

PALM GLADE DEVELOPMENT P.U.D. - PHASES A & B

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, AND PALM BEACH COUNTY, FLORIDA, OWNERS OF LAND SHOWN HEREOF, BEING A PORTION OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREOF AS PALM GLADE DEVELOPMENT P.U.D. - PHASES A & B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°42'59" EAST, ALONG THE SOUTH LINE OF SECTION 6, A DISTANCE OF 2636.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 01°24'30" EAST, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 6, A DISTANCE OF 27.01 FEET; THENCE NORTH 89°45'00" EAST, A DISTANCE OF 24.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°54'35" EAST, A DISTANCE OF 599.69 FEET; THENCE NORTH 89°42'59" EAST, A DISTANCE OF 201.73 FEET; THENCE NORTH 01°24'02" EAST, A DISTANCE OF 1097.67 FEET; THENCE NORTH 89°42'59" EAST, A DISTANCE OF 1097.67 FEET; THENCE SOUTH 01°24'02" WEST, A DISTANCE OF 1633.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 06°39'27" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1332.69 FEET, AN ARC DISTANCE OF 105.96 FEET; THENCE SOUTH 00°06'12" EAST, A DISTANCE OF 51.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 06°12'12" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1829.86 FEET, AN ARC DISTANCE OF 190.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°45'00" WEST, ALONG A LINE PARALLEL WITH, AND 27.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 1000.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 45.345 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREOF AND DO HEREBY DEDICATE AND/OR RESERVE AS FOLLOWS:

- 80' ROAD RIGHT-OF-WAY (1ST. STREET) - SHOWN HEREOF IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- UTILITIES - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE T.V.
- LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT AS SHOWN HEREOF IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PARCELS "D" AND "E" - THAT THE PARCELS SHOWN HEREOF AS PARCELS "D" AND "E" ARE HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III, FOR RECREATION PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT PARCELS "F" AND "G" - THAT THE PARCELS SHOWN HEREOF AND DESIGNATED AS WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE WATER MANAGEMENT PARCELS WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- DRAINAGE EASEMENTS - THAT THE EASEMENTS SHOWN HEREOF AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- LAKE MAINTENANCE EASEMENT - THAT THE EASEMENT SHOWN HEREOF AND DESIGNATED AS LAKE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., FOR LAKE MAINTENANCE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- LAKE MAINTENANCE ACCESS EASEMENT - THAT THE EASEMENT SHOWN HEREOF AND DESIGNATED AS LAKE MAINTENANCE ACCESS EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., FOR LAKE MAINTENANCE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- PARCELS "A" AND "B" - THAT THE PARCELS SHOWN HEREOF AS PARCELS "A" AND "B" ARE HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III FOR RESIDENTIAL DEVELOPMENT PURPOSES, AND SUCH PARCELS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- 5' BUFFER - THAT THE BUFFER SHOWN HEREOF AND DESIGNATED AS 25' BUFFER IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC. FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- INGRESS/EGRESS EASEMENT - THAT THE EASEMENT SHOWN HEREOF AND DESIGNATED AS INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC. FOR INGRESS/EGRESS, UTILITIES, CABLE T.V. & DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCEL "C" - THAT THE PARCEL SHOWN HEREOF AS PARCEL "C" IS HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III FOR CHILD DAY CARE CENTER DEVELOPMENT PURPOSES, AND SUCH PARCEL IS THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- PARCEL "B" AS SHOWN HEREOF IS HEREBY RESERVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR RESIDENTIAL DEVELOPMENT PURPOSES AND MUST BE REPLATTED PRIOR TO DEVELOPMENT.

IN PART OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST
PALM BEACH COUNTY, FLORIDA
MAY - 1988 SHEET 1 OF 3

PREPARED BY:

MICHAEL G. PURMORT
MICHAEL G. PURMORT & ASSOCIATES, INC.

LAND SURVEYORS - PLANNERS
1287 EAST NEWPORT CENTER DRIVE, SUITE 211
DEERFIELD BEACH, FLORIDA 33442

PALM BEACH COUNTY, FLORIDA

BY ITS BOARD OF COUNTY COMMISSIONERS
ATTEST: *John B. Dunkle* JOHN B. DUNKLE, CLERK
Carol J. Elquist CAROL J. ELQUIST, CHAIRMAN

IN WITNESS WHEREOF, BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ON BEHALF OF THE LIMITED PARTNERSHIP, THIS 2 DAY OF March, A.D. 1988

