

47112

# STONEWALL ESTATES P.U.D.

BEING A PORTION OF SECTION 14, 23 & 26 TOWNSHIP 42 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

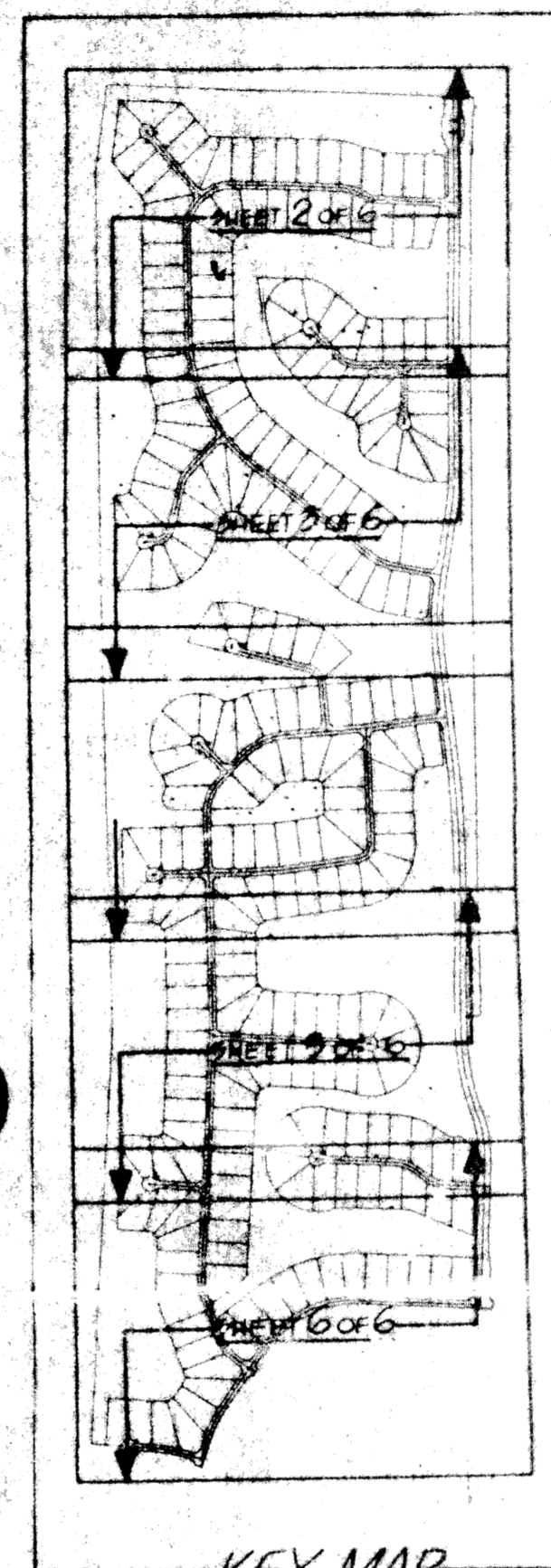
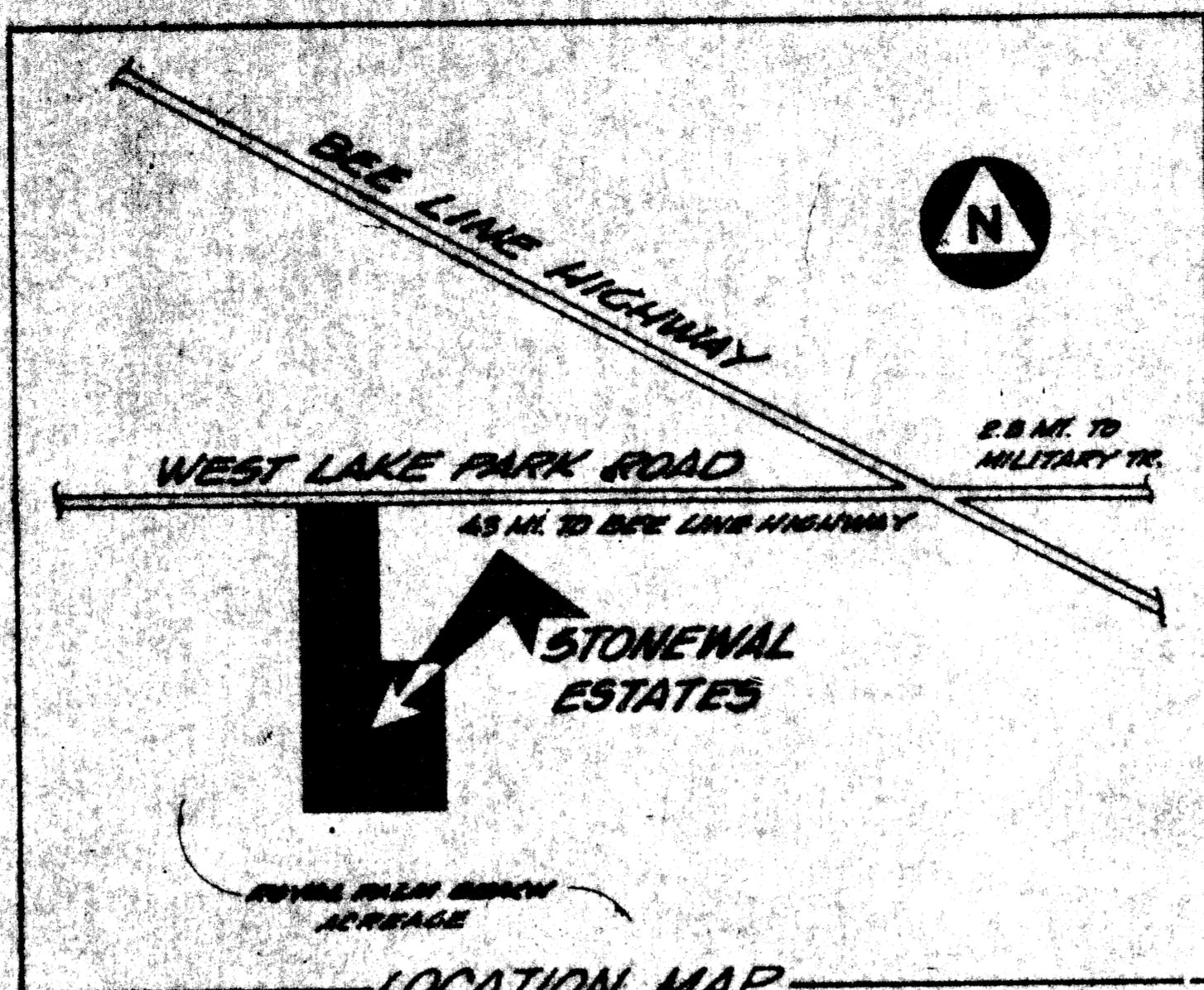
## PART OF STONEWALL ESTATES, P.U.D.

