

GATEWAY PALMS

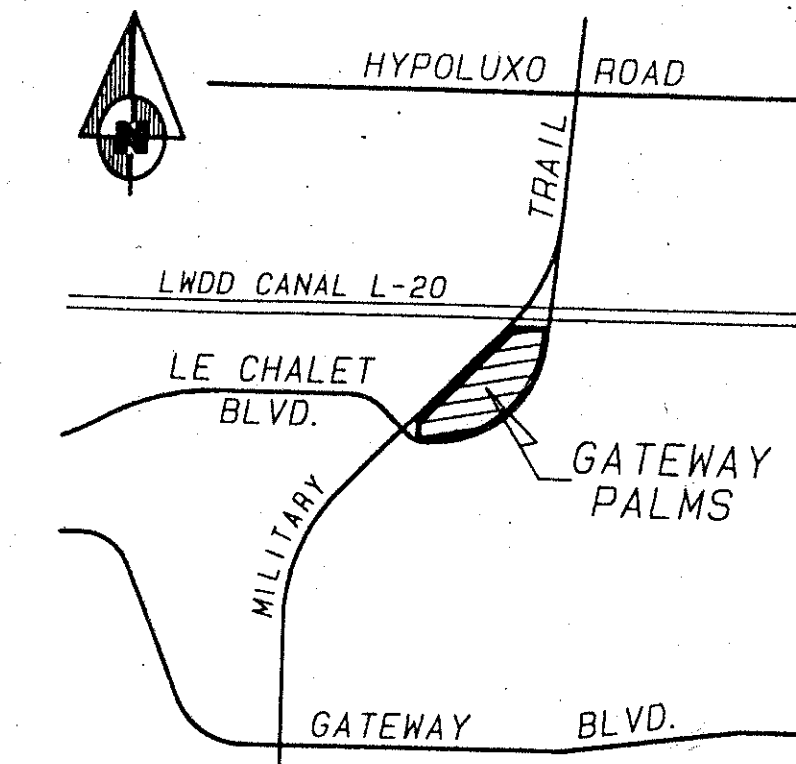
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER 1995
SHEET 1 OF 3

TABULAR DATA

PETITION NUMBER	DRC 94-90
TOTAL AREA	15.39 ACRES
DWELLING UNITS	61 SINGLE FAMILY
DENSITY	4 UNITS/ACRE
REC./OPEN SPACE	0.81 ACRES

0659-001



VICINITY MAP
NOT TO SCALE

140

COUNTY OF PALM BEACH
STATE OF FLORIDA

This Plat was filed for record at 11:38 A.M. on this 15 day of August, 1995 and duly recorded in Plat Book No. 77 on page 140-142.

DAVID M. WILKEN, Clerk of Circuit Court
By: *David M. Wilken* D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MEADOWLAND DEVELOPMENT CORP. A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GATEWAY PALMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, ACCORDING TO OFFICIAL RECORD BOOK 6054, PAGE 1372, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 44°32'54" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 1261.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1970.08 FEET AND A CENTRAL ANGLE OF 01°14'23"; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.63 TO THE TERMINUS OF SAID CURVE; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 86°08'48" EAST A DISTANCE OF 73.41 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MINER ROAD, ACCORDING TO OFFICIAL RECORD BOOK 5292, PAGE 882, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 89°33'59" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.93 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 42°54'15" EAST A DISTANCE OF 54.02 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF OLD MILITARY TRAIL, ACCORDING TO DEED BOOK 533, PAGE 153, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 04°37'31" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 67.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1112.92 FEET AND A CENTRAL ANGLE OF 84°17'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1637.12 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°54'31" WEST, A DISTANCE OF 46.37 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF WHITE FEATHER TRAIL, ACCORDING TO OFFICIAL RECORD BOOK 535, PAGE 1854, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 37°03'05", AND A RADIAL BEARING AT THIS POINT OF NORTH 02°05'43" EAST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.66 FEET TO THE TERMINUS OF SAID CURVE; THENCE NORTH 12°18'20" WEST, A DISTANCE OF 42.76 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 44°32'54" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 AND THE POINT OF BEGINNING,

CONTAINING IN ALL 676,856 SQ. FT. OR 15,538 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

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

1. STREETS:

TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. WATER MANAGEMENT TRACT:

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. LITTORAL ZONE:

TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

5. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

6. BUFFER EASEMENTS AND BUFFER TRACT:

THE BUFFER EASEMENTS AND TRACT G AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE PURPOSES. THE MAINTENANCE OF ALL LANDSCAPING LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. LIMITED ACCESS EASEMENTS:

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

8. ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS:

THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.R.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LOT OWNER WHOSE BUILDING UNIT ADJUTS SAID EASEMENT. ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. RECREATION AREA:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. OPEN SPACE TRACTS:

TRACT C AND TRACT F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. PERMANENT CONSTRUCTION EASEMENT:

THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.

IN WITNESS WHEREOF, MEADOWLAND DEVELOPMENT CORP., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF JUNE, 1996.

