PLAT 5

Palm Beach Golf Club Estates

IN SECTIONS 27 & 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, A REPLAT OF PART OF PALM BEACH GOLF CLUB ESTATES PLAT NO. 3, RECORDED IN PLAT BOOK 29, PAGE 108, PALM BEACH COUNTY RECORDS, ALSO A REPLAT OF A PART OF PALM BEACH GOLF CLUB ESTATES, PLAT 2A, RECORDED IN PLAT BOOK 29, PAGE 54, PALM BEACH COUNTY RECORDS, ALSO A REPLAT OF A PART OF BLOCK 30, PALM BEACH FARMS COMPANY, PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

N

30 per Board Dir.
2/6 TW. 3C
4 P.
JUNE
193, 194, 195, 196
Margaret R. Hambleton

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS:

KNOW ALL MEN BY THESE PRESENTS, that ROBINO-LADD COMPANY a DELAWARE COMPANY, owner of the tract of land shown hereon as PALM BEACH GOLF CLUB ESTATES, PLAT NO. 5, and more particularly described as being a part of Sections 27 and 34, Township 44 South, Range 42 East, Palm Beach County, Florida, is more particularly described as follows:

Beginning at the South ¼ corner Section 27; thence N. 87°-36'-26" W. a distance of 60.00 feet to the POINT OF BEGINNING; thence N. 01°-56'-15" E. a distance of 1031.05 feet; thence S. 73°-24'-28" W. a distance of 134.64 feet; thence along the arc of a curve concave to the north, having a central angle of 18°-58'-41", a distance of 255.05 feet; thence N. 87°-36'-31" W. a distance of 287.12 feet; thence along the arc of a curve concave to the northeast having a central angle of 38°-37'-24" a distance of 586.34 feet; thence N. 52°-13'-10" W. a distance of 154.80 feet; thence N. 44°-56'-54" E. a distance of 65.00 feet; thence along the arc of a curve concave to the Northeast having a central angle of 47°-12'-13" a distance of 321.30 feet; thence along the arc of a curve concave to the Southwest having a central angle of 18°-26'-22" a distance of 136.84 feet; thence along the arc of a curve concave to the Southwest having a central angle of 02°-52'-24" a distance of 69.83 feet; thence S. 64°-04'-33" W. a distance of 706.05 feet; thence S. 38°-39'-43" W. a distance of 198.22 feet; thence N. 85°-13'-27" W. a distance of 209.40 feet; thence S. 04°-16'-33" W. a distance of 181.04 feet; thence S. 34°-21'-45" E. a distance of 286.59 feet; thence along the arc of a curve concave to the Northwest having a central angle of 126°-07'-51", a distance of 330.21 feet; thence S. 11°-46'-06" W. a distance of 15.35 feet; thence due West a distance of 567.92 feet; thence due South a distance of 1320.00 feet; thence due East a distance of 2969.87 feet; thence N. 02°-34'-30" E. a distance of 615.35 feet to said POINT OF BEGINNING; containing 121.29 acres of land more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

1. Streets:
   a. That tracts for private road purposes as shown are hereby dedicated to (reserved for the use of) Fountains of Palm Beaches Condominium Association (shown in Tract "A") and are the perpetual maintenance obligation of said association.
   b. At the option of the owner, which option may be exercised only with the consent of the Board of County Commissioners of Palm Beach County or the governing body of any municipality having legal jurisdiction over the land encompassed by this plat, all of the roads, streets, and easements on this plat may be dedicated to the public at any time.
2. Easements:
   a. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, drainage, and access.
   b. The water and sewer utility service is hereby granted access to underground water and sewer services constructed to serve this facility for purposes of construction and maintenance.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President (President-Vice President) and its corporate seal to be affixed hereto by and with the authority of its Secretary (Secretary-Assistant Secretary) and its Board of Directors, this 12th day of February A. D. 1974.

ROBINO-LADD COMPANY

Attest: (Secretary) By: (President/Vice President)

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of (a) mortgage(s), liens(s), or other encumbrance(s) upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereon, by the owner thereof and agrees that its mortgage(s), liens(s) or other encumbrance(s) which (is) (are) recorded in Official Record Book ___ Page(s) ___ 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 President/Vice President and attested by its Secretary/Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 26th day of March A. D. 1974.

