

GLADES SQUARE

14

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACT 89, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 1 OF 3

APRIL 2003

INDEX OF SHEETS

SHEET NO. 1 AND 2 TITLE SHEET
AND CERTIFICATES
SHEET NO. 3 DETAIL SHEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT POINTER DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS GLADES SQUARE, BEING A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF TRACT 89, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

A PORTION OF TRACT 89 IN BLOCK 77 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 89;

THENCE SOUTH 00°00'01" WEST ALONG THE EAST LINE OF SAID TRACT 89, A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°00'01" WEST, ALONG THE EAST LINE OF SAID TRACT 89, A DISTANCE OF 354.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF GLADES ROAD;

THENCE WITH A BEARING OF S.89°59'38"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF GLADES ROAD FOR A DISTANCE OF 305.10 FEET TO A POINT;

THENCE WITH A BEARING OF N.45°00'22"W., FOR A DISTANCE OF 35.36 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 95TH AVENUE SOUTH;

THENCE WITH A BEARING OF N.00°00'01"E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 95TH AVENUE SOUTH FOR A DISTANCE OF 322.87 FEET TO A POINT;

THENCE WITH A BEARING OF S.89°59'59"E., FOR A DISTANCE OF 123.04 FEET TO A POINT;

THENCE WITH A BEARING OF N.70°02'27"E., FOR A DISTANCE OF 18.07 FEET TO A POINT;

THENCE WITH A BEARING OF S.89°59'59"E., FOR A DISTANCE OF 190.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

1. TRACTS A, B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR POINTER DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR SAFE SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS:

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, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES.

3. LIMITED ACCESS EASEMENTS:

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.

4. LANDSCAPE BUFFERS :

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR POINTER DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 VICE PRESIDENT, STEVEN LONGO, AND ATTESTED BY ITS SECRETARY, MARTIN DELLEBOVI, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF August, A.D., 2003.

POINTER DEVELOPMENT COMPANY, INC.,
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

ATTEST : Martin Dellebovi
MARTIN DELLEBOVI, SECRETARY

BY : Steven Longo
STEVEN LONGO, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF ERIE)SS

BEFORE ME PERSONALLY APPEARED STEVEN LONGO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF POINTER DEVELOPMENT COMPANY, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 19th DAY OF August, A.D., 2003.

MY COMMISSION EXPIRES : July 7, 2007
MY COMMISSION NUMBER : 013L5081669

Deborah M. Slusz
NOTARY PUBLIC, STATE OF NEW YORK

DEBORAH M. SLUSZ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN THE COUNTY OF 2007
My Commission Expires July 7, 2007

