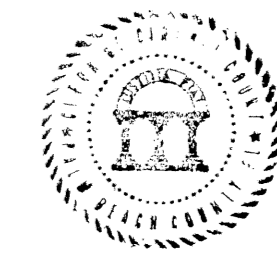


# HUNTINGTON WALK PLAT NO. 1, A P.U.D.

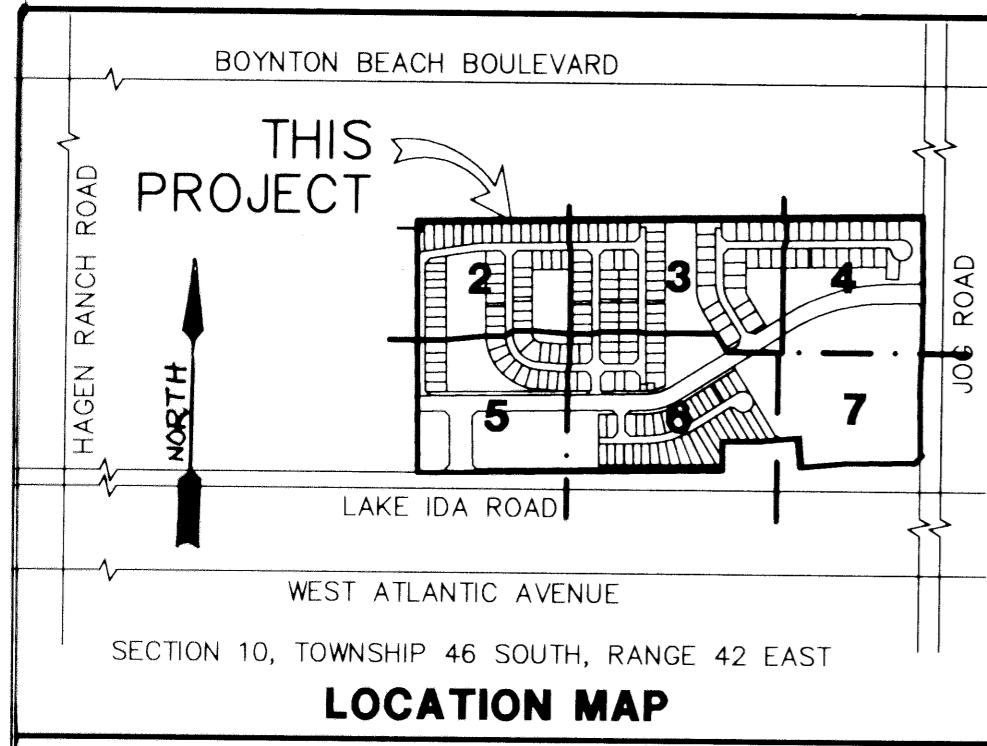
A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

44



SHEET 1 OF 7



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 8:25 A.M.  
this 11 day of August 1998  
and duly recorded in Plat Book No. 83  
on page 44-50  
DOROTHY H. WILLIAMS, P.L.S., County Engineer  
by *James E. Park* D.C.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA PROPERTIES, INC., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF LAKE IDA ROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORD BOOK 6705, PAGE 652, LESS AND EXCEPT DETENTION AREA PARCEL - PARCEL NO. 105 ACCORDING TO SAID OFFICIAL RECORD BOOK 6705, PAGE 652 ALSO LESS AND EXCEPT THE RIGHT-OF-WAY FOR JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 7299, PAGE 527 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AS MONUMENTED BY PALM BEACH COUNTY SURVEY SECTION AND DEPICTED IN OFFICIAL RECORD BOOK 6705, PAGE 652 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE N00°49'27"W ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N00°49'27"W ALONG SAID WEST LINE OF SECTION 10 A DISTANCE OF 1293.29 FEET;

THENCE N89°04'24"E ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 10 A DISTANCE OF 2625.41 FEET;

THENCE S00°52'33"E A DISTANCE OF 410.50 FEET;

THENCE S00°23'50"W A DISTANCE OF 247.56 FEET;

