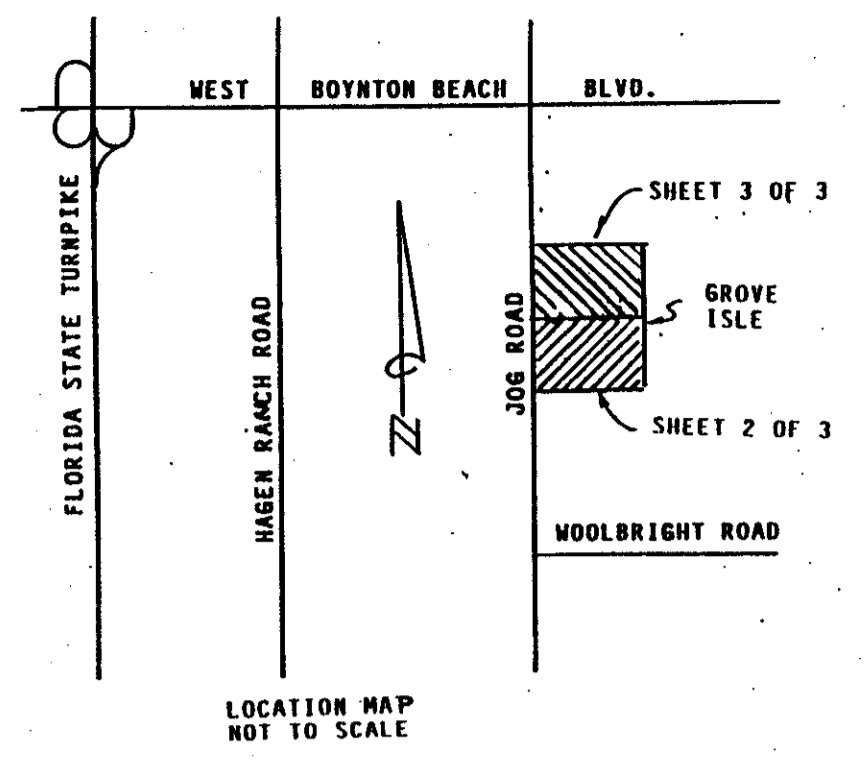


0663-001

27



INDEX OF SHEETS:
 SHEET NO. 1 TITLE SHEET
 SHEET NO. 1 & 2 DETAIL SHEETS

WINDSOR OAKS, P.U.D.
GROVE ISLE
 BEING A PORTION OF SECTION 27,
 TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

DECEMBER, 1996
 SHEET 1 OF 3

Pet. 95-38
No schools
5/3/3/K

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed on the 11th day of February, 1997
 and duly recorded in Plat Book No. 79
 on page 27 THRU 29
 JOSEPH H. WILKEN, Clerk of Circuit Court
 D. W. G. Marks

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT PUDER HOMES AT GROVE ISLE, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS GROVE ISLE, BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 27, THENCE NORTH 89°51' 03" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOG ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 0°08' 04" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF JOG ROAD, SAID LINE LYING 40.00 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER LINE OF SECTION 27, A DISTANCE OF 1330.44 FEET TO A POINT; THENCE NORTH 89°37' 24" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 958.13 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 0°11' 03" EAST, A DISTANCE OF 1334.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION 27, AND THE NORTH LINE OF THE RECORD PLAT INDIAN WELLS, AS RECORDED IN PLAT BOOK 52, PAGES 145-149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 89°51' 03" WEST, ALONG THE AFOREMENTIONED NORTH LINE OF INDIAN WELLS, A DISTANCE OF 959.28 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE COUNTY OF PALM BEACH, FLORIDA, CONTAINING 29.32 ACRES MORE OR LESS.

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

STREETS
 TRACT M, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE ISLE 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.

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE ISLE HOMEOWNERS 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

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE ISLE 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.

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 ISLE HOMEOWNERS 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 ISLE HOMEOWNERS 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 EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS. FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WELL SITE:
 TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR WELL SITE PURPOSES.

LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS

TRACTS LZ-1 AND LZ-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE GROVE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE 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.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

OPEN SPACE

OPEN SPACE TRACT B, G, H, J, K, & L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GROVE ISLE HOMEOWNERS ASSOCIATION, 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.

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 THOROUGHFARE ROADS.

LANDSCAPE/BUFFER TRACTS

TRACT D, E, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GROVE ISLE HOMEOWNERS 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.

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 PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

RECREATION AREAS

TRACT "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 17 DAY OF December, 1996.

PUDER HOMES AT GROVE ISLE, INC.,
 A FLORIDA CORPORATION
 BY: *Michael S. Puder*
 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 GROVE ISLE, 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 17 DAY OF December, 1996.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS/DEDICATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE GROVE ISLE 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 _____ DAY OF _____, 1996.

GROVE ISLE HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT
 BY: *Michael Puder*
 MICHAEL PUDER
 PRESIDENT & SECRETARY

WITNESS: *Cynthia S. Voller*
 CYNTHIA S. VOLLER

WITNESS: *Melissa Pearlman*
 MELISSA PEARLMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Michael 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 GROVE ISLE HOMEOWNERS 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 _____ DAY OF _____, 1996.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF FLORIDA

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 _____ DAY OF _____, 1997.

George T. Webb
 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 HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PUDER HOMES AT GROVE ISLE, 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: 12-17-96
James M. Painter
 JAMES M. PAINTER, M.A.

STATISTICAL DATA:

TOTAL AREA OF PLAT	29.32 ACRES
PUBLIC ROAD RIGHT OF WAYS	0 ACRES
LAKE AREA	5.24 ACRES
DWELLING UNITS	125 UNITS
DENSITY	4.26 DU/AC

PETITION NO. PDD-95-38
 ZERO LOT LINE HOMES

SURVEYORS 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/24/96
Joseph M. Tucker
 JOSEPH M. TUCKER, P.E.
 LICENSE NO. 3285
 STATE OF FLORIDA

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 MAY 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.

GRID BEARING DATUM AS SHOWN HEREON, BASED ON THE CENTERLINE OF JOG ROAD, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, THE CENTER LINE BEARS THE BEARING OF NORTH 00 08' 04" WEST, AS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY PALM BEACH COUNTY, ENGINEERING DEPARTMENT DRAWING NO 45-42-27-1, PROJECT NO 90501B.

COORDINATES SHOWN HEREON ARE BASED ON PALM BEACH COUNTY COORDINATES STATIONS "FLIP" AND "PUFF".

COORDINATES SHOWN ARE GRID
 DATUM= NAD 83, 1990 ADJUSTMENT
 ZONE= FLORIDA EAST
 LINER= U.S. SURVEY FOOT
 COORDINATES SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000032027
 (GROUND DISTANCE) X (SCALE FACTOR) = GRID DISTANCE

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
 JOSEPH M. TUCKER
 RICHARD L. SHEPHARD & ASSOCIATES
 310 SO FEDERAL HIGHWAY
 P O BOX 759
 BOYNTON BEACH, FLORIDA 33435
 PHONE: (561) 737-6546

SUBDIVISION: Grove Isle
 BOOK: 79
 FLOOD ZONE: B
 QUAD: 35
 SE: 95-38
 PUD NAME: GROVE ISLE
 PAGE: 27
 FLOOD MAP: 185A
 ZONING: PUD
 ZIP CODE: 33437

0663-001

79/27

BOUNDARY SURVEYS
 MORTGAGE SURVEYS
 CONSTRUCTION SURVEYS

RICHARD L. SHEPHARD & ASSOC.
 Land Surveyors

Phone: (561) 391-4388
 Boynton (561) 737-6546
 FAX (561) 734-7546

JOSEPH M. TUCKER, P.L.S.
 P.O. Box 759
 Boynton Beach, FL 33435