

MAY 2007 0190-011

# PINE GLEN AT ABBEY PARK PLAT NO.2

A PLANNED UNIT DEVELOPMENT (P.U.D.)  
LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

### DEDICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT AURORA INVESTMENTS IV, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "PINE GLEN AT ABBEY PARK PLAT NO.2", LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF ABBEY PARK PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 180, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°29'54" WEST, A DISTANCE OF 16.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 6624, PAGE 1024, SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING.

THENCE, SOUTH 46°29'54" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 35.36 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY RIGHT-OF-WAY LINE OF ABBEY ROAD AS SHOWN ON SAID PLAT OF ABBEY PARK PLAT NO. 3, SAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID ABBEY PARK PLAT NO. 3; THENCE, SOUTH 01°29'54" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 204.06 FEET; THENCE, SOUTH 09°03'08" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 189.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 214.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 37°40'48", A DISTANCE OF 140.74 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ABBEY ROAD EAST, SAID NORTHERLY RIGHT-OF-WAY LINE BEING THE NORTHERLY BOUNDARY LINE OF PINE GLEN AT ABBEY PARK PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 184, SAID PUBLIC RECORDS; THENCE, SOUTH 14°01'12" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 33.87 FEET; THENCE, SOUTH 56°40'08" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 75.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 123.40 FEET; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 23°50'00", A DISTANCE OF 52.20 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°30'08" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 52.06 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°30'08" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.44 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°29'54" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 51.91 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6624, PAGE 1024, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 43°29'54" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE, NORTH 01°30'08" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF ABBEY PARK COMMERCIAL M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 19, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, THE FOLLOWING NINE (9) COURSES ALONG THE BOUNDARY OF SAID PLAT OF ABBEY PARK COMMERCIAL M.U.P.D.: THENCE, SOUTH 88°29'54" WEST, A DISTANCE OF 78.91 FEET; THENCE, SOUTH 75°55'28" WEST, A DISTANCE OF 222.97 FEET; THENCE, NORTH 80°30'08" WEST, A DISTANCE OF 307.51 FEET TO THE POINT OF CURVATURE OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.48 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°50'00", A DISTANCE OF 41.80 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 56°40'08" WEST, A DISTANCE OF 66.05 FEET; THENCE, NORTH 14°01'12" WEST, A DISTANCE OF 14.86 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 239.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 63°48'58" WEST; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'08", A DISTANCE OF 147.19 FEET; THENCE, NORTH 09°03'08" WEST, A DISTANCE OF 187.15 FEET; THENCE, NORTH 01°29'54" EAST, A DISTANCE OF 228.77 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF ABBEY PARK COMMERCIAL M.U.P.D. AND THE POINT OF BEGINNING.

CONTAINING: 1.12 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 "A" IS HEREBY RESERVED FOR AURORA INVESTMENTS IV, INC., A FLORIDA CORPORATION, FOR ALL PROPER AND LEGAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE FIVE FOOT LIMITED ACCESS EASEMENTS (L.A.E.), 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
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, DRAINAGE RETENTION AREAS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR AURORA INVESTMENTS IV, INC., A FLORIDA CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, THEIR SUCCESSORS AND/OR 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27<sup>th</sup> DAY OF June, 2007.

**AURORA INVESTMENTS IV, INC.**  
A FLORIDA CORPORATION

WITNESS: Aaron H. Dahlgren BY: Lenhard Klugler  
PRINTED NAME: Susan H. Dahlgren LENHARD KLUGLER, PRESIDENT

WITNESS: [Signature]  
PRINTED NAME: [Name]

### ACKNOWLEDGMENT:

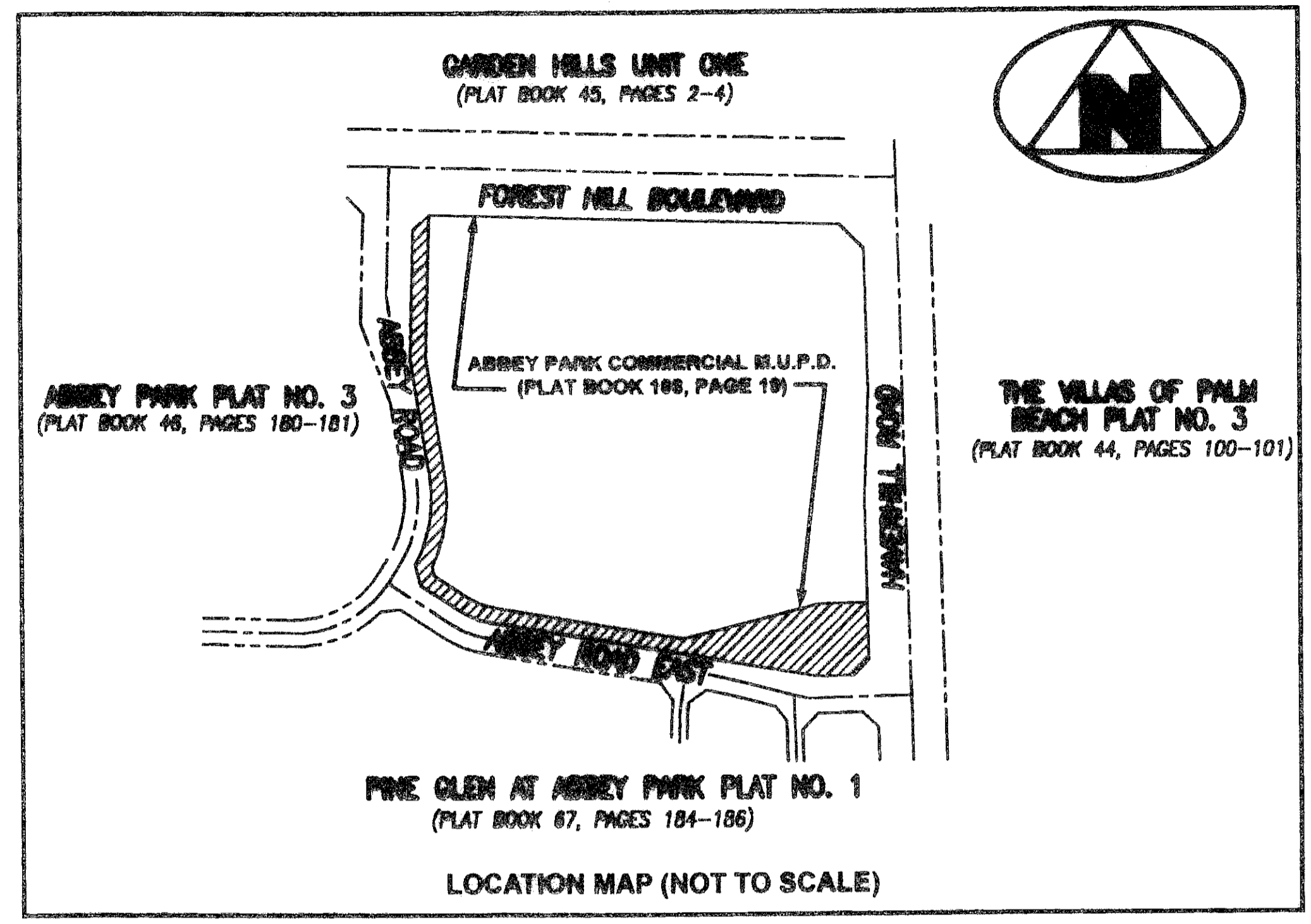
STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LENHARD KLUGLER, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AURORA INVESTMENTS IV, INC., A FLORIDA CORPORATION, AND HE 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 29<sup>th</sup> DAY OF June, 2007.

MY COMMISSION EXPIRES: 9/2/08 NOTARY PUBLIC: Aaron H. Dahlgren SEAL:

COMMISSION NO. DD352084 PRINTED NAME: Susan H. Dahlgren



### TITLE CERTIFICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

I, JAMES MEROLA, 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 IN AURORA INVESTMENTS IV, INC., A FLORIDA CORPORATION; 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.

DATE: 7/16/07 BY: James Merola  
JAMES MEROLA, ATTORNEY AT LAW LICENSED IN FLORIDA

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY, FLORIDA, 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 PALM BEACH COUNTY 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.

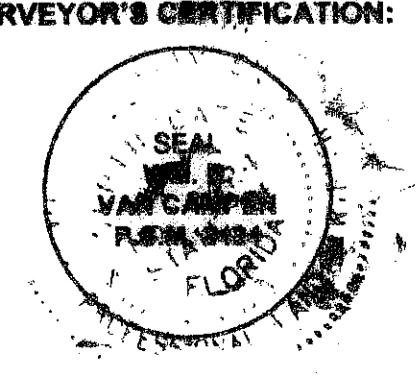
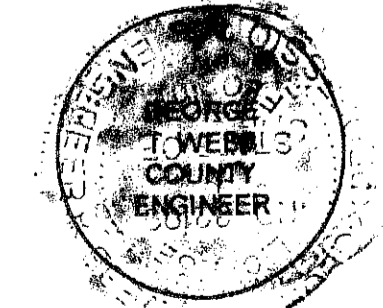
### COORDINATE, DISTANCE AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1980 ADJUSTMENT.
- THE BEARING BASE (BB), AS SHOWN HEREON IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF NORTH 01°30'08" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS SHOWN HEREON.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000355 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

### PALM BEACH COUNTY APPROVAL:

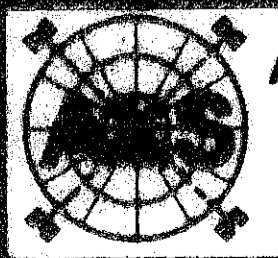
COUNTY ENGINEER OF PALM BEACH COUNTY  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 26<sup>th</sup> DAY OF September, A.D. 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER



SURVEYOR'S CERTIFICATION: 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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE COUNTY OF PALM BEACH, FLORIDA.  
BY: William R. Van Campen DATED THIS 15<sup>th</sup> DAY OF July, 2007.  
WM. R. VAN CAMPEN, P.S.S. 2424

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LAYED OUT HEREON AND SHALL BE 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, P.S.S. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4162 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



ASSOCIATED LAND SURVEYORS, INC.  
4162 W. BLUE HERON BLVD. - SUITE 121  
RIVIERA BEACH, FLORIDA 33404  
PHONE: (888) 216-2162 FAX: (888) 244-9999 L.S. NO. 7344

RECORD PLAT  
PINE GLEN AT ABBEY PARK PLAT NO.2