

53/148
DRAWING NUMBER

Plat of PEE-HOKEY VILLAGE

BEING A REPLAT OF A PORTION OF TRACTS 7 AND 8, SUBDIVISION OF SECTION 20, AS RECORDED IN PLAT BOOK 7, PAGE 2, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA.

APRIL, 1986

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DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that BLACK GOLD DEVELOPMENT, INC a Florida Corporation, Owner of the Parcel of Land shown hereon as PEE-HOKEY VILLAGE, lying in Section 20, Township 42 South, Range 37 East, Palm Beach County, Florida, and being more particularly described as follows:

Being a Parcel of Land lying in Section 20, Township 42 South, Range 37 East, Palm Beach County, Florida, being a Portion of Tracts 7, and 8, Subdivision of Section 20, as recorded in Plat Book 7, and Page 2, and being more particularly described as follows:
Commencing at the North quarter corner of Section 20, Township 42 South, Range 37 East; Thence run S. 00°12'00" E., along the North-South Quarter line of Section 20, a distance of 552.30 feet; Thence run due East, a distance of 15.00 feet to the POINT OF BEGINNING;
Thence continue due East, along the South line of the Plat of Streamline Village, as recorded in Plat Book 38, at Page 10, in and for the Public Records of said Palm Beach County, a distance of 536.84 feet; Thence run S. 00°12'00" E., a distance of 499.98 feet; Thence run due west a distance of 185.37 feet to the beginning of a curve concave to the north having a radius of 297.77 feet, and a central angle of 20°09'32"; Thence run westerly along the arc of said curve a distance of 104.77 feet to the point of reverse curvature with a curve concave to the south, having a radius of 137.77 feet, and a central angle of 20°09'32"; Thence run westerly along the arc of said curve a distance of 48.47 feet to the point of tangency; thence run due west, a distance of 201.47 feet to a point on the West line of aforesaid Tract 8; Thence run N. 00°12'00" W. along said West line of Tract 3, a distance of 473.30 feet to the Point of Beginning.
Containing in all 6.00 acres, more or less.

I have caused the same to be Survey and Platted as shown hereon and do hereby dedicate as follows:

1. Streets:

The Streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for proper purposes.

2. Easements:

- a. Utility and Drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities and Drainage.
- b. Drainage canal maintenance easement as shown are dedicated to the East Beach Water Control District for the proper purposes and are the perpetual maintenance obligation of said water control district without recourse to Palm Beach County.
- c. Limited Access Easements- The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF the said Corporation has caused these presents to be signed by its President and attested by its Vice-President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 3rd day of June, A.D., 1986.

BLACK GOLD DEVELOPMENT, INC
a Florida Corporation

ATTEST: Morgan Tyson
Morgan Tyson, Vice President

BY: Robert Trippe
LaRue Tripp, President

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

Before me personally appeared LaRue Tripp and Morgan Tyson to me well known and known to me to be the Individuals described in and who executed the foregoing instrument as President and Vice-President of BLACK GOLD DEVELOPMENT INC, a Florida Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers, 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 3rd day of June, 1986.

My commission expires: September 14, 1987

Christie C. Pappert
NOTARY PUBLIC

MORTGAGEE'S 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 4837 at page 1815 of the public records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF We FIRST AMERICAN BANK AND TRUST do hereunto set our hand this 3 day of June, 1986