THENCE S02°05'49"W A DISTANCE OF 202.45 FEET;

THENCE S00°52'33"E A DISTANCE OF 364.53 FEET;

THENCE N89°12'46"E A DISTANCE OF 12.00 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD ACCORDING TO SAID OFFICIAL RECORD BOOK 7299, PAGE 527);

THENCE S44°10'08"W A DISTANCE OF 55.61 FEET;

THENCE S89°12'46"W A DISTANCE OF 359.94 FEET;

THENCE S84°33'34"W A DISTANCE OF 238.64 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE IDA ROAD);

THENCE N05°26'26"W A DISTANCE OF 152.00 FEET;

THENCE S84°33'34"W A DISTANCE OF 186.60 FEET;

THENCE S89°12'46"W A DISTANCE OF 203.69 FEET;

THENCE S00°47'14"E A DISTANCE OF 152.00 FEET (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE ABOVE REFERENCED DETENTION PARCEL - PARCEL NO. 105);

THENCE S89°12'46"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE IDA ROAD A DISTANCE OF 1582.67 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 76.06 ACRES, MORE OR LESS;

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

1. TRACTS A, B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS AA, BB, EE AND FF AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. TRACTS D, E AND F, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. WATER MANAGEMENT TRACTS G THROUGH J, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS 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; SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10406, PAGE 1307, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. 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 AND WELL SITE EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION, WELL SITE AND RELATED PURPOSES.

6. 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.

7. THE PERMANENT CONSTRUCTION EASEMENTS AS SHOWN HEREON ARE 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.

8. THE DRAINAGE AND FLOWAGE 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 "VILLA BORGHESE 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 "VILLA BORGHESE 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. RECREATION TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "VILLA BORGHESE 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. TRACTS N, O, P, S, T, Y AND Z, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. TRACTS M, U, V, W, X, CC AND DD, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "VILLA BORGHESE 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.

12. THE OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ROOF OVERHANG AND MAINTENANCE AND UTILITY PURPOSES AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY ACCESS AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF MAY, 1998.

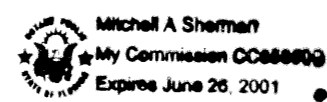
ATTEST: *Charles Scardina* PRINTED NAME: CHARLES SCARDINA TITLE: PRESIDENT  
*Ramzi Akel* PRINTED NAME: RAMZI AKEL TITLE: VICE PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES SCARDINA AND RAMZI AKEL WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED ~~COMPETENT~~ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ANSCA PROPERTIES, INC., 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 15th DAY OF MAY, 1998.  
MY COMMISSION EXPIRES: June 24, 2001



*Michael A. Sherman*  
NOTARY PUBLIC

SEAL  
NATIONS BANK, N.A.  
A FLORIDA CORPORATION

SEAL  
ANSCA PROPERTIES, INC.

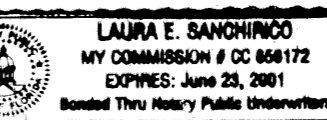
SEAL  
NOTARY PUBLIC

SEAL  
VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.

SEAL  
NOTARY PUBLIC

SEAL  
PROFESSIONAL LAND SURVEYOR

SEAL  
ENGINEER



ATTEST: *Laura E. Sanchino* PRINTED NAME: LAURA E. SANCHINO TITLE: VICE PRESIDENT  
*Carmen de Essaye* PRINTED NAME: CARMEN DE ESSAYE TITLE: VICE PRESIDENT

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF MAY, 1998.

VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: *Charles Scardina* PRINTED NAME: CHARLES SCARDINA TITLE: VICE PRESIDENT  
*Ramzi Akel* PRINTED NAME: RAMZI AKEL TITLE: PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAMZI AKEL AND CHARLES SCARDINA WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED

RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC." A FLORIDA NOT-FOR-PROFIT 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 15th DAY OF MAY, 1998.

