A REPLAT OF A PORTION OF TRACTS 104, 121 THROUGH 128, ALL OF TRACTS 97 THROUGH 103, BLOCK 9 AND THAT 15.00 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACTS 97 THROUGH 104 AND THAT 15.00 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACTS 97 AND 128, "PALM BEACH FARMS COMPANY PLAT NO.1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 AND TRACT "K" AND A PORTION OF TRACTS "B", "D" AND "U", "HUNTINGTON WALK PLAT NO. 1, A P.U.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 44 THROUGH 50 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 9 AND 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

#### **DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA PROPERTIES, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS HUNTINGTON WALK PLAT NO. 2 A PLANNED UNIT DEVELOPMENT BEINGA REPLAT OF A PORTION OF TRACTS 104, 121 THROUGH 128, ALL OF TRACTS 97 THROUGH 103, BLOCK 9 AND THAT 15.00 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACTS 97 THROUGH 104 AND THAT 15.00 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACTS 97 AND 128, "PALM BEACH FARMS COMPANY PLAT NO.1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 AND TRACT "K" AND A PORTION OF TRACTS "B", "D" AND "U", "HUNTINGTON WALK PLAT NO. 1, A P.U.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 44 THROUGH 50 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 9 AND 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "U"; THENCE N89\* 15"13"E ALONG THE NORTH LINE OF SAID TRACT "U", A DISTANCE OF 18.59 FEET; THENCE S00'44'46"E, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "U"; THENCE S89"15'13"W ALONG THE SOUTH LINE OF SAID TRACT "U", A DISTANCE OF 18.46 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "U"; THENCE S00'49'27"E ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 555.31 FEET; THENCE N89'10'33"E, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "D": THENCE SOO'49'27"E ALONG SAID EAST LINE, A DISTANCE OF 157.89 FEET; THENCE S45\*48'21"E ALONG SAID EAST LINE, A DISTANCE OF 35.37 FEET; THENCE S01°37'23"W, A DISTANCE OF 80.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "B"; THENCE N89°12'46"E ALONG SAID SOUTH LINE, A DISTANCE OF 78.37 FEET; THENCE S45°47'14"E ALONG THE EAST LINE OF SAID TRACT "K", A DISTANCE OF 35.36 FEET; THENCE S00°47'14"E ALONG THE EAST LINE OF SAID TRACT "K", A DISTANCE OF 249.00 FEET: THENCE S4412'46"W ALONG THE EAST LINE OF SAID TRACT "K", A DISTANCE OF 56.57 FEET; THENCE S8912'46"W ALONG THE SOUTH LINE OF SAID TRACT "K", A DISTANCE OF 124.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "K": THENCE S89'14'05"W. A DISTANCE OF 911.32 FEET: THENCE NOO' 45'55"W, A DISTANCE OF 152.00 FEET; THENCE S89'14'05"W, A DISTANCE OF 402.00 FEET; THENCE S00'45'55"E, A DISTANCE OF 152.00 FEET; THENCE S89" 14'05"W, A DISTANCE OF 449.76 FEET(THE PREVIOUS FIVE COURSES AND DISTANCES ARE ALONG THE THE NORTH RIGHT-OF-WAY LINE OF "LAKE IDA ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 6705, PAGE 652 OF SAID PUBLIC RECORDS; THENCE N88"13"14"W, A DISTANCE OF 315.34 FEET; THENCE S89"14"04"W, A DISTANCE OF 450.02 FEET; THENCE N45"48"58"W, A DISTANCE OF 56.59 FEET(THE PREVIOUS THREE COURSES AND DISTANCES ARE ARE ALONG THE NORTH RIGHT-OF-WAY LINE OF "LAKE IDA ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 10550, PAGE 1065 OF SAID PUBLIC RECORDS); THENCE NOO'52'02"W ALONG THE EAST RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD" AS RECORDED IN SAID OFFICIAL RECORDS BOOK 10550, PAGE 1065, A DISTANCE OF 450.10 FEET; THENCE NO3 24'42"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 450.48 FEET; THENCE NO0.52'01"W ALONG THE EAST RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 714, PAGE 521 OF SAID PUBLIC RECORDS, A DISTANCE OF 298.97 FEET; THENCE N8915'14"E ALONG THE NORTH LINE OF SAID TRACTS 97 THROUGH 104, A DISTANCE OF 2589.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID "HUNTINGTON LAKES PLAT NO. 1, A P.U.D."; THENCE S00'49'27"E ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA

CONTAINING 3,222,102 SQUARE FEET/73.969 ACRES, MORE OR LESS.