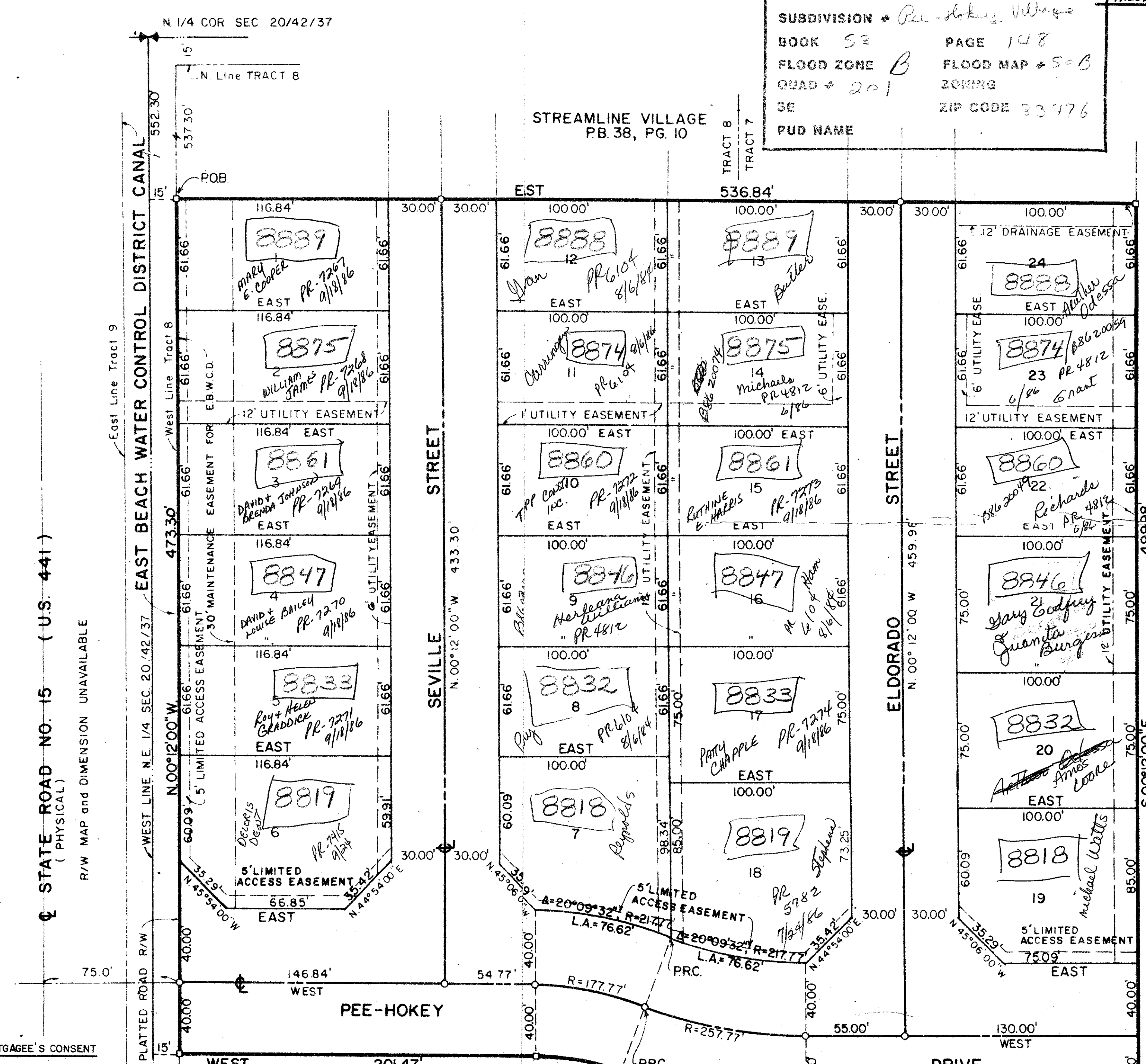
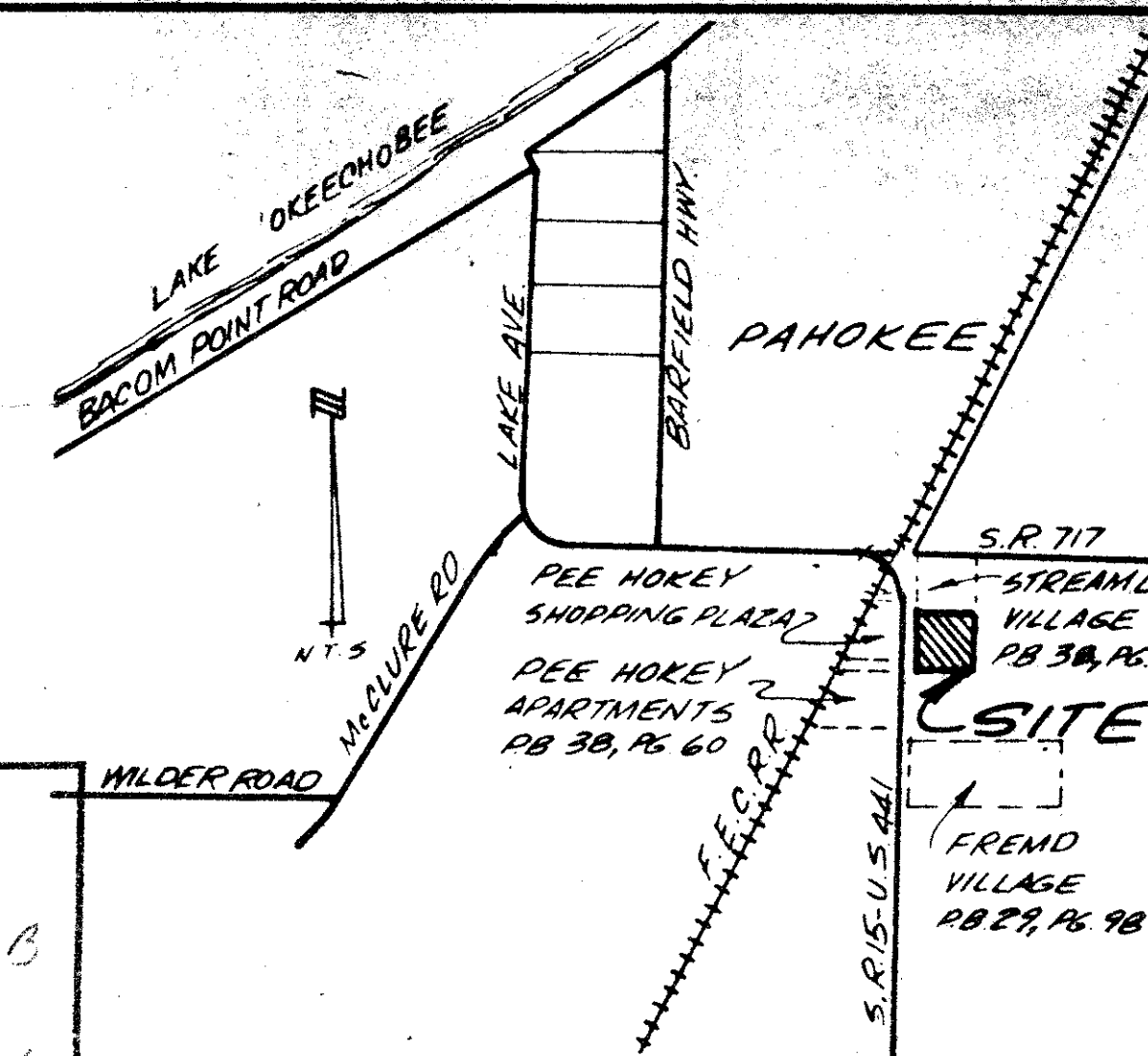
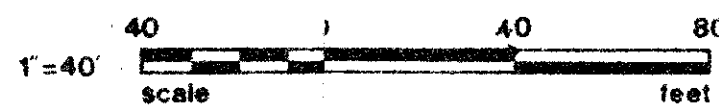
WITNESS:
Robert J. Sucher
ROBERT J. SUCHER, EXEC. VICE-PRESIDENT

