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A PLANNED-UNIT DEVELOPMENT ABBEY PARK PLAT NO. 2

LYING IN THE S. 1/2 OF THE S.E. 1/4 OF SECTION 11, TOWNSHIP 44
SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY 1983

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SHELTER ENTERPRISES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABBEY PARK PLAT NO. 1, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABBEY PARK PLAT NO. 1 AS RECORDED IN PLAT BOOK 40 ON PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BEAR S. 45°00'00" W., ALONG THE EASTERLY BOUNDARY LINE OF SAID ABBEY PARK PLAT NO. 1, A DISTANCE OF 35.36 FEET; THENCE BEAR S. 00°00'00" W., ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 123.07 FEET; THENCE BEAR S. 13°37'00" W., ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 361.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 134.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, (BEING SAID EASTERLY BOUNDARY LINE), THROUGH A CENTRAL ANGLE OF 61°06'00", A DISTANCE OF 142.90 FEET; THENCE BEAR S. 47°29'00" E., TANGENT TO THE PREVIOUS CURVE AND ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 28.00 FEET; THENCE BEAR S. 42°31'00" W., ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 42.00 FEET; THENCE BEAR S. 47°29'00" E., A DISTANCE OF 103.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 165.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°05'00" A DISTANCE OF 198.95 FEET; THENCE BEAR N. 63°26'00" E. TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 117.26 FEET; THENCE BEAR N. 26°34'00" W., RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 42.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 231.00 FEET, THROUGH A CENTRAL ANGLE OF 04°18'29", A DISTANCE OF 17.37 FEET; THENCE BEAR N. 00°00'00" E. A DISTANCE OF 230.21 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 75.00 FEET; THENCE BEAR N. 00°00'00" E. A DISTANCE OF 75.00 FEET; THENCE BEAR N. 90°00'00" E. A DISTANCE OF 36.81 FEET; THENCE BEAR N. 00°00'00" E. A DISTANCE OF 373.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD; THENCE BEAR N. 90°00'00" W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.20 ACRES, MORE OR LESS.

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

- 1) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3) THE 25 FOOT ROAD EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE ABBEY PARK GARDENS I CONDOMINIUM ASSOCIATION INC., A NON-PROFIT CORPORATION, AS COMMON AREA FOR ACCESS, UTILITIES, DRAINAGE, AND OTHER LAWFUL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4) TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY SHELTER ENTERPRISES, INC., FOR CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND RELATED FACILITIES.
- 5) TRACT "B" (RECREATION AREA) IS HEREBY DEDICATED TO PHASES I, II, AND III OF THE ABBEY PARK GARDENS CONDOMINIUM ASSOCIATION INC., A NON-PROFIT FLORIDA CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF RECREATION AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6) TRACT "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABBEY PARK HOME OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SHELTER ENTERPRISES, 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 14 DAY OF MARCH, A.D. 1983.

SHELTER ENTERPRISES, INC.
A CORPORATION OF THE STATE OF FLORIDA
BY: Lennard J. Kligler
LENNARD J. KLIGLER, PRESIDENT
AND SECRETARY