AMERICAN CENTURY MORTGAGE INVESTORS

Attest: (Assistant Secretary) (President)

SURVEYOR | NOTARY | CLERK | CORPORATE

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 and that said survey is accurate to the best of my knowledge and belief and that (P. R. M.'s) Permanent Reference Monuments and (P. C. P.'s) Permanent Control Points have been placed as required by law (or, when applicable, that (P. C. P.'s) will be set under the guarantees posted with PALM BEACH COUNTY for the Required Improvements) and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Registered Surveyor No. ___
State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

(I) (We) Chelsea Title & Guaranty Co. (a duly licensed attorney in the State of Florida) (a title insurance company, duly licensed in the State of Florida) do hereby certify that (I) (We) have examined the title to the hereon described property; that (I) (We) find the title to the property is vested to THE ROBINO-LADD COMPANY (individual/Corporation); that the current taxes have been paid; and that (I) (We) find that the property is free of encumbrances) or, if applicable (that the property is encumbered by the mortgages shown hereon; and that (I) (We) find that all mortgages are shown and are true and correct) and/or if applicable (the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property).

GOLF COURSE TRACTS SHALL BE RESERVED FOR GOLF COURSE USE.

(Officer of title insurance company licensed in Florida)

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

● DENOTES PERMANENT CONTROL POINT.

□ DENOTES PERMANENT REFERENCE MONUMENT.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me personally appeared W. H. ___ and ___, to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as President and Secretary of the above named ___, a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, 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 12th day of March A. D. 1974.

Notary Public
My Commission Expires 6/15/76

COUNTY COMMISSION | COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS
BY: (Deputy Clerk)

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

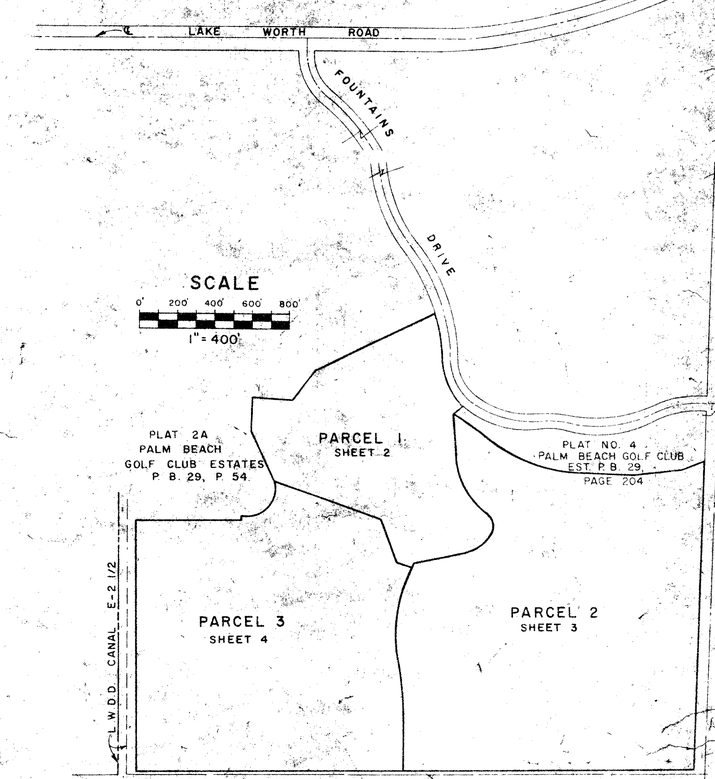
This plat is hereby approved for record, this ___ day of ___ A. D. 1974.

BY (Chairman)

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

BY: (County Engineer)



LOCATION SKETCH

The North right-of-way line of Lake Worth Drainage District Canal L-14 is assumed to be due East and all other bearings are relative thereto.

INDEX

	Page
1. Cover and Title Sheet	1
2. Parcel 1	2
3. Parcel 2	3
4. Parcel 3	4

30/193

1000-199

This instrument prepared by: Keith C. Hoehl, in the offices of Adair & Brady, Inc., 621 South H Street, Lake Worth, Florida

ADAIR & BRADY, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
LAKE WORTH WEST PALM BEACH ORLANDO

FOUNTAINS TRACT 8

DR. K.C.	SCALE GRAPHIC	FP 823	SHEET 1 OF 4
CHKD. KDH	DATE 1-21-74		
APPR. RAF	JOB NO. 71-532 J		

DRAWING NUMBER 30/193