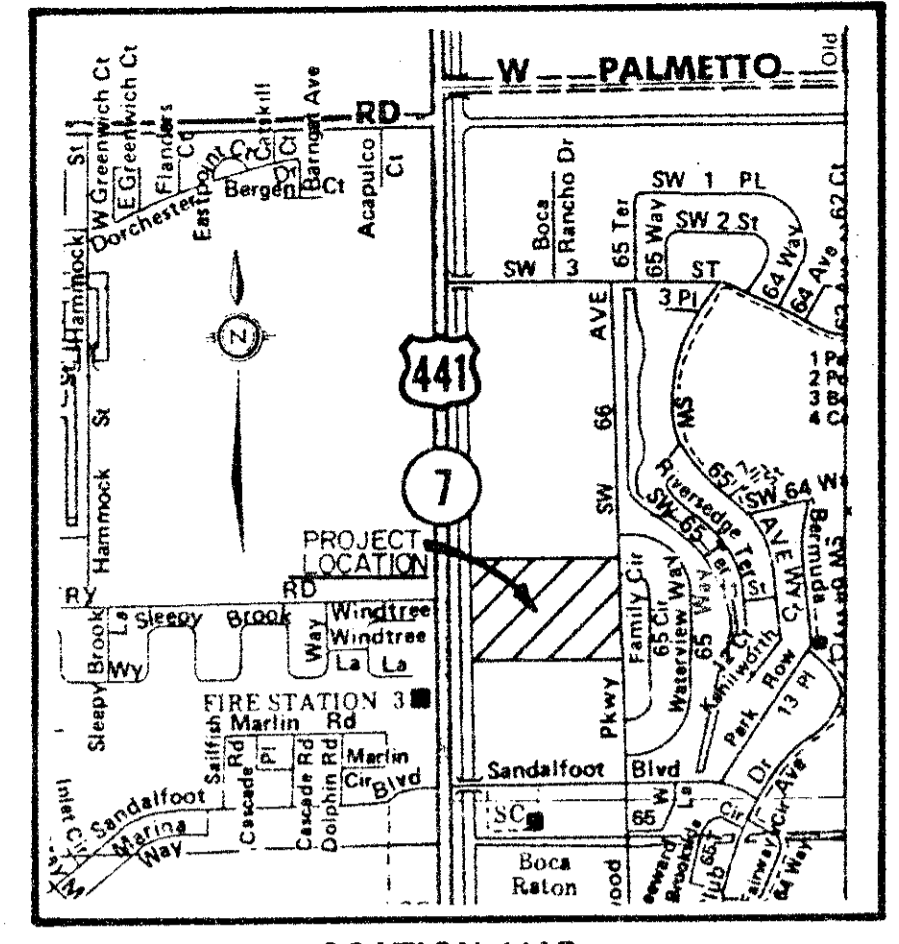


47/19

19



LOCATION MAP N.T.S.

# AMENDED PLAT OF ROSEWOOD

## SITUATE IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING AN AMENDED PLAT OF ROSEWOOD ( PLAT BOOK 46, PAGES 194 AND 195 ).

DECEMBER, 1983

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:14 AM THIS 19th DAY OF DECEMBER AD, 1983 AND DULY RECORDED IN PLAT BOOK 47 ON PAGES 19 AND 20  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY [Signature]

### 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 AN AMENDED PLAT OF ROSEWOOD, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 46 ON PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLAT, THENCE ALONG THE PERIMETER OF SAID PLAT, S89°05'05" W A DISTANCE OF 857.56 FEET; THENCE N00°21'49" W A DISTANCE OF 509.43 FEET; THENCE N89°05'05" E A DISTANCE OF 852.66 FEET; THENCE S00°54'55" E A DISTANCE OF 809.41 FEET TO THE POINT OF BEGINNING

CONTAINING 10.0000 ACRES, MORE OR LESS.

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM R. HARRIS AND E.C. JENSEN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE 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 HEREIN 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 16 DAY OF DECEMBER, 1983.  
MY COMMISSION EXPIRES: 1-12-85 [Signature] NOTARY PUBLIC

### 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 214H-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 19th DAY OF DECEMBER, 1983. [Signature] WESLEY B. HAAS PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3708

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,B,B,C 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.

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DONALD M. ALLISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN 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 NOT ENCLUMBERED BY ANY MORTGAGES AND THERE ARE NO OTHER ENCLUMBERANCES OF RECORD.

DATE: 12-16-83 BY: [Signature] DONALD M. ALLISON, ESQUIRE

### SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM OF ROSEWOOD (PLAT BOOK 46 PAGES 194 & 195).  
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 THUS: [Symbol]
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 SEWER 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.

### APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF DECEMBER, 1983.

BY: [Signature] PEGGY D. WATT, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF DECEMBER, 1983.

BY: [Signature] HERBERT F. KOHLERT, P.E., COUNTY ENGINEER

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

BY: [Signature] DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

IN WITNESS WHEREOF, M.A.P. ROSEWOOD, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE 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 16th DAY OF DECEMBER, 1983.

ATTEST: E.C. Jensen BY: William R. Harris  
E.C. JENSEN, SECRETARY WILLIAM R. HARRIS, VICE PRESIDENT

SEAL M.A.P. ROSEWOOD, INC.

SEAL NOTARY

SEAL PROFESSIONAL LAND SURVEYOR

SEAL COUNTY ENGINEER

0400-300

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Meridian Surveying and mapping inc.		WEST PALM BEACH, FLORIDA	
DRAWN	ME H	DATE	JULY, 1983
CHECKED		SCALE	
DRAWING NO.	83-P-027		
AMENDED PLAT OF ROSEWOOD			