

TURNER M.U.P.D.

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA NOVEMBER 2002 SHEET 1 OF 2

192

COURT OF PUBLIC RECORDS
STATE OF FLORIDA
This Plat was filed for record at 2:00 PM
This day of December 2002
and duly recorded in that Book No. 31
on page 192-193
GEOFFREY H. WILKINS, Clerk of Circuit Court
by *Stacy J. Webb* D.C.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT RONALD C. TURNER AND JOANN TURNER, OWNERS OF THE LAND SHOWN HEREON AS TURNER M.U.P.D., BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, LESS THE RIGHT-OF-WAY DEEDED TO PALM BEACH COUNTY AS RECORDED IN OFFICIAL RECORD BOOK 6395, PAGE 1037 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE RIGHT-OF-WAY DEEDED TO PALM BEACH COUNTY AS RECORDED IN OFFICIAL RECORD BOOK 1348, PAGE 434, OF THE SAID PUBLIC RECORDS, AND LESS THE NORTH 57.42 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL RIGHT-OF-WAY PER CHANCERY CASE NO. 407, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE SAID PUBLIC RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89° 23' 49" WEST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 664.64 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00° 14' 01" EAST ALONG SAID WEST LINE, A DISTANCE OF 57.42 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF THE PLAT OF ROSSMOOR LAKES, AS RECORDED IN PLAT BOOK 73, PAGES 136 THROUGH 141, OF THE SAID PUBLIC RECORDS; AND THE SOUTH LINE OF THE NORTH 57.42 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID SOUTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-24 CANAL PER CHANCERY CASE NO. 407 RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF THE SAID PUBLIC RECORDS; THENCE NORTH 89° 23' 49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-24, A DISTANCE OF 589.70 FEET; THENCE SOUTH 45° 27' 42" EAST, A DISTANCE OF 20.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 60.50 FEET OF THE NORTHEAST QUARTER OF SECTION 27, SAID WEST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6395, PAGE 1037 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00° 15' 59" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 895.16 FEET; THENCE NORTH 89° 37' 29" EAST, A DISTANCE OF 20.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST QUARTER OF SECTION 27, SAID WEST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 434 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00° 15' 59" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 373.53 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 89° 37' 29" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF SAID PLAT OF ROSSMOOR LAKES AND THE NORTH LINE OF ROSSMOOR LAKES REPLAT NO. 2 AS RECORDED IN PLAT BOOK 83, PAGE 127 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 625.40 FEET TO AN INTERSECTION WITH THE SAID EASTERLY LINE OF THE PLAT OF ROSSMOOR LAKES; THENCE CONTINUE NORTH 00° 14' 01" WEST, ALONG SAID EASTERLY LINE OF ROSSMOOR LAKES AND ALONG THE WEST LINE OF SAID EAST HALF OF SECTION 27, A DISTANCE OF 1260.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 782,532 SQUARE FEET (17.964 ACRES, MORE OR LESS.)

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

TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "B" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12252, PAGE 1294 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT "C", 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 PUBLIC STREET PURPOSES, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 12252, PAGE 1294 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

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.

TRACT "M-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20-FOOT LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR 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 AND LAKE MAINTENANCE EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACTS BT1, BT2 AND BT3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES. THE LANDS ENCUMBERED BY SAID BUFFER TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ENTRANCE TRACT IS HEREBY DEDICATED TO RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES. THE LANDS ENCUMBERED BY SAID ENTRANCE TRACT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 12252, PAGE 1294, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

TRACTS OS1, OS2 AND OS3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RONALD C. TURNER AND JOANN TURNER, OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES. THE LANDS ENCUMBERED BY SAID OPEN SPACE TRACTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE RONALD C. TURNER AND JOANN TURNER DO HERETO SET OUR HANDS AND SEALS THIS 9th DAY OF NOVEMBER, 2002.

WITNESS: *Barbara A. Tampla* BY: *Ronald C. Turner*
WITNESS: *Gaula Winkler* RONALD C. TURNER
WITNESS: *Barbara A. Tampla* BY: *Joann Turner*
WITNESS: *Gaula Winkler* JOANN TURNER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD C. TURNER AND JOANN TURNER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND RESPECTFULLY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF NOVEMBER, 2002.

MY COMMISSION EXPIRES: *Kerry A. Greenwald*
NOTARY PUBLIC
PRINTED NAME: *KERRY A. GREENWALD*
PRINTED NUMBER: *00135495*

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 AND CONSENT TO THE DEDICATION OF LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12611 AT PAGE 1948 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 ITS BOARD OF DIRECTORS THIS 18th DAY OF NOVEMBER, 2002.

SOUTHTRUST BANK
A FLORIDA CORPORATION

WITNESS: *David L. Webb* BY: *H Bruce Gosman*
Amide L. Webb DENNIS E. GAHAGEN, VICE PRESIDENT
H. BRUCE GOSMAN, SENIOR

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *H. BRUCE GOSMAN*, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *H.A.* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SOUTHTRUST BANK, A FLORIDA 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 18th DAY OF NOVEMBER, 2002.