NOVEMBER, 1983

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DOUGLAS G. HOWELL, AS TRUSTEE, OWNER OF THE LAND HEREON, BEING IN SECTIONS 14, 23 AND 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS STONEWALL ESTATES, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PALM BEACH COUNTY DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE, NORTH 07°50'50" EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 588.58 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT OF WAY LINE OF LAKE PARK WEST ROAD, A 100 FOOT RIGHT OF WAY; SAID CURVE HAVING A RADIUS OF 1860.08 FEET AND WHOSE RADIUS POINT BEARS SOUTH 00°42'25" WEST; THENCE, EASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°13'39", A DISTANCE OF 72.32 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 87°03'56" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2524.98 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE, SOUTH 03°44'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 587.88 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 23; THENCE, SOUTH 00°53'46" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 23, A DISTANCE OF 5549.89 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26; THENCE, SOUTH 89°48'51" WEST, ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 100.02 FEET; THENCE, SOUTH 00°53'46" WEST, A DISTANCE OF 111.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°27'32", A DISTANCE OF 535.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 800.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'46", A DISTANCE OF 329.00 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 04°00'00" WEST, A DISTANCE OF 620.00 FEET; THENCE, SOUTH 06°18'17" EAST, A DISTANCE OF 111.80 FEET; THENCE, SOUTH 04°00'00" WEST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 04°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 86°00'00" WEST, A DISTANCE OF 930.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°00'00", A DISTANCE OF 746.13 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 37°00'00" WEST, A DISTANCE OF 476.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'00", A DISTANCE OF 195.48 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 21°00'00" WEST, A DISTANCE OF 219.43 FEET; THENCE, NORTH 69°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE, NORTH 24°00'00" WEST, A DISTANCE OF 35.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°18'52", A DISTANCE OF 284.74 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 85°18'52" WEST, A DISTANCE OF 101.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°11'23", A DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET; THENCE, SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 138°11'23", A DISTANCE OF 120.59 FEET TO THE END OF SAID CURVE; THENCE, NORTH 85°18'52" WEST, RADIAL TO THE PREVIOUS CURVE, A DISTANCE OF 200.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE, NORTH 04°41'08" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 158.23 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 26; THENCE, CONTINUE NORTH 04°41'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2675.36 FEET TO A FOUND PALM BEACH COUNTY DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE, NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 2846.30 FEET TO A FOUND PALM BEACH COUNTY DISK IN CONCRETE MARKING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE, CONTINUE NORTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2846.30 FEET TO A FOUND PALM BEACH COUNTY DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 AND THE POINT OF BEGINNING.



### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED DOUGLAS G. HOWELL, AS TRUSTEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF DECEMBER, 1983.

*Watson A. ...*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-21-86

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFY 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 3960, PAGE 760 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF, SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY, AND ITS OFFICIAL SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF DECEMBER, A.D., 1983.

*Robert C. Jacoby*  
ROBERT C. JACOBY, PRESIDENT

ATTEST: *Leatrice R. Lovell*  
LEATRICE R. LOVELL, ASSISTANT SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED ROBERT C. JACOBY AND LEATRICE R. LOVELL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF THE ABOVE NAMED SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF DECEMBER, A.D., 1983.

*Janet Wood*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-26-87

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2360 AT PAGE 1540 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, WE, PHILIP D. O'CONNELL AND PETER I. B. LAVAN, AS TRUSTEES DO HEREBY SET OUR HANDS AND SEALS THIS 11 DAY OF DECEMBER, 1983.

WITNESS AS TO BOTH: *Philip D. O'Connell*  
PHILIP D. O'CONNELL  
*Peter I. B. Lavan*  
PETER I. B. LAVAN

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED PHILIP D. O'CONNELL AND PETER I. B. LAVAN, AS TRUSTEES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF DECEMBER, 1983.

*Janet Wood*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1-26-87

### PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	506.5 ACRES
LESS ROAD RIGHTS OF WAY	46.8 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	459.7 ACRES
TOTAL UNITS THIS PLAT	253 PROPOSED
OPEN SPACE THIS PLAT	389.1 ACRES
DENSITY	05 UNITS PER ACRE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:42 P.M.  
THIS 28th DAY OF  
DECEMBER, A.D. 1983 AND  
DULY RECORDED IN PLAT BOOK  
47 ON PAGE 12  
13, 14, 15, 16 + 17  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *Sandra Q. Black*

### NOTES:

- 1A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 1B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 1C. LANDSCAPING OF UTILITY EASEMENTS OTHER THAN WATER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
2. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: [Symbol]
4. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: [Symbol]
5. THIS INSTRUMENT WAS PREPARED BY EARL L. OSKARD, JR. IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2933 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
6. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N.00°00'00"E. ALONG THE WEST LINE OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AS SHOWN HEREON.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEWART 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DOUGLAS G. HOWELL, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, AND THAT WE FIND THAT ALL REQUIREMENTS ARE SHOWN AND ARE TRUE AND CORRECT.

11-16-83  
DATE:

*Wm. R. Van Campen*  
STEWART TITLE  
LESTER M. CONOVER, C.I.S.  
SENIOR VICE PRESIDENT

### 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11-21-83

*Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF DECEMBER A.D. 1983.

BY: *Ken Spillias*  
PEGGY B. SWATT, CHAIRPERSON  
KEN SPILLIAS

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF DECEMBER 1983.

BY: *H. F. Kahlert*  
H. F. KAHLERT, COUNTY ENGINEER

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

BY: *John B. Dunkle*  
DEPUTY CLERK

**BENCH MARK**  
land surveying and mapping, inc.  
1000 W. PALM BEACH

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

PLAT OF  
STONEWALL ESTATES P.U.D.

OWN: E.L.O. CKD DATE: 11-16-83 WD. NO. 18700  
SCALE: 1/2" = 10' SHEET 1 OF 6

IN WITNESS WHEREOF, I, DOUGLAS G. HOWELL, AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 11 DAY OF DECEMBER, 1983.

DOUGLAS G. HOWELL, AS TRUSTEE      WITNESS      WITNESS

