



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
PHONE: 954-972-3959 FAX: 954-972-4178

JUNE 2000

990616

JSH

# THOROUGHbred LAKE ESTATES PLAT 1

A REPLAT OF A PORTION OF BLOCK 35, "PALM BEACH FARMS CO. PLAT NO. 3"  
(P.B.2, PGS.45-54, P.B.C.R.) AND THE RIGHTS-OF-WAY INCLUDED THEREIN, AS ABANDONED  
IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 7

### MORTGAGEE'S CONSENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

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 10750 AT PAGE 20 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>TH</sup> DAY OF FEBRUARY, 2001.

WITNESS: Patricia A. Haupt  
PRINT NAME: PATRICIA A. HAUPT

OHIO SAVINGS BANK,  
A FEDERAL SAVINGS BANK

BY: Frank Bolognia

NAME: FRANK BOLOGNIA  
SENIOR VICE-PRESIDENT  
STRICTLY

WITNESS: Debra A. Bernasco  
PRINT NAME: Debra A. Bernasco

### ACKNOWLEDGEMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) SS

BEFORE ME PERSONALLY APPEARED FRANK BOLOGNIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, 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 14<sup>TH</sup> DAY OF FEBRUARY 2001.

MY COMMISSION EXPIRES: 10/29/2001

Patricia A. Haupt  
NOTARY PUBLIC - STATE OF OHIO



PATRICIA A. HAUPT, Notary Public  
State of Ohio  
My Commission Expires Oct. 29, 2001

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF BROWARD )

THE THOROUGHbred LAKES 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 16 DAY OF FEBRUARY, 2001.

WITNESS: Evan Rabinowitz  
PRINT NAME: EVAN RABINOWITZ

THOROUGHbred LAKES HOMEOWNERS  
ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: Jan Brujan  
PRINT NAME: JAN BRUJAN

BY: Daniel J. Andreacci  
DANIEL J. ANDREACCI  
PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss

BEFORE ME PERSONALLY APPEARED DANIEL J. ANDREACCI, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND 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 16 DAY OF FEBRUARY, 2001.

MY COMMISSION EXPIRES:  
COMMISSION NO:

Jeff S. Hodapp  
NOTARY PUBLIC - STATE OF FLORIDA

NOTARY PUBLIC, STATE OF FLORIDA  
J. S. HODAPP  
COMMISSION # 0001049  
EXPIRES 3/31/02  
BORN 05/23/44  
RESIDES 1983

### P.U.D. STATISTICS

PETITION NO. 97-072(A)  
ACREAGE 64.748  
UNITS 168  
DENSITY 2.6 D.U./AC.  
TYPE OF UNITS SINGLE FAMILY  
PRESERVE ACREAGE 5.214 ACRES  
LAKE ACREAGES 20.296 ACRES

### 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 25 DAY OF JULY, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF ) ss

I, ALAN I. ARMOUR II, 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 TRANSEASTERN 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: 5/1/01

BY: Alan I. Armour II  
ALAN I. ARMOUR II, Esq.  
ATTORNEY AT LAW

### NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36 HAVING A BEARING OF NORTH 02°03'40" EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- 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 FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
- THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.0000174. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

### 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), F.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.

Jeff S. Hodapp 1-19-01  
JEFF S. HODAPP DATE  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. L5511

OHIO SAVINGS BANK	THOROUGHbred LAKES H.O.A.	COUNTY ENGINEER	SURVEYOR

FILE: F:\990616\voogd\wff\lpp1.dgn  
DATE: 19-Jan-01 13:23  
91 Thoroughbred Lakes PUD  
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