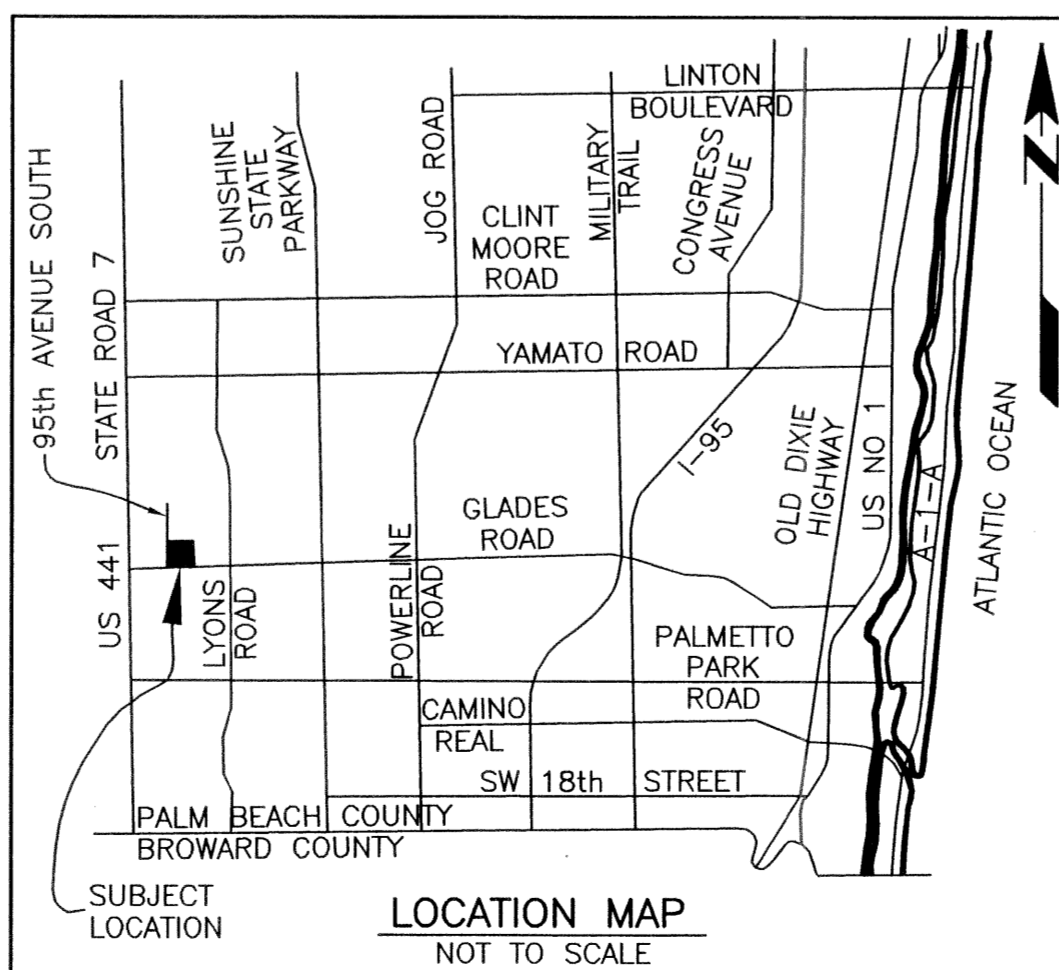
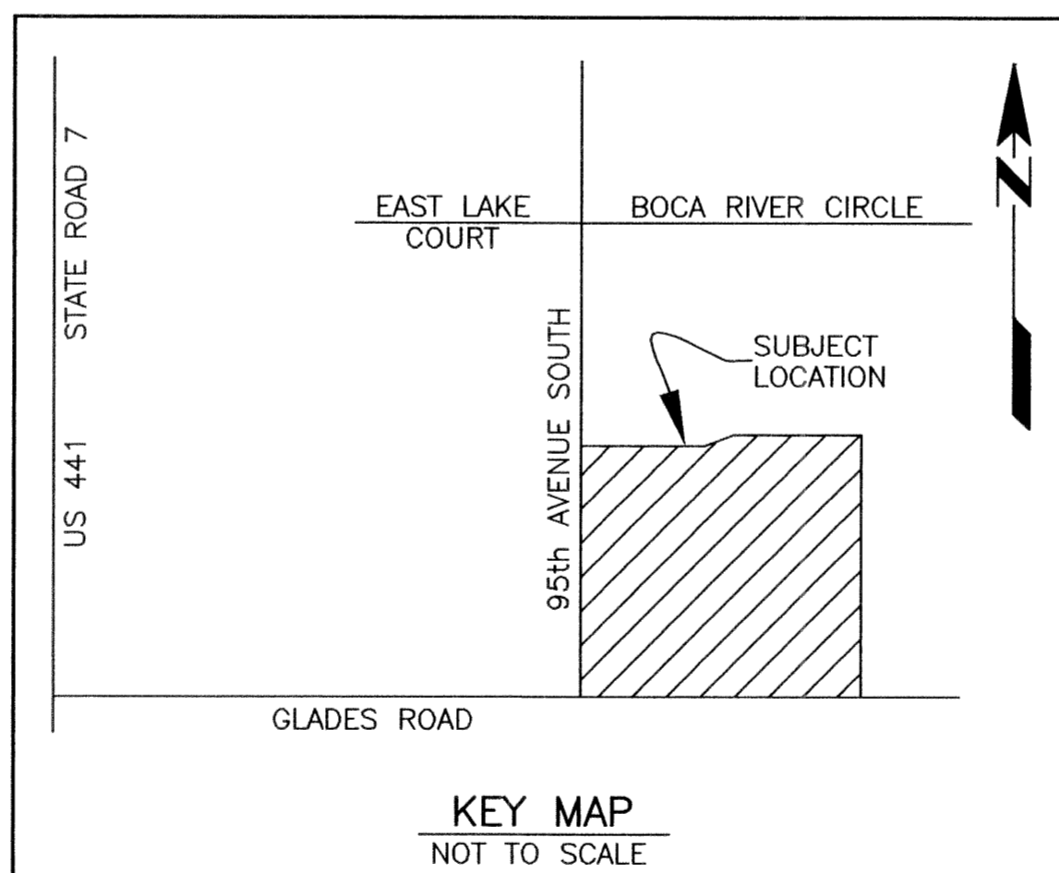
THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

