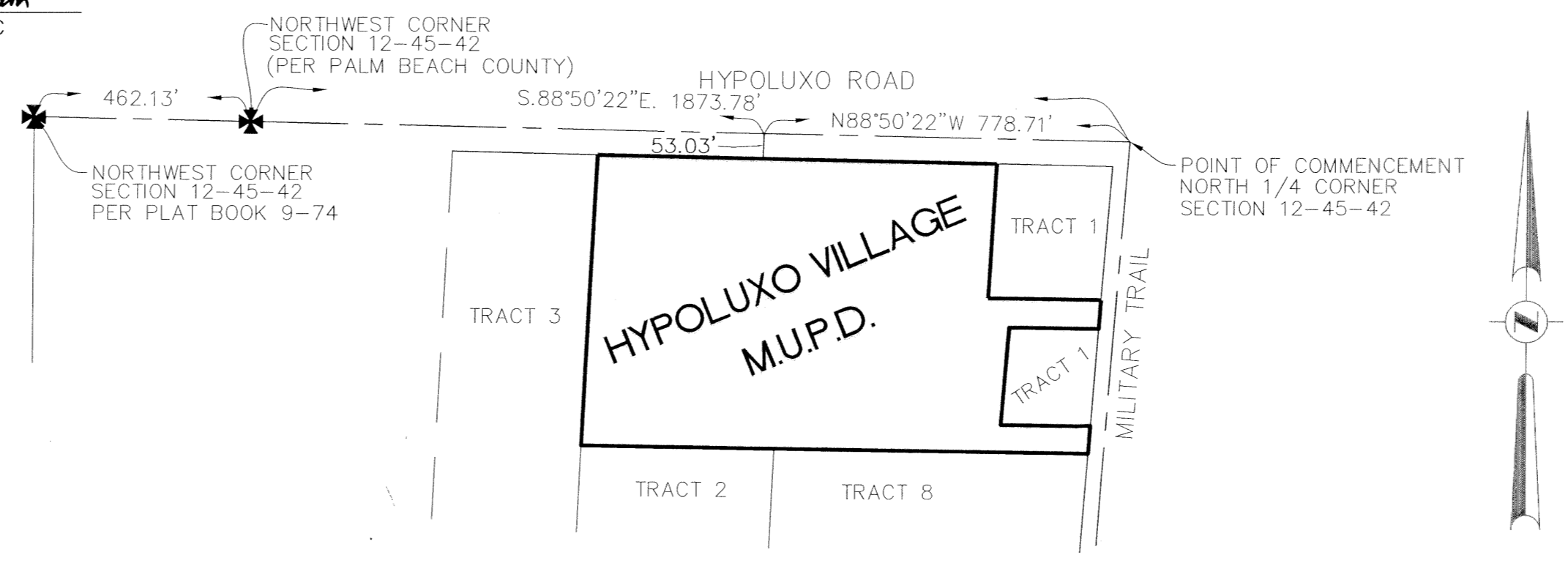
BEFORE ME PERSONALLY APPEARED JOSEPH MAGLI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Dr. Driver's license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 21ST DAY OF June, 2002.

MY COMMISSION EXPIRES: August 29, 2003
Commission No. CC 614450



[Signature]
NOTARY PUBLIC



LOCATION MAP
SCALE: 1"=300'

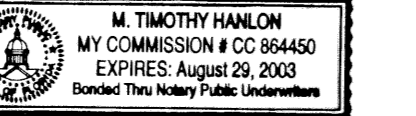
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Roger D. Birtf WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF SLABBAGE GROUP H.M. INC., A FLORIDA CORPORATION, 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.

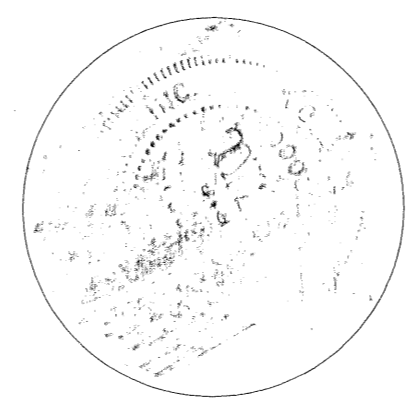
WITNESS MY HAND AND OFFICIAL SEAL THIS 21ST DAY OF June, 2002.