Witness: Paula Mandy
WITNESS

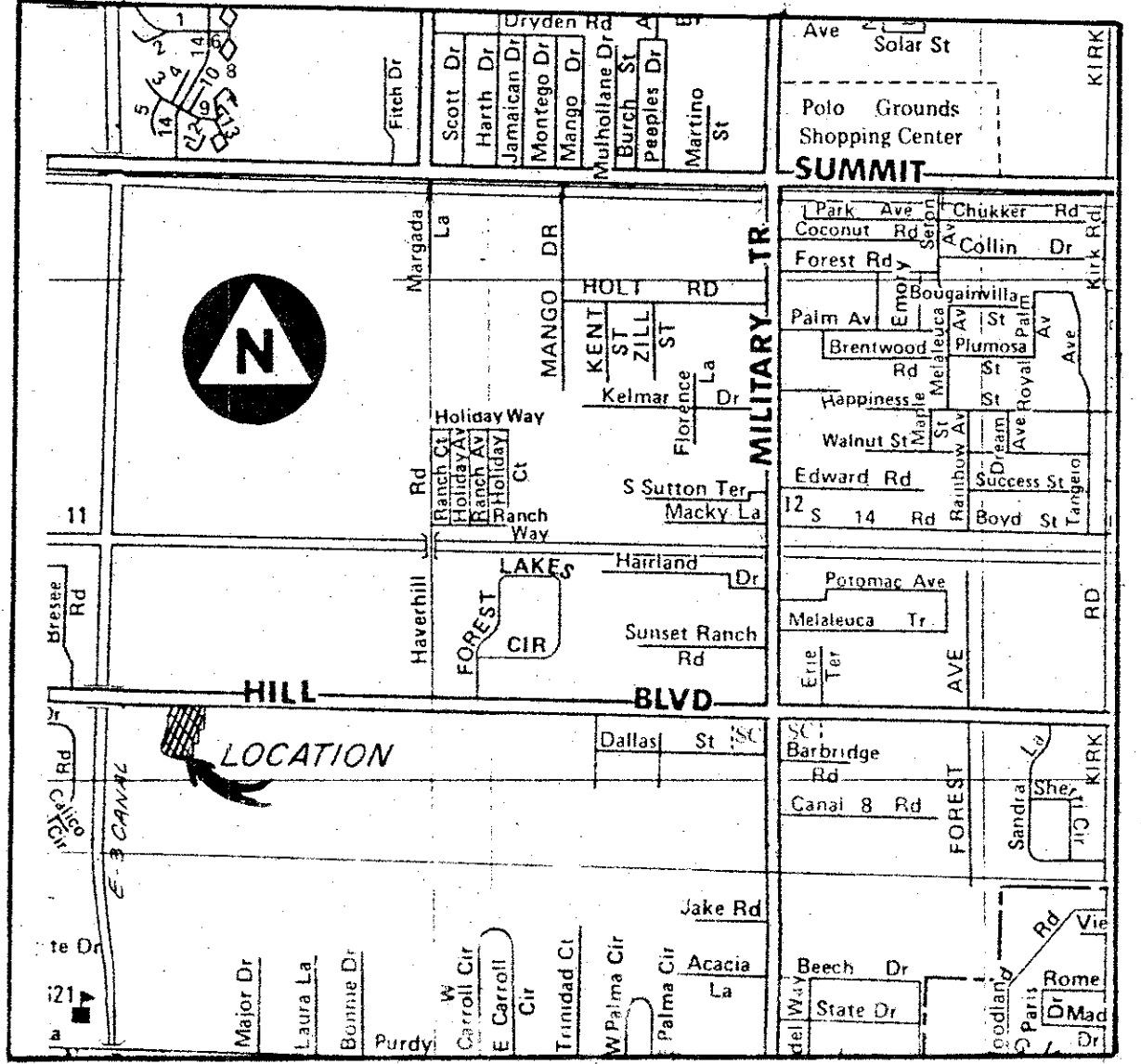
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LENNARD J KLIGLER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF SHELTER ENTERPRISES INC., 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 14 DAY OF MARCH, A.D. 1983.

MY COMMISSION EXPIRES: Paula Mandy
NOTARY PUBLIC



MORTGAGEES CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3827 PAGE 320, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS OFFICIAL SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF MARCH, A.D. 1983.

SUNRISE SAVINGS AND LOAN ASSOC.
OF FLORIDA

ATTEST: Doris L. Droney
BY: Robert L. Droney

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert L. Droney AND Doris L. Droney TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED SUNRISE SAVINGS AND LOAN ASSOC. OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF MARCH, A.D. 1983.