BRISCOE ENTERPRISES LTD. OF FLORIDA III
BY THE LEONARD E. BRISCOE COMPANY OF TEXAS, INC., GENERAL PARTNER
BY *Leonard E. Briscoe* LEONARD E. BRISCOE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED LEONARD E. BRISCOE, PRESIDENT OF THE LEONARD E. BRISCOE COMPANY OF TEXAS, INC., A TEXAS CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN ON BEHALF OF THE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March, 1988

Larry C. Vaughn
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 16, 1993

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, SHAPIRO AND BREGMAN, PROFESSIONAL ASSOCIATION, ATTORNEYS AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT AS OF January 26, 1988 at 9:00 a.m., RECORD TITLE TO A PORTION OF THE LAND DESCRIBED HEREOF IS IN THE NAME OF PALM BEACH COUNTY, FLORIDA, AND RECORD TITLE TO THE REMAINDER OF THE LAND DESCRIBED HEREOF IS IN THE NAME OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP; THAT THE REAL ESTATE TAXES FOR THE YEAR 1987 AND PRIOR YEARS HAVE BEEN PAID; AND THAT SHOWN HEREOF ARE ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW.

DATED: THIS 2nd DAY OF March, A.D., 1988

SHAPIRO AND BREGMAN,
PROFESSIONAL ASSOCIATION

BY *David M. Layman* DAVID M. LAYMAN

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

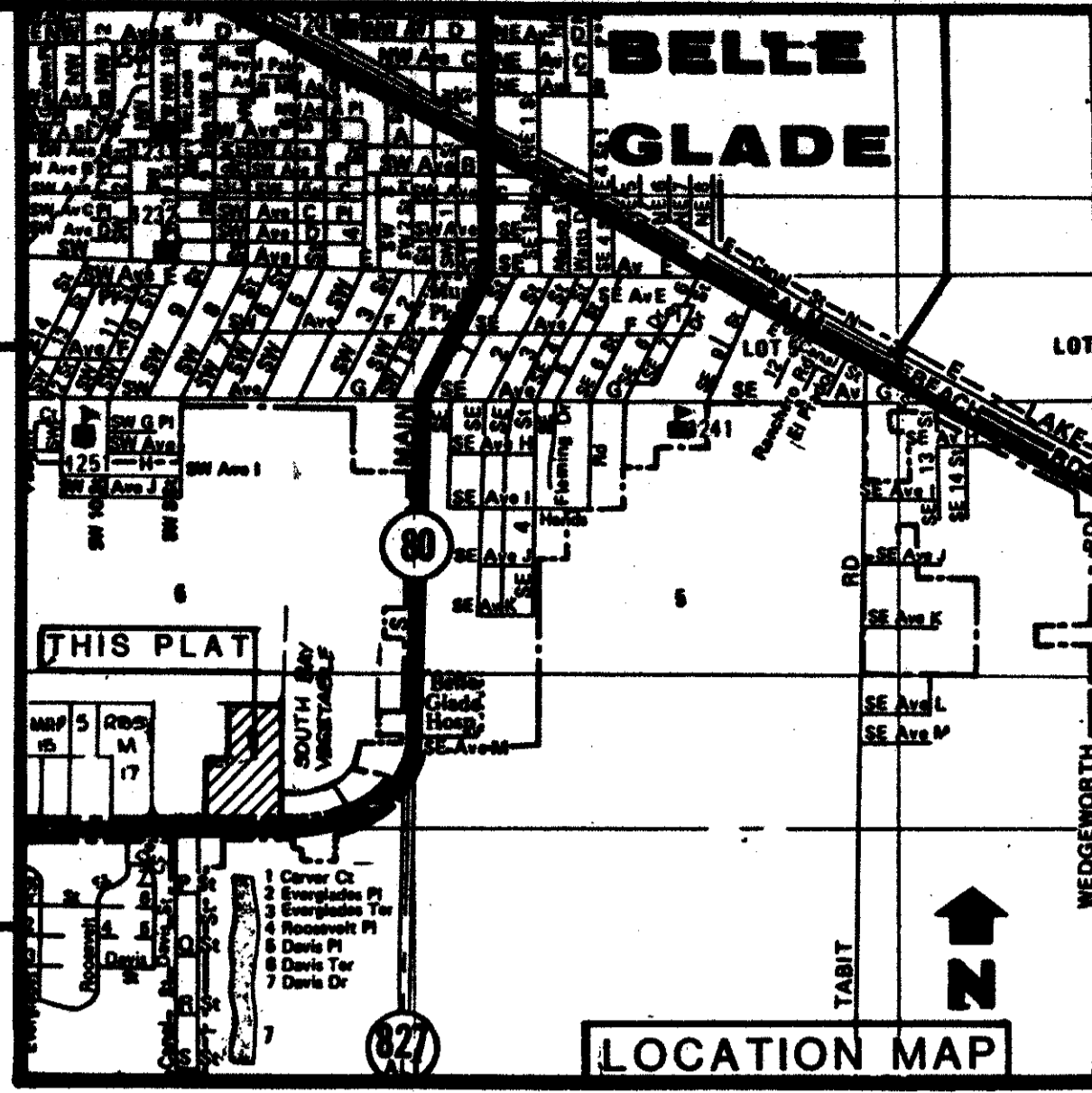
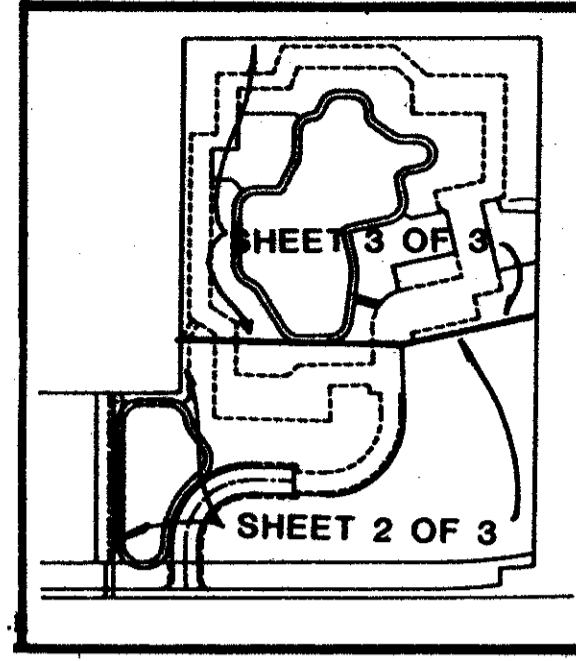
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF March, 1988