MY COMMISSION EXPIRES: 6/23/01

*Laura E. Sanchino*  
NOTARY PUBLIC  
*Laura E. Sanchino*  
PRINTED NAME OF NOTARY

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MITCHELL A. SHERMAN, 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 ANSCA PROPERTIES, INC., A FLORIDA CORPORATION; 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.

DATE: 5/15/98 BY: *Michael A. Sherman*  
MITCHELL A. SHERMAN, P.A. ATTORNEY AT LAW  
LICENSED IN FLORIDA

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10048, AT PAGE 659 AND ALL AMENDMENTS THERETO, AND RERECORDED IN OFFICIAL RECORD BOOK 10048 AT PAGE 18 AND MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 9090, AT PAGE 21, AND ALL AMENDMENTS THERETO, 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 (VICE) PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MAY, 1998.

WITNESS: *Alisa A Perez* PRINTED NAME: ALISA A PEREZ TITLE: VICE PRESIDENT  
*Laura E. Sanchino* PRINTED NAME: LAURA E. SANCHINO TITLE: VICE PRESIDENT  
*Carmen de Essaye* PRINTED NAME: CARMEN DE ESSAYE TITLE: VICE PRESIDENT

## 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 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.

*James E. Park*  
JAMES E. PARK  
REGISTERED SURVEYOR NO. 3915  
STATE OF FLORIDA

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S89°12'46"W.  
COORDINATES SHOWN ARE:  
GRID DATUM = NAD '83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
SCALE FACTOR = 1.0000290  
ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
S89°12'46"E (PLAT BEARING) = ZERO ROTATION  
S89°12'46"E (GRID BEARING) = PLAT TO GRID
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915  
○-DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26  
DE -DENOTES DRAINAGE EASEMENTS  
UE -DENOTES UTILITY EASEMENT  
LME -DENOTES LAKE MAINTENANCE EASEMENT  
LMAE -DENOTES LAKE MAINTENANCE ACCESS EASEMENT  
LWDD -DENOTES LAKE WORTH DRAINAGE DISTRICT  
C -DENOTES CENTERLINE  
R/W -DENOTES RIGHT-OF-WAY  
OHE -DENOTES OVERHANG EASEMENT  
\* -DENOTES ZERO LOT LINE OF INCLUDED LOT  
ORB -DENOTES OFFICIAL RECORDS BOOK  
FE -DENOTES FLOWAGE EASEMENT  
D -DENOTES CENTRAL ANGLE  
R -DENOTES RADIUS  
L -DENOTES ARC LENGTH  
LAE -DENOTES LIMITED ACCESS EASEMENT  
AE -DENOTES ACCESS EASEMENT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED BY SEC. 8.20.B.14 (SUPPLEMENT 1).
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY 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 PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE NORTH LINE OF THIS PLAT WAS ESTABLISHED BY A SECTIONAL BREAKDOWN USING A LOCATION OF THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST BEING S00°49'27"E, 12.83 FEET FROM THE MONUMENTED AND PUBLISHED CORNER ESTABLISHED BY PALM BEACH COUNTY ENGINEERING - SURVEY DIVISION. THE RIGHT-OF-WAY OF LAKE IDA ROAD (SIMMS ROAD) WAS ESTABLISHED USING THE PALM BEACH COUNTY LOCATION. ALL OTHER BOUNDARY LINES WERE ESTABLISHED BASED UPON THE PALM BEACH COUNTY MONUMENTS.
- PLATS AND OFFICIAL RECORD BOOKS SHOWN HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## COUNTY APPROVAL

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, 1998.

AS OF JULY 1, 1998  
*George T. Webb*  
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

P.U.D. TABULAR DATA	PETITION NO. 95-59
OPEN SPACE	6.75 ACRES
RECREATION (TRACT L)	4.88 ACRES
LAKES (TRACTS G, H, I AND J)	14.36 ACRES
TOTAL AREA	76.06 ACRES
DWELLING UNITS	278
ZONING	PUD

SUBDIVISION # Huntington Walk  
 BOOK 83 PAGE 44  
 FLOOD ZONE B  
 GUID # 26  
 SE 95-59  
 PUD NAME Huntington Walk

TAZ  
 965