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

### 1. WATER MANAGEMENT TRACT:

TRACTS "W", "W-1", "W-2" AND "W-3" 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 RECORDS BOOK 10915, PAGES 359-370, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## DRAINAGE, 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 VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE 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 TRACT(S) 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.

## PRIVATE STREET

TRACT "R" AS SHOWN HEREON IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# RESIDENTIAL ACCESS STREET:

TRACTS "R-1", "R-2" AND "R-3" AS SHOWN HEREON ARE 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

# CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 OCTOBER - 1998

#### DEDICATION AND RESERVATIONS CONTINUED:

#### 5. OVERHANG/MAINTENANCE EASEMENTS:

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 6. PUBLIC WATER SYSTEM WELL SITE EASEMENT:

THE PUBLIC WATER SYSTEM WELL SITE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC WATER SYSTEM PURPOSES.

#### 7. LIFT STATION EASEMENT:

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

#### 8. OPEN SPACE TRACTS

TRACTS L,L-1, L-2, L-3, L-4, L-5 AND L-6 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.

#### 9. 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.

#### 10. 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.

### 11. BUFFER EASEMENT:

THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

### 12. ROADWAY CONSTRUCTION EASEMENT:

THE ROADWAY 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 ROAD.

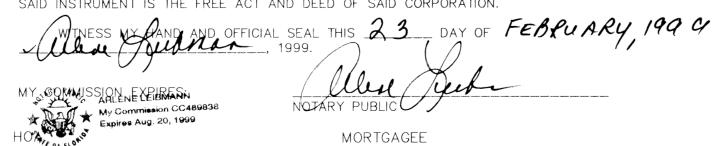
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF FEBRUARY 1997.

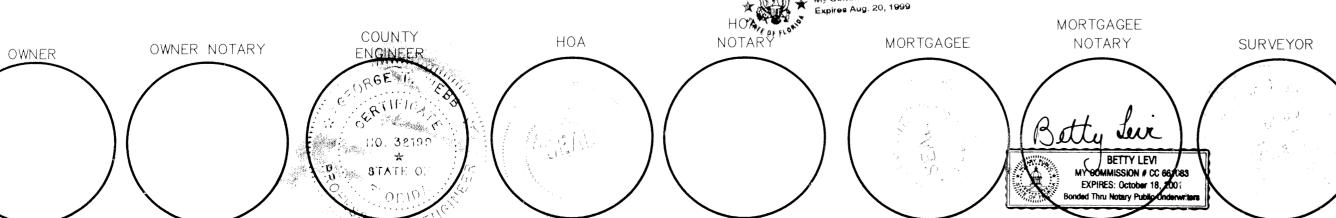
ANSCA PROPERTIES, INC. A FLORIDA CORPORATION, WITNESS: K CHARLES S. SCARDINA RAMZI AKEL PRESIDENT VICE PRESIDENT

### **ACKNOWLEDGMENT:**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA AND RAMZI AKEL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ANSCA PROPERTIES, INC., A FLORIDA 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.





# COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000290GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990

TABULAR DATA TOTAL AREA THIS PLAT 73.969 ACRES AREA OF ROAD(TRACT R THROUGH R-3) 13.708 ACRES AREA OF RESIDENTIAL 41.854 ACRES AREA OF LAKES(TRACTS W THROUGH W-3) 12.572 ACRES AREA OF TRACTS L.L-1,L-2,L-3 5.835 ACRES 304 UNITS TOTAL NUMBER OF UNITS

4.11 UNITS/ACRE

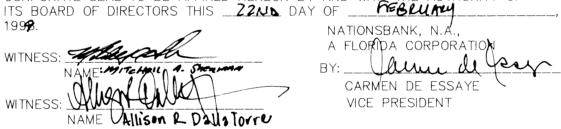
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE) PETITION NO. SP95-59

DENSITY THIS PLAT

#### MORTGAGEES CONSENT

ADJUSTMENT, FLORIDA EAST ZONE.

