

39-93

P.U.D.

# PATIOS ON THE PARK

A PLAT OF A PORTION OF SECT. 22, TWP. 47 S., RGE. 42 E.  
AND ALSO BEING A REPLAT OF TRACT 28, A PORTION OF BOCA DEL MAR NO. 4, AS RECORDED  
IN PLAT BOOK 30, PAGE 85 & 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

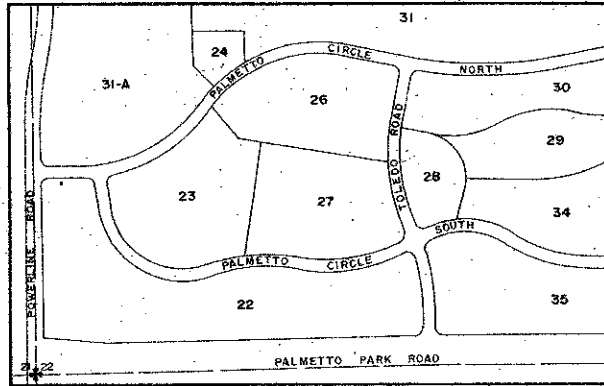
JUNE 1979

SHEET 1 OF 2

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COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 10/24/80  
Vol. 13 of March  
Pg. 80 and duly recorded in Palm Beach  
County Public Records, Official Record Book  
No. 39 of page 93 & 94  
By: Doyle Shindorff

### LOCATION SKETCH



AREA OF LOTS	3.746 AC.
AREA OF PUBLIC ROAD R/W (TRACT "A")	0.075 AC.
AREA OF PRIVATE ROAD R/W (TRACTS "B" & "C")	0.576 AC.
LANDSCAPE & BUFFER AREA (TRACTS "D", "E", "F", "G", "H", & "J")	0.761 AC.
TOTAL AREA THIS PLAT	5.158 AC.
NO. UNITS PROPOSED	36 UNITS
DENSITY PROPOSED	6.979 UNITS/AC.
NO. UNITS ALLOWED	36 UNITS
DENSITY ALLOWED	6.94 UNITS/AC.
LAND USE	TOWNHOUSE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PATIOS ON THE PARK, INC., a Florida Corporation, owner of the land shown hereon, being in Section 22, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as PATIOS ON THE PARK, being more particularly described as follows:

Tract 28, BOCA DEL MAR NO. 4 as recorded in Plat Book 30, Pages 85-86 of the Public Records of Palm Beach County, Florida,

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

The tract for public street, shown hereon as Tract "A", is hereby dedicated to the Board of County Commissioners for the perpetual use of the public for proper purposes. The tracts for private road and utility purposes, Tracts "B" and "C" as shown, are hereby dedicated to the Patios on the Park Association, Inc. and will be the perpetual maintenance obligation of said association. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas for Landscape and Buffer shown hereon as Tracts "D", "E", "F", "G", "H", and "J", are hereby dedicated to the Patios on the Park Association, Inc. and are the perpetual maintenance obligation of said Association. The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation, Patios on the Park, Inc., has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 17 day of JANUARY, A.D. 1980.

PATIOS ON THE PARK, INC.

By: *Irving Regenstreif*  
IRVING REGENSTREIF, Secretary

By: *Morris Robinson*  
MORRIS ROBINSON, President

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 17 day of March, A.D. 1980.

By: *Dennis R. Koehler*  
DENNIS R. KOEHLER, Chairman

### COUNTY ENGINEER

This plat is hereby approved for record this 17 day of March, A.D. 1980.

By: *H. F. Kahlert*  
H. F. KAHLERT, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: *Dee Tuley*  
DEPUTY CLERK

### MORTGAGE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 3117, Page 1943 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

By: *Richard A. Fischer*  
RICHARD A. FISCHER  
By: *Jeanne M. Fischer*  
JEANNE M. FISCHER  
By: *Carl F. Fischer*  
CARL F. FISCHER  
By: *Marion P. Fischer*  
MARION P. FISCHER

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss Before me personally appeared RICHARD A. FISCHER and JEANNE M. FISCHER and CARL F. FISCHER and MARION P. FISCHER, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that RICHARD A. FISCHER and JEANNE M. FISCHER and CARL F. FISCHER and MARION P. FISCHER executed said instrument for the purposes therein expressed.

AS TO: RICHARD A. FISCHER  
AND JEANNE M. FISCHER

WITNESS my hand and official seal, this 14 day of January, A.D. 1980.

By: *Patricia A. Roselle*  
Notary Public, State of Florida

AS TO: CARL F. FISCHER  
AND MARION P. FISCHER

This instrument Prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3885 North Federal Highway, Boca Raton, Fla. 33431

By: *Doyle Shindorff*  
Notary Public, State of Florida

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF JANUARY, A.D. 1980.

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss Before me personally appeared MORRIS ROBINSON and IRVING REGENSTREIF, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as MORRIS ROBINSON, President and IRVING REGENSTREIF, Secretary of the above named PATIOS ON THE PARK, INC., a Florida corporation, and they 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 17 day of JANUARY, A.D. 1980.

By: *Notary Public*  
My Commission Expires

By: *Notary Public*  
Notary Public, State of Florida

### TITLE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } ss I, MICHAEL LISTICK, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that as of JANUARY 3, 1980 I find apparent record title to the property is vested in PATIOS ON THE PARK, INC., a Florida corporation; that the current Real Estate Taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that all mortgages of record are shown and are true and correct.

By: *Michael Listick*  
MICHAEL LISTICK, Attorney

### 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 have been placed as required by law and (P.C.P.'s) Permanent Control Points 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.

Subscribed and sworn to before me this 30th day of JANUARY, A.D. 1980.

By: *John A. Grant, Jr.*  
Registered Land Surveyor No. 1741  
State of Florida

My Commission Expires Dec 1, 1982

By: *John A. Grant, Jr.*  
Notary Public, State of Florida

PATIOS ON THE PARK

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