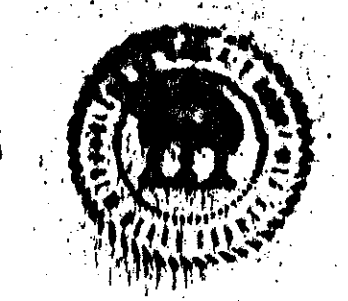


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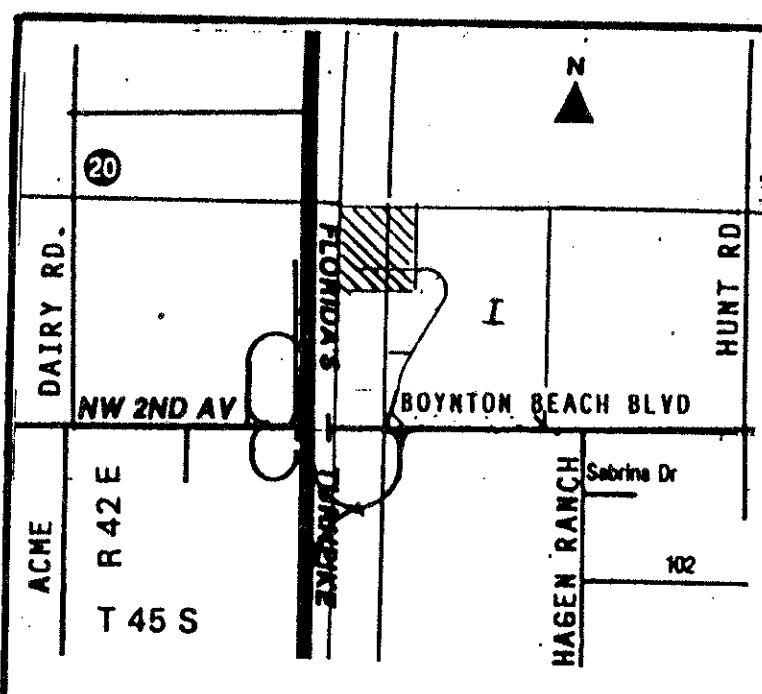
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77 1996
PLAT BOOK 75, PAGES 133-139
SECTION 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



INDIAN HILLS, PLAT NO. 2, A P.U.D.

BEING A REPLAT OF TRACT "C", ACCORDING TO THE PLAT OF INDIAN HILLS, PLAT NO. 1, P.U.D., AS RECORDED IN PLAT BOOK 75, PAGES 133 THROUGH 139, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST

MAY, 1996
SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PUDER HOMES AT THE GROVES POD C, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS INDIAN HILLS, PLAT NO. 2, A P.U.D., BEING A REPLAT OF TRACT "C" ACCORDING TO THE PLAT OF INDIAN HILLS PLAT NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 75, PAGES 133-139 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C", ACCORDING TO THE PLAT OF INDIAN HILLS, PLAT NO. 1, A P.U.D. IN PLAT BOOK 75, PAGES 133-139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

SAID LAND LYING AND BEING IN THE COUNTY OF PALM COUNTY, FLORIDA, CONTAINING 17.22 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

STREETS

TRACT G, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE AT BOYNTON BEACH COMMUNITY 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.

TRACT H, AS SHOWN HEREON, IS HEREBY RESERVED TO GROVE ESTATES II NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

WATER MANAGEMENT TRACTS:

TRACTS L-9 AND TRACT L-9A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE, LAKE MAINTENANCE AND 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 GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

OVERHANG AND MAINTENANCE EASEMENTS:

OVERHANG AND MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENTS AND MAINTENANCE OF ANY IMPROVEMENTS MADE UPON THE LOT OR PARCEL ADJOINING SAID ROOF OVERHANG EASEMENTS. IN ADDITION, THERE IS HEREBY DEDICATED A UTILITY ACCESS EASEMENT COINCIDENT WITH THE ABOVE DESCRIBED ROOF OVERHANG EASEMENT PROVIDED FOR THE SOLE PURPOSE OF ALLOWING UTILITY EMPLOYEES ACCESS TO UTILITY METERS FROM TIME TO TIME, AS REQUIRED IN THE FUNCTION OF THEIR RESPECTIVE JOBS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS:

TRACTS L2-9, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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 TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

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.