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

We, FLAGLER TITLE COMPANY, a title insurance agency, 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 BLACK GOLD DEVELOPMENT, INC.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Edward T. Birce
EDWARD T. BIERCE, EXEC. VICE-PRESIDENT
DATE 6/3/86

SUBDIVISION * Peel-Hokey Village
BOOK 53 PAGE 148
FLOOD ZONE B FLOOD MAP * 50B
QUAD * 201 ZONING
SE ZIP CODE 33476
PUD NAME



PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 3rd day of JUNE, 1986.
By: Karen T. Marcus, Chair
Attest: John B. Dunkle - CLERK
By: Kathryn S. Miller
Deputy Clerk
COUNTY ENGINEER
This plat is hereby approved for record, this 3rd day of JUNE, 1986.
By: H.F. Kahlert, County Engineer

SUBDIVISION OF SEC. 20
PB. 7, PG. 2
SURVEYOR'S NOTES
1. Where drainage easements and utility easements cross, drainage easements shall take precedence.
2. No buildings or any kind of construction shall be placed on utility or drainage easements.
3. No structures, trees or shrubs shall be placed on drainage easements.
4. Approval of landscaping on utility easements other than water or sewer shall be only with approval of all utilities occupying same.
5. Permanent Reference Monuments are designated thusly:
6. Permanent Control Point are designated thusly:
7. Building setback lines shall be as required by ordinances of Palm Beach County.
8. Bearings cited herein are relative to an assumed bearing of due East along the North line of Section 20, Township 42 South, Range 37 East.

TURNOUT REQUIRED
SURVEYOR'S CERTIFICATE
0292-000
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 the Palm Beach County 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.

53/148
PEE-HOKEY VILLAGE
TURNOUT REQUIRED
THIS INSTRUMENT WAS PREPARED BY:
Donald D. Daniels in the Office of
Donald D. Daniels
PROFESSIONAL LAND SURVEYORS
1547 N. Florida Range Rd. - Building 144 - West Palm Beach, FLA. 33409 - (305) 889-5308
SCALE: 1" = 40' DATE: MAR. 1984
REF: PB. 7, PG. 2 DMC. NO. 81-325