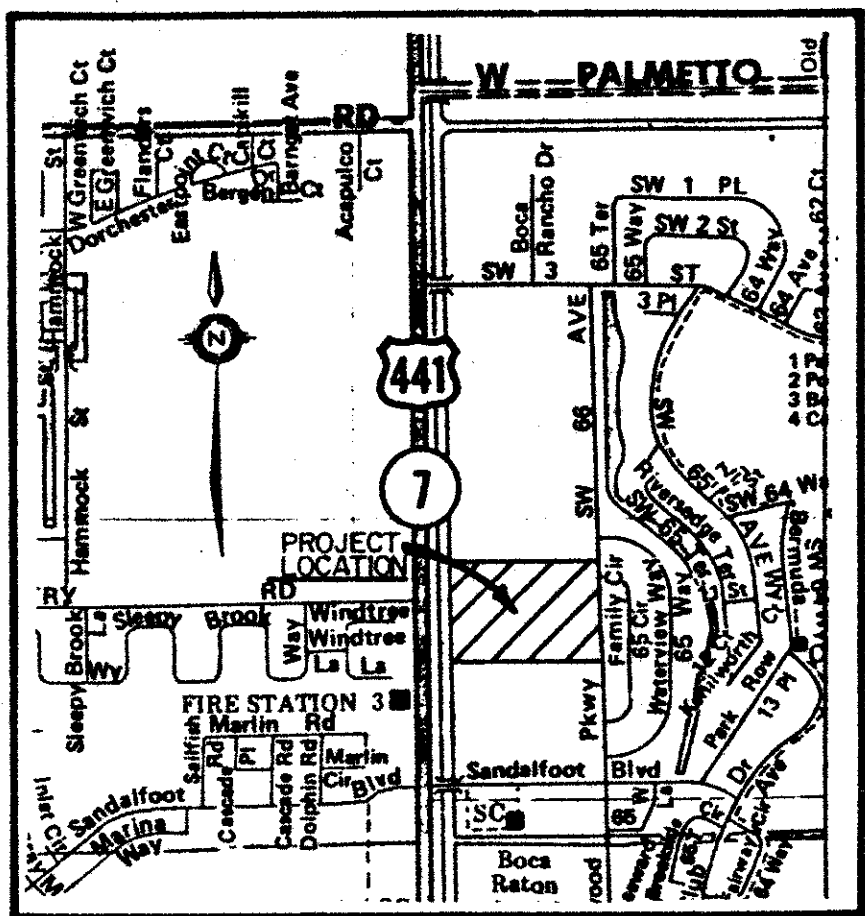


DRAWING NUMBER 46/194



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# ROSEWOOD

SITUATE IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF A PORTION OF BLOCK 81 OF THE PALM BEACH FARMS COMPANY'S PLAT NO.3 (PLAT BOOK 2, PAGES 45 THROUGH 54).

JULY, 1983

SHEET 1 OF 2

# 194

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 1:08 AM THIS 19th DAY OF DECEMBER AD, 1983 AND DULY RECORDED IN PLAT BOOK 46 ON PAGES 194 AND 195.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: Dorothy A. White, D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M.A.P. ROSEWOOD, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ROSEWOOD, SITUATE IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 81 OF THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 ON PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF SANDALFOOT COVE SECTION TWO, AS RECORDED IN PLAT BOOK 29 ON PAGES 15 & 16 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, SAID POINT OF COMMENCEMENT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 14TH STREET AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS N00°54'55"W; THENCE ALONG THE PERIMETER OF SAID PLAT AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE, N00°54'55"W A DISTANCE OF 921.51 FEET TO A LINE 946.51 FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 14TH STREET AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE S89°05'05"W, DEPARTING FROM SAID PLAT PERIMETER AND ALONG SAID PARALLEL LINE A DISTANCE OF 857.56 FEET TO A LINE 45.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 81; THENCE N00°21'49"W ALONG SAID PARALLEL LINE A DISTANCE OF 509.43 FEET TO A LINE 1355.92 FEET NORTH OF AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 14TH STREET; THENCE N89°05'05"E ALONG SAID PARALLEL LINE A DISTANCE OF 852.56 FEET TO THE AFORESAID PERIMETER OF SANDALFOOT COVE SECTION TWO; THENCE S00°54'55"E, ALONG SAID PLAT PERIMETER, A DISTANCE OF 509.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0000 ACRES, MORE OR LESS.