ATTEST: *John B. Dunkle* JOHN B. DUNKLE, CLERK
Carol J. Elquist CAROL J. ELQUIST, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF March, 1988

BY *Herbert F. Kahlert* HERBERT F. KAHLERT, P.E.

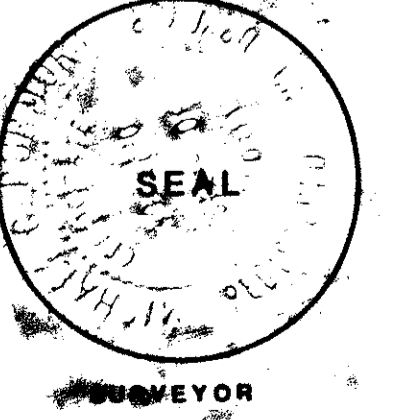
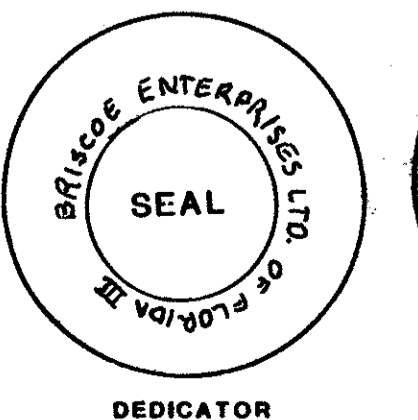
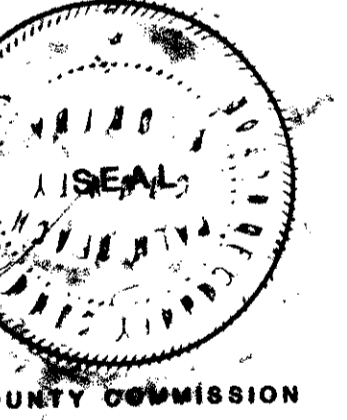


P.U.D. TABULAR DATA

DEVELOPMENT PARCELS A, B, & C	33.348 ACRES
RECREATION & OPEN SPACE PARCELS D, E, F & G	10.913 ACRES
RIGHT-OF-WAY	1.084 ACRES
UNITS	384 UNITS

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record of 11:00 A.M. this 20th day of March, 1988, and duly recorded in Plat Book No. 62 on Page 83, 84 & 85

JOHN B. DUNKLE
Clerk Circuit Court
By *Maguire*



Palm Glade Development Phases A & B
10/3 FP 343

SUPERVISION & Palm Glade Development Phases A & B
 BOOK 62 PAGE 83
 FLOOD ZONE 0
 ZONING FM 23-4B
 SEAD 204
 PUB NAME Palm Glade Dev. P.U.D.
 TRZ
 6/4/87