ANNUNZIATA ESTATES

BEING A REPLAT OF A PORTION OF TRACT 16, BLOCK 16, PALM BEACH FARMS COMPANY
PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE
PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST

AUGUST 1988 SHEET 1 OF 2

EWING AND SHIRLEY, INC.
land surveyors and planners

PGA BLVD

LOCATION MAP

NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARK A. ANNUNZIATA AND TERESA A. ANNUNZIATA, HUSBAND AND WIFE, OWNERS OF LAND SHOWN HEREON, LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THEREON AS ANNUNZIATA ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 16, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH 30 FEET OF THE EAST 1320 FEET OF SAID TRACT 16 (AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN OFFICIAL RECORDS BOOK 2, PAGE 47; SAID PLAT BOOK 2, PAGE 47 IS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THE LANDS AND LANE AS SHOWN HEREON WERE PLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A
THE TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO ANNUNZIATA ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, FOR INGRESS AND EGRESS, UTILITY PURPOSES AND OTHER PROPER PURPOSES, AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE
THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANNUNZIATA ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION AS A WATER MANAGEMENT TRACT FOR THE PURPOSE OF WATER RETENTION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, WE MARK A. ANNUNZIATA AND TERESA A. ANNUNZIATA, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF March, 19 89.

AS WITNESS TO BOTH — MARK A. ANNUNZIATA

AS WITNESS TO BOTH — TERESA A. ANNUNZIATA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK A. ANNUNZIATA AND TERESA A. ANNUNZIATA, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF March, 19 89.

MY COMMISSION EXPIRES: Notary Public State of Florida My Commission Expires Sept 8, 1990 Bonded thru Maynard Bonding Agency — NOTARY PUBLIC

MORTGAGE & CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE 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 THEREON AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I, JOHN LIVERS, DO HEREUNTO SET MY HAND AND SEAL THIS 16 DAY OF Feb, 19 89.

WITNESS — JOHN LIVERS
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN LIVERS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL 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 16 DAY OF February, 19 89.

MY COMMISSION EXPIRES: Notary Public State of Florida My Commission Expires Sept 8, 1990 Bonded thru Maynard Bonding Agency — NOTARY PUBLIC

NOTES

1. NO BUILDINGS OR ANY KIND OF STRUCTURE, SHALL BE PLACED ON UTILITY EASEMENTS.
2. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
3. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: —□—
   PERMANENT CONTROL POINTS ARE SHOWN THUS: —○—
4. THE BEARINGS AS SHOWN ARE BASED ON THE WEST LINE OF TRACT 16, BLOCK 16, PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF NORTH 00°-00'-00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING CODE OF PALM BEACH COUNTY OR THE HOMEOWNERS' DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.

P.R.D. TABUCATION

TOTAL AREA	7.582 ACRES
RIGHT OF WAY	0.886 ACRES
WATER MANAGEMENT TRACT	0.153 ACRES
LOT 1	1.016 ACRES
LOT 2	1.010 ACRES
LOT 3	2.507 ACRES
LOT 4	1.004 ACRES
LOT 5	1.006 ACRES
NO. OF UNITS (SINGLE FAMILY)	5 UNITS
DENSITY	0.66 U/AC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF SEPTEMBER, 19 89.

BY: CAROL A. ROBERTS, CHAIR

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

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF SEPTEMBER, 19

BY: HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA

I, GEORGE HARRIS, AN ATTORNEY DULY LICENSED 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 MARK A. ANNUNZIATA AND TERESA A. ANNUNZIATA, HIS WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November, 1989 — GEORGE HARRIS, ATTORNEY

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY, FLORIDA 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: JAN. 25, 1989

KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
3767 LAKE WORTH ROAD, SUITE 110
LAKE WORTH, FLORIDA 33461

PBC COMMISSIONERS — BOARD OF COUNTY COMMISSIONERS — FLORIDA

Pet. 88-20
RE-RT/PRD
Lot Boning
PAID UNDER PETITION

0547-001

ANNUNZIATA ESTATES 64/15