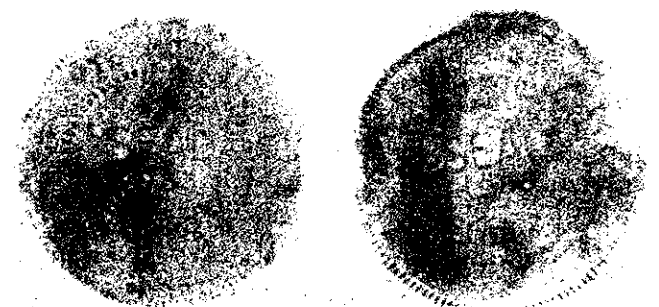
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE ACCESS TRACT IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE ROSEWOOD CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
3. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE ROSEWOOD CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS A AND B ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ROSEWOOD CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

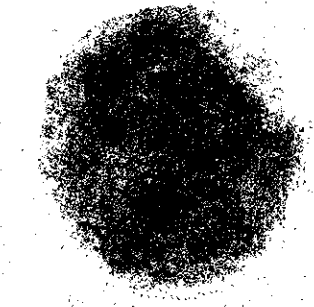
IN WITNESS WHEREOF, M.A.P. ROSEWOOD, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF Sept., 1983.

ATTEST: E.C. Jensen SECRETARY BY: William R. HNAS PRESIDENT

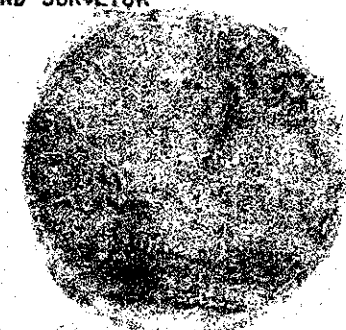
SEAL H.A.P. ROSEWOOD, INC.



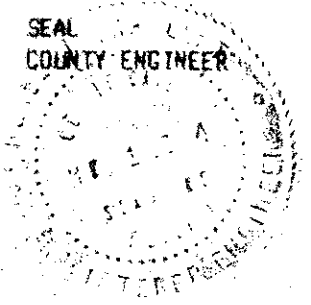
SEAL NOTARY



SEAL PROFESSIONAL LAND SURVEYOR



SEAL COUNTY ENGINEER



### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED E.C. Jensen and William R. HNAS 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 M.A.P. ROSEWOOD, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 26 DAY OF Sept., 1983.

MY COMMISSION EXPIRES: 1-12-85 Harry F. Hens NOTARY PUBLIC

### TITLE CERTIFICATION

I, DONALD M. ALLISON, 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 TO M.A.P. ROSEWOOD, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GILLESPIE AND ALLISON, P.A.

DATE: OCTOBER 7, 1983 BY: Donald M. Allison DONALD M. ALLISON, ESQUIRE

### SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF SANDALFOOT COVE SECTION TWO (PLAT BOOK 29 PAGES 15 & 16).  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THIS:
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.  
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMER USE OR UPON DRAINAGE EASEMENTS.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

### SURVEYOR'S CERTIFICATE

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 COMPLIES WITH CHAPTER 2111-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 25th DAY OF October, 1983.

Wesley B. HNAS  
WESLEY B. HNAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3798

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF December, 1983.

BY: Peggy B. Ewart  
PEGGY B. EWART, CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF December, 1983.

BY: Herbert F. Kahler  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

### ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Elizabeth G. Richards  
DEPUTY CLERK

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

WE, MARVIN I. WIENER AND SYLVAN N. HOLTZMAN, AS TRUSTEES, HEREBY CERTIFY THAT WE ARE HOLDERS OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT OUR MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3950 AT PAGE 0249 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS 24 DAY OF Oct, 1983.

WITNESS: Marvin I. Wiener MARVIN I. WIENER, TRUSTEE  
AS TO BOTH  
WITNESS: Sylvan N. Holtzman SYLVAN N. HOLTZMAN, TRUSTEE  
AS TO BOTH

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARVIN I. WIENER AND SYLVAN N. HOLTZMAN, AS TRUSTEES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF Oct, 1983.

MY COMMISSION EXPIRES: 6/21/87 Thomas R. Wachler NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY MARCIA J. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA.

0400-000

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN	M.E.H.	DATE	JULY, 1983
CHECKED		SCALE	
DRAWING NO.	83-P-027		

ROSE WOOD

46/194