MY COMMISSION EXPIRES: August 29, 2003
Commission No. CC 614450

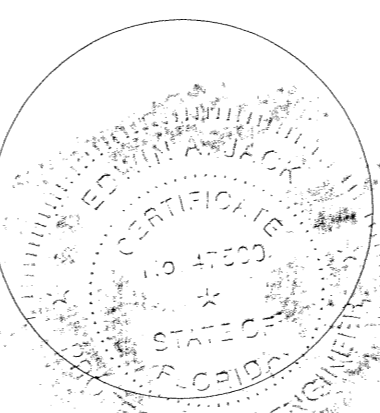


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NOTARY PUBLIC

SLABBAGE GROUP H.M. INC.
A FLORIDA CORPORATION



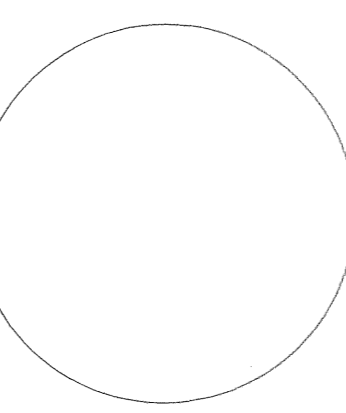
DEPUTY
COUNTY ENGINEER
DEDICATION
ACKNOWLEDGEMENT



WACHOVIA BANK,
NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION



DEDICATION
ACKNOWLEDGEMENT



SURVEYOR



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), F.S., THIS 9TH DAY OF August, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.091 (1), F.S.

BY: *[Signature]*
EDWIN A. JACK, P.E.
DEPUTY COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) BEARINGS AND GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. ASSUMED BEARING OF N02°04'34"E ON THE WEST LINE OF SECTION 19-44-43 AS SHOWN ON PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT RIGHT OF WAY MAP, DWG. NO. 3-75-328 R/W MAP BOOK 5, PAGES 125-138, PALM BEACH COUNTY RECORDS.
- 2) PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- 3) PCP DENOTES: PERMANENT CONTROL POINTS.
- 4) BM DENOTES: BENCH MARK ELEVATION
- 5) CL DENOTES: CENTERLINE
- 6) SC DENOTES: SECTION CORNER
- 7) QSC DENOTES: QUARTER SECTION CORNER
- 8) POC DENOTES: POINT OF COMMENCEMENT
- 9) POB DENOTES: POINT OF BEGINNING
- 10) D.B. DENOTES: DEED BOOK
- 11) O.R.B. DENOTES: OFFICIAL RECORD BOOK
- 12) P.B. PG. DENOTES: PLAT BOOK AND PAGE
- 13) F.S. DENOTES: FLORIDA STATUTES
- 14) CB DENOTES: CHORD BEARING
- 15) FPL DENOTES: FLORIDA POWER AND LIGHT COMPANY
- 16) PBCR DENOTES: PALM BEACH COUNTY RECORDS
- 17) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 18) 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.
- 19) COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR=1.0000374
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
- 20) NO BUILDINGS 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.
- 21) ZONING PETITION NUMBER: PDD 00-091
- 22) THIS PLAT IS SUBJECT TO CROSS ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13933, PAGE 1222, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR AND MAPPERS 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"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.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.

[Signature]
JOHN F. PULICE, PRESIDENT
REGISTERED LAND SURVEYOR
LICENSE NO. 2691
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870

SUBDIVISION: Hypoluxo Village
BOOK: 95
PAGE: 189
FLOOD ZONE: FLOOD MAP # 190B
ZONING: MUPD
QUAD: # 34
SE
TAZ: 432
RFD NAME: