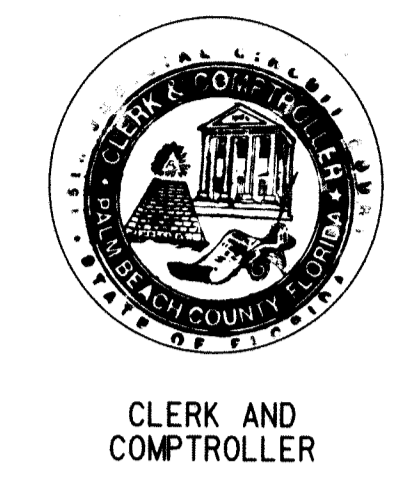


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102

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:06 PM
THIS 14th DAY OF MAY
2020, AND DULY RECORDED
IN PLAT BOOK 130 ON PAGES
102 THROUGH 107.
SHARON B. ROCK, CLERK
AND COMPTROLLER
BY: *[Signature]* DC



SHEET 1 OF 6

GLENEAGLES PLAT THREE REPLAT ONE

A REPLAT OF ALL OF TRACTS M, L-1 AND R-1 OF "GLENEAGLES PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51 AT PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

07141
PERIMETER
SURVEYING & MAPPING
This instrument prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "GLENEAGLES PLAT THREE REPLAT ONE", BEING A REPLAT OF ALL OF TRACTS M, L-1 AND R-1 OF "GLENEAGLES PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51 AT PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS M, L-1 AND R-1 OF "GLENEAGLES PLAT THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51 AT PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 32.015 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 2nd DAY OF March, 2020.

GLENEAGLES COUNTRY CLUB, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

BY: *[Signature]*
Stephen Wolk
PRESIDENT

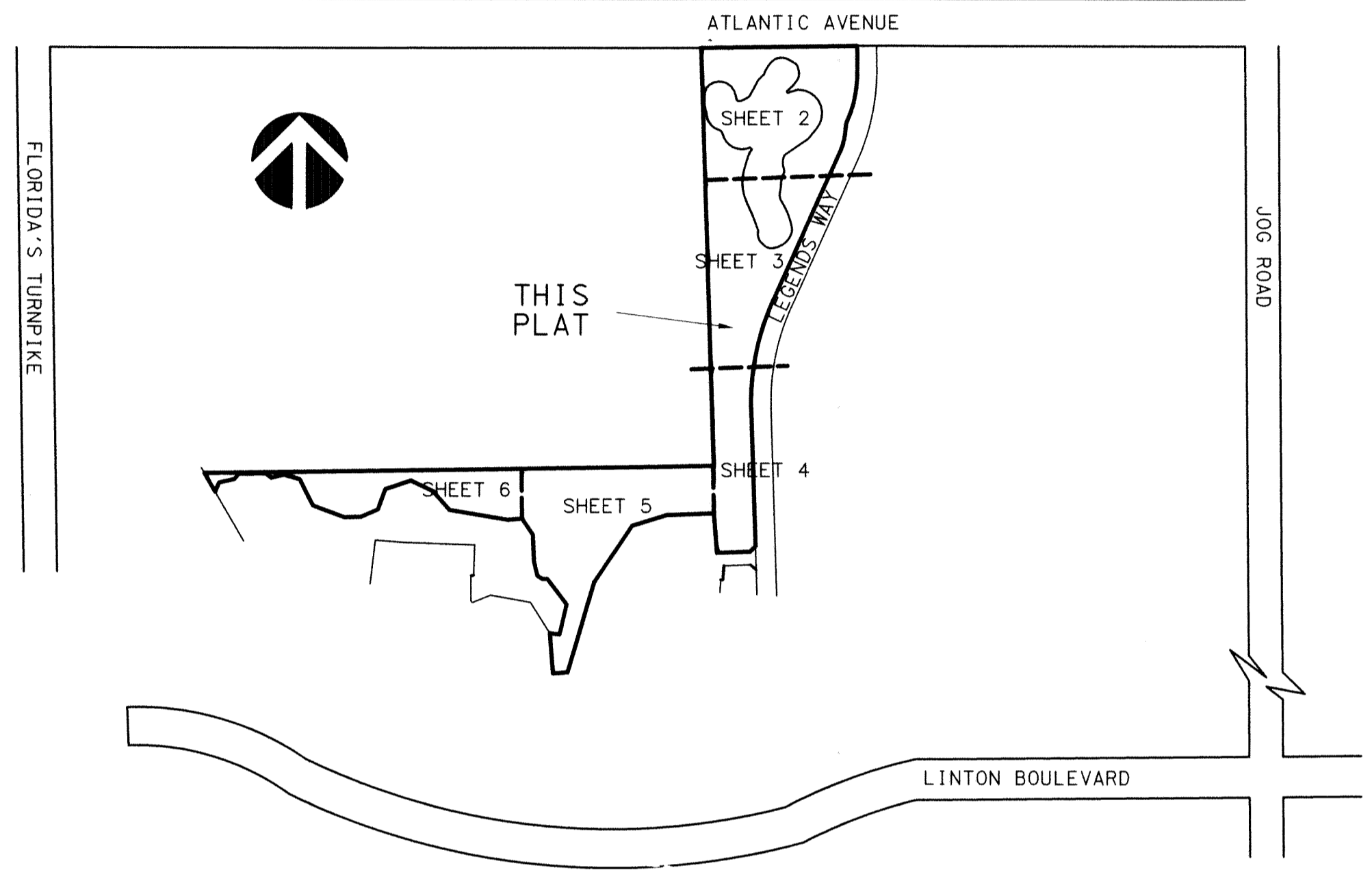
WITNESS: *[Signature]* PRINT NAME: Craig M. Spina
WITNESS: *[Signature]* PRINT NAME: Paulina Joy

ACKNOWLEDGEMENT

STATE OF FLORIDA) ss Delray Beach
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF March, 2020, BY Stephen Wolk, AS PRESIDENT FOR GLENEAGLES COUNTRY CLUB, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Catherine B. Tirino, AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 17, 2023
[Signature]
Catherine B. Tirino
NOTARY PUBLIC
Commission # GG325000



LOCATION MAP
NOT TO SCALE

SITE DATA
ZONING CONTROL NUMBER 1980-00215

COUNTY APPROVAL

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 DAY OF May, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

I, Mark Lynn, 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 GLENEAGLES COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

BY: *[Signature]* DATE: April 2, 2020
MEMBER OF THE FLORIDA BAR
FLORIDA BAR NUMBER 85741
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S NOTES:

- 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, UNLESS OTHERWISE NOTED
SCALE FACTOR - 1.0000271
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS AS SHOWN HEREON ARE GRID, BASED ON A GRID BEARING OF N01°54'37" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE INCIDE DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 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 PALM BEACH COUNTY, FLORIDA.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- IT IS THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH ALL EASEMENTS AND TRACTS IN FAVOR OF PRIVATE ENTITIES THAT WERE PREVIOUSLY PLATTED, UNLESS OTHERWISE NOTED. IT IS ALSO THE INTENT OF THIS REPLAT TO RELEASE AND EXTINGUISH THE LIMITED ACCESS EASEMENTS PREVIOUSLY PLATTED.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: O.R.B. 3543, PG. 194; O.R.B. 4620, PG. 892; O.R.B. 6116, PG. 653; O.R.B. 6688, PG. 1384; O.R.B. 6923, PG. 14; O.R.B. 8154, PG. 981; O.R.B. 8701, PG. 173; O.R.B. 11246, PG. 656; O.R.B. 22761, PG. 1080; O.R.B. 22769, PG. 1145 AND O.R.B. 26161, PG. 1003.

SURVEYOR'S 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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(3), 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] DATE: 02/25/2020
JEFF S. HODAPP, P.S.M.
LICENSE NO. LS5111
STATE OF FLORIDA
PERIMETER SURVEYING & MAPPING, INC.
947 CLINT MOORE ROAD
BOCA RATON, FL 33487
CERTIFICATION OF AUTHORIZATION NO. LB7264

GLENEAGLES COUNTRY CLUB, INC., COUNTY ENGINEER SURVEYOR