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.

STATISTICAL DATA

TOTAL AREA THIS PLAT	2.657 AC.
AREA OF PARCEL 1	2.652 AC.
AREA OF TRACTS A, B, C AND D	0.005 AC.
LAND USE : CL/5	

PETITION NUMBER : Z/COZ2000-007



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

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 14237 AT PAGE 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE 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 20th DAY OF August, A.D., 2003.

SOUTHTRUST BANK,
A FLORIDA CORPORATION,

WITNESS : Amelia A. Lutz
SIGN

Jessica L. Lutz
PRINT

Burl E. Turner
SIGN

BURL E. TURNER
PRINT

BY : Matt Mains

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF ~~PALM BEACH~~)SS
Orange

BEFORE ME PERSONALLY APPEARED Matt Mains WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF SOUTHTRUST BANK, 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 20th DAY OF August, A.D., 2003.

MY COMMISSION EXPIRES : 7/22/05

MY COMMISSION NUMBER : DD043707

Margaret Neal
NOTARY PUBLIC, STATE OF FLORIDA

Margaret Neal
My Commission D0043707
Expires July 22, 2005

COUNTY APPROVAL

COUNTY ENGINEER :

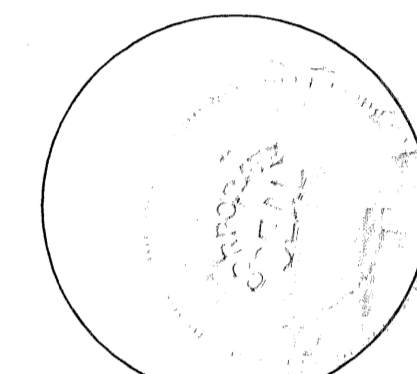
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 7 DAY OF October, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

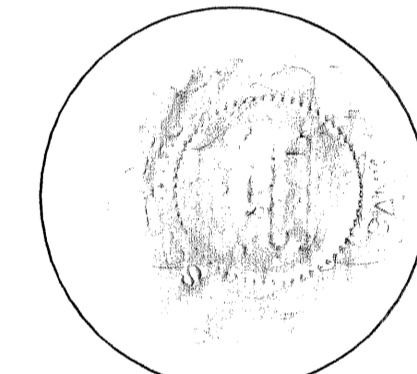
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:30 P. M.
THIS 19th DAY OF
October, A.D. 2003 AND LULY
RECORDED IN PLAT BOOK
100 ON PAGES 14
THRU
AND 16.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY : Camille Webb
DEPUTY CLERK



POINTER DEVELOPMENT
COMPANY, INC.
DEDICATION



SOUTHTRUST BANK
MORTGAGEE'S CONSENT



COUNTY APPROVAL

SUBDIVISION GLADES SQUARE
BOOK 100 PAGE 14
FLOOD MAP # 230B
ZONING CC
QUAD # 53
SE
TAZ 776
FID NAME

REVISED : JULY 18, 2003
REVISED : MAY 23, 2001
DATE : JULY 31, 2001
JOB NUMBER : JG-100-8600-R
FILE NAME : \\JAG\CADD\UG8400\UG8400R\RECOSPAP\RECOSPAP.DWG