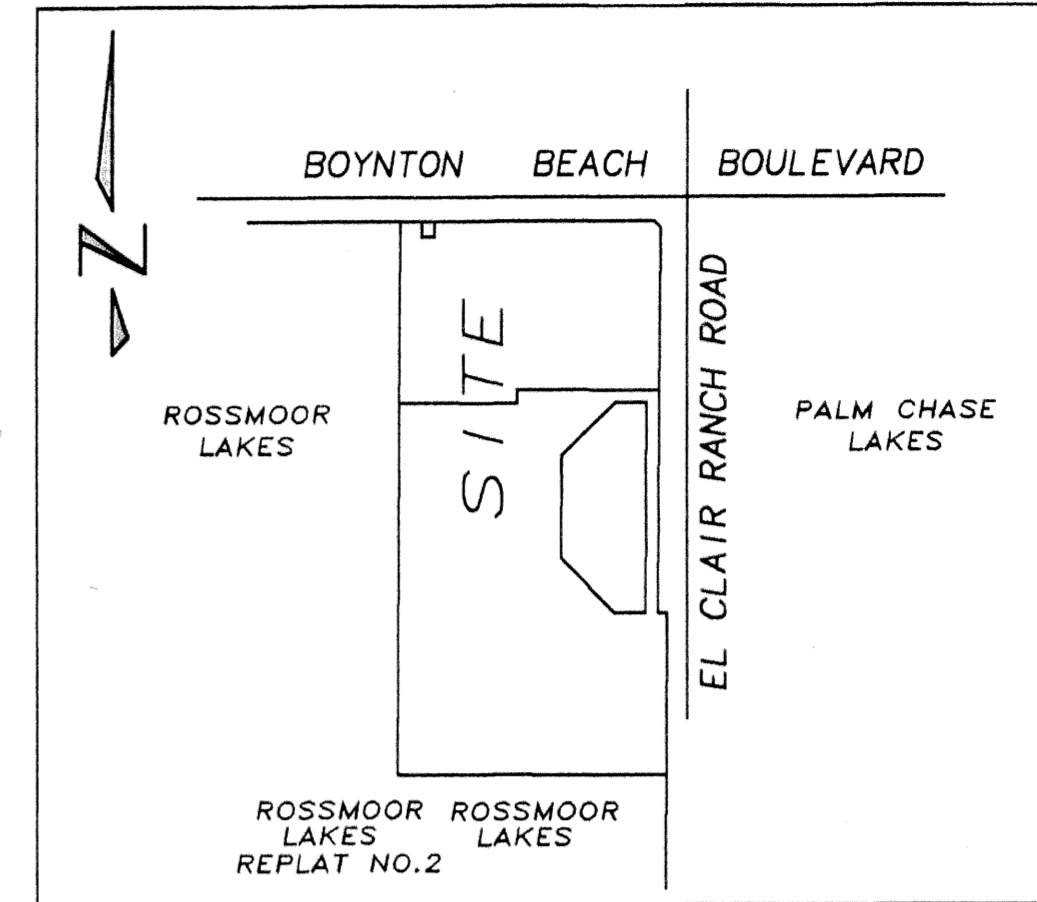
MY COMMISSION EXPIRES: *Oct. 20, 2004*
Amide L. Webb
NOTARY PUBLIC
PRINTED NAME:
PRINTED NUMBER:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY S. GEROW, 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 IN RONALD C. TURNER AND JOANN TURNER; 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: *November 15, 2002*
Jeffrey S. Gerow
JEFFREY S. GEROW
ATTORNEY-AT-LAW LICENSED IN FLORIDA



PETITION 98-010A
CLF BEDS - MAXIMUM 342 TYPE III CLF BEDS

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 23rd DAY OF December, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George F. Webb
GEORGE F. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES

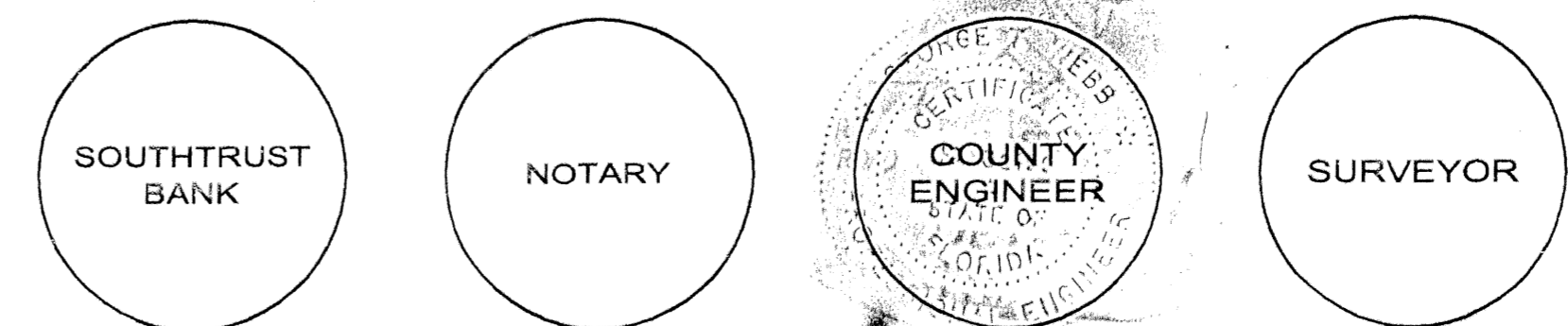
1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. 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.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 00° 15' 59" WEST.

COORDINATES SHOWN ARE GRID
DATUM: NAD 83, 1990 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNIT: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.000032034
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE

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 MONUMENTS ACCORDING TO SECTION 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.

Manuel A. Gutierrez
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. 4102
STATE OF FLORIDA



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
1280 N. Congress Avenue, Suite 206
West Palm Beach, Florida 33409
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
\\KAF\FS\SU\734\dwg\734_PLAT.dwg 11/11/02 03:31:43 PM EST

TURNER
PAGE 192
BOOK 96
FLOOD ZONE
QUAD # 35
SE
TAZ 952
FUD NAME