MEADOWLAND DEVELOPMENT CORP.
A FLORIDA CORPORATION

ATTEST: *William R. Seach*
WILLIAM R. SEACH
VICE PRESIDENT

BY: *David R. Seach*
DAVID R. SEACH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID R. SEACH AND WILLIAM R. SEACH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MEADOWLAND DEVELOPMENT CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14 DAY OF JUNE, 1996.

MY COMMISSION EXPIRES:

Janet Sadlow
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF JUNE, 1996.

GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

ATTEST: *William R. Seach*
WILLIAM R. SEACH
VICE PRESIDENT

BY: *David R. Seach*
DAVID R. SEACH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID R. SEACH AND WILLIAM R. SEACH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE GATEWAY PALMS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 14 DAY OF JUNE, 1996.

MY COMMISSION EXPIRES:

Janet Sadlow
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8931 AT PAGE 1166, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF JUNE, 1996.

ATTEST: *David Albright*
DAVID ALBRIGHT
VICE PRESIDENT

NATIONSBANK OF FLORIDA, N.A.
BY: *Glenn Ryals*
GLENN RYALS
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED W. GLENN RYALS AND DAVID ALBRIGHT WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF NATIONSBANK OF FLORIDA, N.A. AND INSTRUMENT AS SUCH OFFICERS 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 12 DAY OF JUNE, 1996.

MY COMMISSION EXPIRES:

Michelle K. Pelletier
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES J. WHEELER, P.A., 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 MEADOWLAND DEVELOPMENT CORP., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BROAD AND CASSEL
James J. Wheeler
JAMES J. WHEELER, P.A.
ATTORNEY AT LAW LICENSED IN THE STATE OF FLORIDA

DATED: June 12, 1996

SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE PLAT BEING FILED; THAT THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND JURISDICTION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 17, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul J. O'Grady
PAUL J. O'GRADY, P.L.S.
LICENSE NO. 229
STATE OF FLORIDA

COUNTY APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13th DAY OF August, 1996.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°33'59" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) #2297 UNLESS OTHERWISE NOTED
 - DENOTES SET PERMANENT CONTROL POINT (P.C.P.) #2297
 - DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN
 - ▣ DENOTES ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

NOTES:
COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID BEARINGS SHOWN ARE GRID DATUM = NAD 83 1983 ADJUSTMENT

LINEAR UNIT = US SURVEY FEET

COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

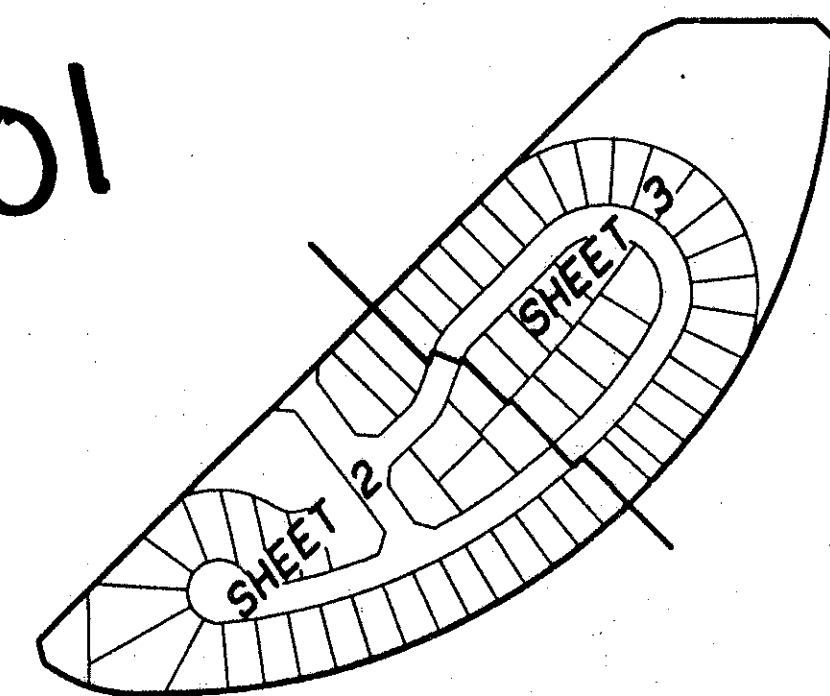
ALL DISTANCES ARE GROUND

SCALE FACTOR = 1.00003988

GROUND DISTANCE = SCALE FACTOR * GRID DISTANCE

THIS INSTRUMENT WAS PREPARED BY WRAY D. JORDAN, P.L.S., IN THE OFFICES OF DAILEY-FOTORAY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463.

0659-001



SHEET LAYOUT

SUBDIVISION: Gateway Palms
BOOK: 77 PAGE: 140
FLOOD ZONE: B FLOOD MAP # 1908
QUAD: 34 ZONING: RTU
SE: ZIP CODE: 33436
PUD NAME: Gateway Palms

MEADOWLAND NOTARY

GATEWAY NOTARY

NATIONSBANK NOTARY

SURVEYOR

ENGINEER

Dailey-Fotoray, Inc.
land surveyors, planners, engineers

3020 10th Avenue North, Suite 8 - Lake Worth, Florida 33463-2602
Phone: 407-488-9171