OPEN SPACE

OPEN SPACE NO. 11 AND OPEN SPACE NO. 12, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE AT BOYNTON BEACH COMMUNITY 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.

CONSTRUCTION AND LANDSCAPING WITHIN SAID TRACTS SHALL BE IN COMPLIANCE WITH THE FIRST SURVEYORS NOTE.

LANDSCAPE/BUFFER TRACTS:

TRACT "P", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF July, 1996.

PUDER HOMES AT THE GROVE POD C, INC.,
A FLORIDA CORPORATION
WITNESS: Cynthia S. Voller, Melissa Pearlman
BY: Michael S. Puder, President/Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICHAEL S. PUDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF PUDER HOMES AT THE GROVE POD C, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 23rd DAY OF July, 1996.

MY COMMISSION EXPIRES: JOAN M. MCCALEE, Notary Public, State of Florida, Commission # CC 561212, Expires Oct 29, 1999.

TOTAL AREA OF PLAT: 17.22 ACRES
PUBLIC ROAD RIGHT-OF-WAY: .24 ACRES
LAKE TRACT "L 7": 2.43 ACRES
DWELLING UNITS: 91 UNITS
DENSITY: 4.57 DU/AC

PETITION NO. PDD 94-24
ZERO LOT LINE HOMES

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M. TUCKER
RICHARD L. SHEPARD & ASSOCIATES, INC.
310 SOUTH FEDERAL HIGHWAY
P O BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE: (407) 737-6546

ACCEPTANCE OF RESERVATIONS/DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GROVE AT BOYNTON BEACH COMMUNITY 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 23rd DAY OF July, 1996.

THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Cynthia S. Voller, Gary Rosen, President & Secretary

WITNESS: Melissa Pearlman

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY ROSEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE GROVE AT BOYNTON BEACH COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 23rd DAY OF July, 1996.

MY COMMISSION EXPIRES: JOAN M. MCCALEE, Notary Public, State of Florida, Commission # CC 561212, Expires Oct 29, 1999.

ACCEPTANCE OF RESERVATIONS/DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

GROVE ESTATES II NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREIN, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN, DATED THIS 23rd DAY OF July, 1996.

GROVE ESTATES II NEIGHBORHOOD ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Cynthia S. Voller, Gary Rosen, President & Secretary

WITNESS: Melissa Pearlman

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED GARY ROSEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GROVE ESTATES II NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 23rd DAY OF July, 1996.

MY COMMISSION EXPIRES: JOAN M. MCCALEE, Notary Public, State of Florida, Commission # CC 561212, Expires Oct 29, 1999.

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 22 DAY OF Aug, 1996.

George T. Webb - County Engineer

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES M. PAINTER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERE IN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PUDER HOMES AT THE GROVE POD C, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: July 23, 1996
James M. Painter, P.A.

SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, 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.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, AS PROVIDED BY PALM BEACH COUNTY CONTROLS ALONG HAGEN RANCH ROAD (HAGEN STATION) AND BOYNTON BEACH BLVD (PBF 57) AND (PBF 58). THE EAST RIGHT-OF-WAY LINE FOR LAKE WORTH DRAINAGE DISTRICT CANAL. THE PLAT BEARS THE BEARING OF NORTH 0°56'17" WEST AND IS RECORDED IN PLAT BOOK 75, PAGES 133-139 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000233

SURVEYOR'S CERTIFICATION:

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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7/23/96
Joseph M. Tucker, P.L.S.

LICENSE NO. 3285
STATE OF FLORIDA

0640-003

SUBDIVISION: INDIAN HILLS
BOOK: 77
PAGE: 163
FLOOD MAP: 185-A
FLOOD ZONE: 6
ZONING: PUD
ORIG: 450
ZIP CODE: 33437
PUD NAME: INDIAN HILLS

INDIAN HILLS PUD
TRACT C
(OVERALL)

Professional seals and stamps for Joseph M. Tucker, Richard L. Shepard & Associates, Inc., and Joan M. McCalee, Notary Public, State of Florida.

Richard L. Shepard and Associates
310 SOUTH FEDERAL HIGHWAY
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
Phone: (407) 737-6546
Fax: (407) 736-7546