



00012-058

HIGHLAND GROVE ESTATES

20050317392

BEING A PORTION OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

23

OCTOBER 2004
SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 11:21am
THIS 24th DAY OF May
2005 AND DULY RECORDED IN PLAT BOOK NO.
109 ON PAGE 23-24
SHARON R. BOCK, CLERK OF COURT
BY [Signature] DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND GROVES ESTATES, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING IN THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE HALF (W.1/2) OF THE EAST ONE-QUARTER (E.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 25 LYING NORTH OF THE GERMANTOWN ROAD RIGHT OF WAY AS NOW LAID OUT AND IN USE.

TOGETHER WITH:

THE EAST ONE-EIGHTH (E.1/8) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 25 LYING NORTH OF THE GERMANTOWN ROAD RIGHT OF WAY AS NOW LAID OUT AND IN USE.

CONTAINING 72,701 SQUARE FEET OR 1669 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HIGHLAND GROVE ESTATES AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 THROUGH 13 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION AS A PRIVATE STREET, PARKING, DRAINAGE AND UTILITY PURPOSES. TRACT TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION WITH THE RIGHT OF THE CITY OF DELRAY BEACH TO ACCESS AND OR REPAIR WATER AND SEWER MAINS WITHIN SAID TRACT.

TRACT "B" IS HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACTS "C" AND "D" ARE HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

TRACT "E" IS HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF SITE DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH WITH THE MAINTENANCE OBLIGATION OF SAID EASEMENT TO BE ASSIGNED TO THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. ONCE THE SHELTER IS CONSTRUCTED, OR IF CONSTRUCTED, THE CITY OF DELRAY BEACH SHALL MAINTAIN THE SHELTER STRUCTURE ONLY WITH THE HIGHLAND GROVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS MAINTAINING THE REMAINING EASEMENT AREA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF April, 2005

HIGHLAND GROVES ESTATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature]
NAME: MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Andrew K. Verzum WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HIGHLAND GROVES ESTATES, LLC A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April 2005

MY COMMISSION EXPIRES: 2/22/09



Hilda A. Thompson
NOTARY PUBLIC
NAME: Hilda A. Thompson
COMMISSION NO.: DD 400642

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF GERMANTOWN ROAD HAVING A BEARING OF S.68°24'54"E.

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, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

MORTGAGEES 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 RECORDS BOOK 18219, AT PAGE 648 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN OFFICER WITH THE AUTHORITY TO DO SO AND ITS SEAL AFFIXED HEREON THIS 11 DAY OF April 2005.

FIRST PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA.

WITNESS: [Signature] NAME: Maria E. Cremades
BY: [Signature] NAME: James Partridge TITLE: Senior Vice President

WITNESS: [Signature] NAME: Edith Pagán

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES PARTRIDGE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIRST PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID INTERNATIONAL BANKING AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF APRIL 2005.

MY COMMISSION EXPIRES: 11/19/08

[Signature]
NOTARY PUBLIC
NAME: CATHARINA GONZALES
COMMISSION NO.: DD 359662



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HIGHLAND GROVES ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: March 15, 2005

[Signature]
MICHAEL KIRK
ASSISTANT VICE PRESIDENT

CITY APPROVAL:

THIS PLAT OF HIGHLAND GROVE ESTATES AS APPROVED ON THE 15th DAY OF March A.D. 2005 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] ATTEST: [Signature]
MAYOR: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] DIRECTOR OF PLANNING AND ZONING BOARD
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD
[Signature] CITY ENGINEER
[Signature] FIRE MARSHAL
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S. HAVE BEEN PLACED AND RECORDED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

[Signature] 9/13/05
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUTER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION NO. 353

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF HIGHLAND GROVE ESTATES AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 4-27-05

[Signature]

JOHN D. WEAVER
LICENSE NO. 3550
STATE OF FLORIDA
HELLER-WEAVER AND SHERMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB-3449