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 RECORDS BOOKS 9090 AND 10048, AT PAGES 21 AND 18 RESPECTIVELY TOGETHER WITH ALL AMMENDMENTS AND MODIFICATIONS THEREOF 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 HEREON BY AND WITH THE AUTHORITY OF



#### ACKNOWLEDGMENT:

STATE OF FLORIDA)

COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED Cormen de Essayenho IS

PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Nations Bank, NA , AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 \_ 23 d DAY OF

February, 1999. MY COMMISSION EXPIRES:

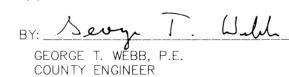
BettyLeur NOTARY PUBLIC MY COMMISSION # CC 661083 EXPIRES: October 18, 2001

BETTY LEVI

Bonded Thru Notary Public Underwrite

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH IN ACCORDANCE WITH SEC. 177.081(1), F.S.



## 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 HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_, 1999. rebruary

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

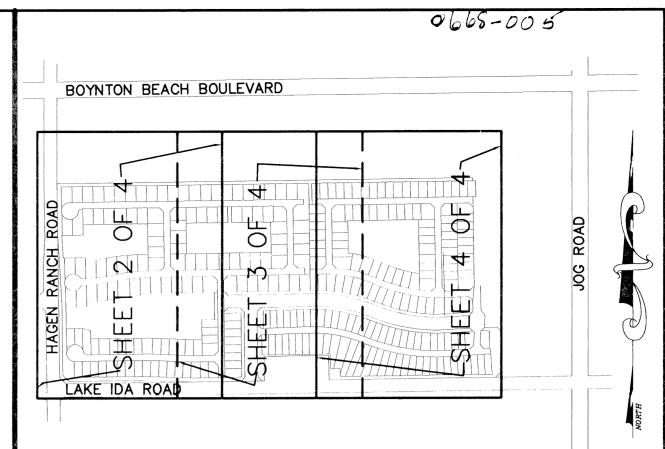
### **ACKNÓWLEDGMENT**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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

AFILENE LEIBMANN
MY COMMISSION OF AFILENE LEIBMANN
Expires Aug. 20, 1999

IS THE FREE ACT AND DEED OF SAID CORPORATION.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9.41 A THIS 15 DAY OF BOCK A.D. 1999 AND DULY RECORDED IN PLAT BOOK STORM ON PAGES 15 AND 178.

DOROTHY H. WILKEN CLERK CIRCUIT COURT



LOCATION/KEY

SHEET 1 OF 4

#### **SURVEY NOTES:**

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

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

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. PBC - DENOTES PALM BEACH COUNTY 5. BEARINGS CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT BASED UPON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEARING S00'49'27"E.

6. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591

7. U.E. - INDICATES UTILITY EASEMENT.

8. D.E. - INDICATES DRAINAGE EASEMENT. (R) - INDICATES RADIAL LINE.

10. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

11. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT

MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 12. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT

13. 

● - DENOTES PERMANENT CONTROL POINT 14. OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT 15. N.T.S. - DENOTES NOT TO SCALE

16. FND — DENOTES FOUND 17. TYP - DENOTES TYPICAL 18. NO - DENOTES NUMBER 19. MEAS - DENOTES MEASURED

20. C - DENOTES CENTERLINE 21. CONC - DENOTES CONCRETE 22. ORB - DENOTES OFFICIAL RECORDS BOOK

23. POB - DENOTES POINT OF BEGINNING. 24. D.B. - DENOTES DEED BOOK

25. PGS. – DENOTES PAGES 26. P.B. - DENOTES PLAT BOOK 27. LMAE - LAKE MAINTENANCE ACCESS EASEMENT

28. L.A.E. - DENOTES LIMITED ACCESS EASEMENT 29. R/W - DENOTES RIGHT-OF-WAY 30. PWSWSE - PUBLIC WATER SYSTEM WELL SITE EASEMENT

31. (PLAT 1)— HUNTINGTON WALK PLAT NO.1, A P.U.D., PLAT BOOK 83, PAGES 44-50

32. (R) — DENOTES RADIAL LINE 33. ▲ - DENOTES ZERO LOT LINE

# 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.

DATED: 2/12/99

ATTORNEY AT LAW LICENSED IN FLORIDA

### 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9). 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 COLUMY, FLORIDA

REG. LAND SURVEYOR #5005 STATE OF FLORIDA