Notary Public: Paula Mandy
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED SO AS TO IMPEDE OR INTERFERE WITH ANY DRAINAGE (AS DEFINED UNDER DRAINAGE EASEMENTS, ORDINANCE 73-4).
2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON THAT PORTION OF ANY "BLANKET TYPE" UTILITY EASEMENTS OR UTILITY TRACTS WHICH SPECIFICALLY SUPPORT WATER, SEWER, OR OTHER APPLICABLE PUBLIC UTILITIES.
3. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS OTHER THAN THOSE CONDITIONS OUTLINED IN THE IMMEDIATELY PRECEDING NOTE.
4. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. PERMANENT REFERENCE MONUMENTS (P.P.M.'S) ARE DESIGNATED THIS:
6. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THIS:
7. THIS INSTRUMENT WAS PREPARED BY TERRANCE L. OSBORNE IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
8. A BEARING OF N.90°00'00"E. WAS ASSUMED FOR THE CENTERLINE OF FOREST HILL BLVD.

MORTGAGEES CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 3827, PAGE 340, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON: IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF MARCH, A.D. 1983.

BY: Arthur Kligler PRESIDENT
CORONET DEVELOPMENT CORPORATION

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR KLIGLER AND TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CORONET DEVELOPMENT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14 DAY OF MARCH, A.D. 1983.

Notary Public: Paula Mandy
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SHELTER ENTERPRISES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES ON THIS PHASE, OTHER THAN THE MORTGAGES SHOWN.

Dennis Wilson
FIRST AMERICAN TITLE INSURANCE COMPANY
14 MAR 83

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF APRIL, A.D. 1983.

By: Peggy Evans
PEGGY EVANS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF APRIL, A.D. 1983.

By: Herb Kahlert
HERB KAHLERT, COUNTY ENGINEER

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

By: Robert L. Droney
DEPUTY CLERK

AREA SUMMARY

TRACT "A"	5.89 ACRES
TRACT "B"	0.93 ACRE
TRACT "C"	0.38 ACRE
TOTAL AREA THIS PLAT	7.20 ACRES

PLANNED UNIT DEVELOPMENT TABULATIONS	
TOTAL AREA THIS PLAT	7.20 ACRES
LESS ROAD RIGHTS OF WAY	0.38 ACRE
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	6.82 ACRES
TOTAL UNITS THIS PLAT	96 PROPOSED
OPEN SPACE THIS PLAT	5.85 ACRES
DENSITY	13.3 UNITS PER ACRE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

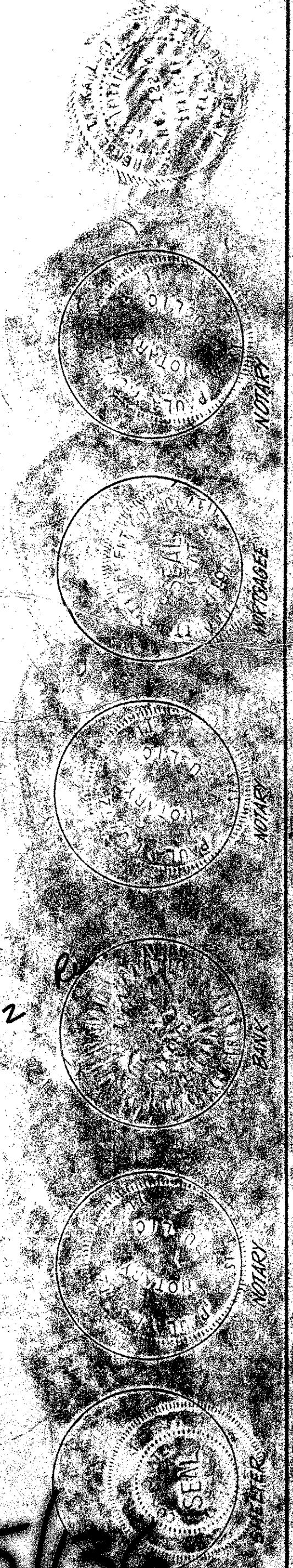
3-11-83
DATE
By: Wm. R. Van Campen
WM. R. VAN CAMPEN
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

136

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:07 AM THIS 18 DAY OF APRIL A.D. 1983 AND DULY RECORDED IN PLAT BOOK 45, ON PAGES 136 AND 137

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: John B. Dunkle



Pat. 79-161
collect. 2-12-72

0190-002

CONRAD W. SCHAEFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

BENCH MARK
land surveying and mapping, inc.

DATE	SCALE	APPROVED	FILE NO.	SHEET OF
JAN 1983				1 2