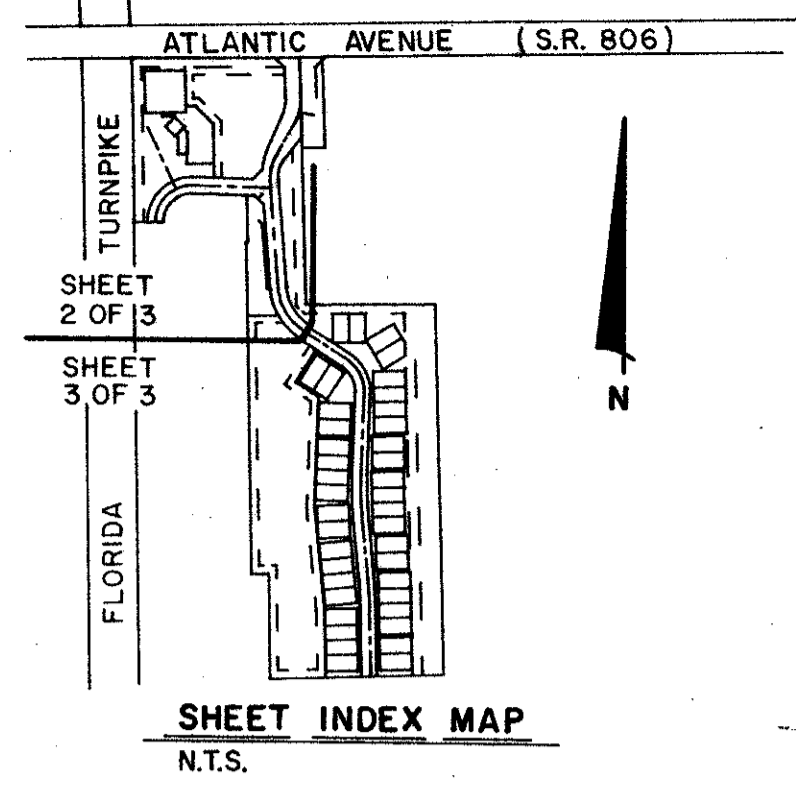


THE BABCOCK P.U.D. - PARCEL C

BEING A REPLAT OF A PORTION OF TRACTS 2, 3, AND 31 - 34,
OF PALM BEACH FARMS COMPANY PLAT NO. 1 (P.B. 2 PGS. 26-28)
SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

1989

SHEET 1 OF 3



198

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 10:11 AM
THIS 7 DAY OF FEB.
AD, 1989 AND DULY RECORDED
IN PLAT BOOK 61 ON PAGES
198 AND 199+200.

JOHN B. DUNKLE, CLERK
By Juliana D. Hunt, D.C.

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF JANUARY, 1989.
BY Carol J. Elmqvist
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK
BY Drilla Oswald
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF JANUARY, 1989.
BY H.F. Kahler
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N89°19'15"W ALONG THE NORTH SECTION LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT - (FOUND) SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:

2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "THE BABCOCK P.U.D. - PARCEL C", SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 2, 3, AND 31 - 34, PALM BEACH FARMS COMPANY PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N89°19'15"W, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 345.26 FEET; THENCE S00°40'45"W, TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 806, A DISTANCE OF 45.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE S01°52'47"E, A DISTANCE OF 637.08 FEET; THENCE N89°20'44"E, A DISTANCE OF 331.94 FEET; THENCE S01°52'26"E, A DISTANCE OF 955.30 FEET; THENCE S88°07'38"W, A DISTANCE OF 446.77 FEET; THENCE N01°24'09"W, A DISTANCE OF 271.16 FEET; THENCE S88°35'51"W, A DISTANCE OF 45.00 FEET; THENCE N01°24'09"W, A DISTANCE OF 854.50 FEET; THENCE N88°35'51"E, A DISTANCE OF 4.60 FEET; THENCE N01°24'09"W, A DISTANCE OF 122.42 FEET; THENCE N88°44'14"W, A DISTANCE OF 139.81 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 74.00 FEET AND FROM WHICH A RADIAL LINE BEARS S01°15'46"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 92°39'55", A DISTANCE OF 119.68 FEET; THENCE RADIAL TO THE PRECEDING COURSE S88°35'51"W, A DISTANCE OF 75.00 FEET; THENCE N01°24'09"W, A DISTANCE OF 425.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 806; THENCE N89°18'07"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINING 15.115 ACRES, MORE OR LESS.

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

- TRACT A, THE ROADWAY TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, THE PARKING AND ACCESS TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E, F, AND I, AS SHOWN HEREON ARE HEREBY DEDICATED TO SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS L-1 AND L-2, THE WATER MANAGEMENT TRACTS, AND THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION).

- 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.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPRINGLAKE AT DELRAY PROPERTY OWNER ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- TRACT D, THE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS G AND H, THE BUFFER TRACTS, ARE HEREBY DEDICATED TO AND BECOME THE PERPETUAL MAINTENANCE OBLIGATION OF SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. LANDSCAPING WITHIN BUFFER MUST BE IN CONFORMANCE WITH PALM BEACH COUNTY LANDSCAPE CODES (ORDINANCE 86-10) AND SURVEYORS NOTES.
- THE PEDESTRIAN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPRINGLAKE AT DELRAY PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN USES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES FOR ATLANTIC AVENUE (S.R. 806).

IN WITNESS WHEREOF, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND REGIONAL MANAGER AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 3RD DAY OF JANUARY 1989.
ATTEST: Violet Hesson BY: Martin J. Goldstein
VIOLET HESSON ASSISTANT VICE PRESIDENT MARTIN J. GOLDSTEIN VICE PRESIDENT AND REGIONAL MANAGER

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED MARTIN J. GOLDSTEIN AND VIOLET HESSON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND REGIONAL MANAGER AND ASSISTANT VICE PRESIDENT OF THE BABCOCK COMPANY, 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 3rd DAY OF JANUARY 1989.

MY COMMISSION EXPIRES: 5-12-90 Donna B. Walker
NOTARY PUBLIC

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, PHILIP B. WARD, III, 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 THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE NO OTHER ENCUMBRANCES OF RECORD.

COONEY, WARD AND LESHER, ATTORNEYS
DATE: Oct 6, 1988
Jan 19, 1989
BY: Philip B. Ward, III
PHILIP B. WARD, III, FOR THE FIRM
SUITE 1000 1555 PALM BEACH LAKES BLVD.
WEST PALM BEACH, FLORIDA 33401

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 21HH-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 30th DAY OF NOVEMBER 1988.
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4567

P.U.D. TABLE	
TOTAL ACREAGE	15.115 AC.
TOTAL UNITS	40.0 UNITS
GROSS DENSITY	2.646 U/A
BUILDING COVERAGE	0.92 AC.
STREETS & UNCOVERED PARKING	2.151 AC.
WATER BODIES	4.565 AC.
TOTAL OPEN SPACE	12.044 AC.

7AZ 468
20446/142
SUBDIVISION - The Babcock - C
BOOK 61 PAGE 198
PLAT BOOK B
Q140 # 52-
RS 85-54
SE
PUD NAME

SEAL THE BABCOCK COMPANY A FLORIDA CORPORATION
SEAL NOTARY PUBLIC
SEAL PROFESSIONAL LAND SURVEYOR
SEAL COUNTY ENGINEER

Ref. 85-54
0488-001

6/1/98

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN	M.E.H.	DATE	OCT 1988
CHECKED	R.B.P.	SCALE	NONE
DRAWING NO.	09289PL		

THE BABCOCK - P.U.D.
PARCEL C