

PORTER PLACE

00026-006

195

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 APRIL, 2006

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:46 P.M., THIS 28 DAY OF June, 2006, AND DULY RECORDED IN PLAT BOOK NO. 157 ON PAGE(S) 195-196.

SHARON R. BOCK
 CLERK AND COMPTROLLER

By: *Sharon R. Bock*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PORTER PLACE", BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 417 FEET (AS MEASURED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD) OF THE NORTH 437 FEET (AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OVERLOOK ROAD) OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°44'21" WEST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 33.76 FEET; THENCE SOUTH 89°13'14" EAST A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID BEARING OF SOUTH 89°13'14" EAST, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS SHOWN IN PLAT BOOK 13, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 782.09 FEET TO A POINT; THENCE SOUTH 01°53'29" WEST A DISTANCE OF 727.71 FEET TO A POINT; THENCE NORTH 87°15'39" WEST A DISTANCE OF 802.39 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF OVERLOOK ROAD, SAID RIGHT-OF-WAY LINE BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 10; THENCE NORTH 02°44'21" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 700.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.181 ACRES, MORE OR LESS.

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

- TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR FUTURE CONDOMINIUM DEVELOPMENT.
- TRACT 'B', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTER PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, PARKING AND OPEN SPACE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO AND/OR PALM BEACH COUNTY.
- TRACT 'C', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTER PLACE COMMUNITY ASSOCIATION, INC., A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO AND/OR PALM BEACH COUNTY.
- 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.
- TRACT 'D', AS SHOWN HEREON, IS HEREBY DEDICATED AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 1 DAY OF May 2006.

PORTER PLACE, LLC
 A GEORGIA LIMITED LIABILITY COMPANY
 BY: YORK PORTER PLACE, LLC
 A GEORGIA LIMITED LIABILITY COMPANY
 ITS MANAGER

BY: YORK RESIDENTIAL PORTER PLACE, LLC
 A GEORGIA LIMITED LIABILITY COMPANY
 ITS MANAGER

WITNESS: *Sam Pinson*
 BY: *Kathleen E. Yonce*
 KATHLEEN E. YONCE, MANAGING MEMBER

WITNESS: *Bryan Gershkowitz*

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

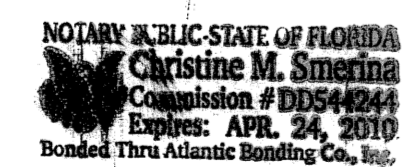
BEFORE ME PERSONALLY APPEARED KATHLEEN E. YONCE WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF YORK RESIDENTIAL PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF YORK PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, THE MANAGER OF PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 1 DAY OF May 2006.

MY COMMISSION EXPIRES: April 24, 2010

BY: *Christine M. Smerina*
 NOTARY PUBLIC

COMMISSION NO. DD544244



ACCEPTANCE OF RESERVATIONS:

STATE OF Georgia
 COUNTY OF Douglas

THE PORTER PLACE COMMUNITY 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 5 DAY OF May 2006.

PORTER PLACE COMMUNITY ASSOCIATION, INC.
 A FLORIDA NON PROFIT CORPORATION

WITNESS: *Dennis Suarez*
 BY: *Dennis Suarez*
 DENNIS SUAREZ, PRESIDENT

WITNESS: *Chuck Young*

ACKNOWLEDGMENT:

STATE OF Georgia
 COUNTY OF Douglas

BEFORE ME PERSONALLY APPEARED DENNIS SUAREZ, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PORTER PLACE COMMUNITY ASSOCIATION, INC., A FLORIDA NON 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 8th DAY OF May 2006.

MY COMMISSION EXPIRES: 1/31/09

BY: *Laurie Harris*
 NOTARY PUBLIC

COMMISSION NO. N/A



ACCEPTANCE OF RESERVATIONS:

STATE OF Georgia
 COUNTY OF Douglas

THE PORTER PLACE TOWNHOME 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 8 DAY OF May 2006.

PORTER PLACE TOWNHOME ASSOCIATION, INC.
 A FLORIDA NON PROFIT CORPORATION

WITNESS: *Dennis Suarez*
 BY: *Dennis Suarez*
 DENNIS SUAREZ, PRESIDENT

WITNESS: *Quat Young*

ACKNOWLEDGMENT:

STATE OF Georgia
 COUNTY OF Douglas

BEFORE ME PERSONALLY APPEARED DENNIS SUAREZ, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PORTER PLACE TOWNHOME ASSOCIATION, INC., A FLORIDA NON 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 8th DAY OF May 2006.

MY COMMISSION EXPIRES: 1/31/09

BY: *Laurie Harris*
 NOTARY PUBLIC

COMMISSION NO. N/A



TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

I, S. KATHERINE FRAZIER, 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 PORTER PLACE, LLC, A GEORGIA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE IS A MORTGAGE OF RECORD WITH FLAG BANK; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/10/06
 BY: *S. Katherine Frazier*
 S. KATHERINE FRAZIER
 ATTORNEY AT LAW
 STATE OF FLORIDA
 FLORIDA BAR NO. 962457

MORTGAGEE'S CONSENT:

STATE OF Georgia
 COUNTY OF Fulton

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 20087, AT PAGE 1415 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF May 2006.

FLAG BANK
 A GEORGIA STATE CHARTERED BANK

WITNESS: *Brad Watkins*
 BY: *Brad Watkins*
 NAME: Brad Watkins
 TITLE: President - Savannah
 Real Estate Division

WITNESS: *Trellis Jefferson*

ACKNOWLEDGMENT:

STATE OF GA
 COUNTY OF FULTON

BEFORE ME PERSONALLY APPEARED BRAD WATKINS WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FLAG BANK, A GEORGIA STATE CHARTERED BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 9 DAY OF May 2006.

MY COMMISSION EXPIRES: March 1, 2010

BY: *Robyn Han*
 NOTARY PUBLIC

COMMISSION NO. N/A

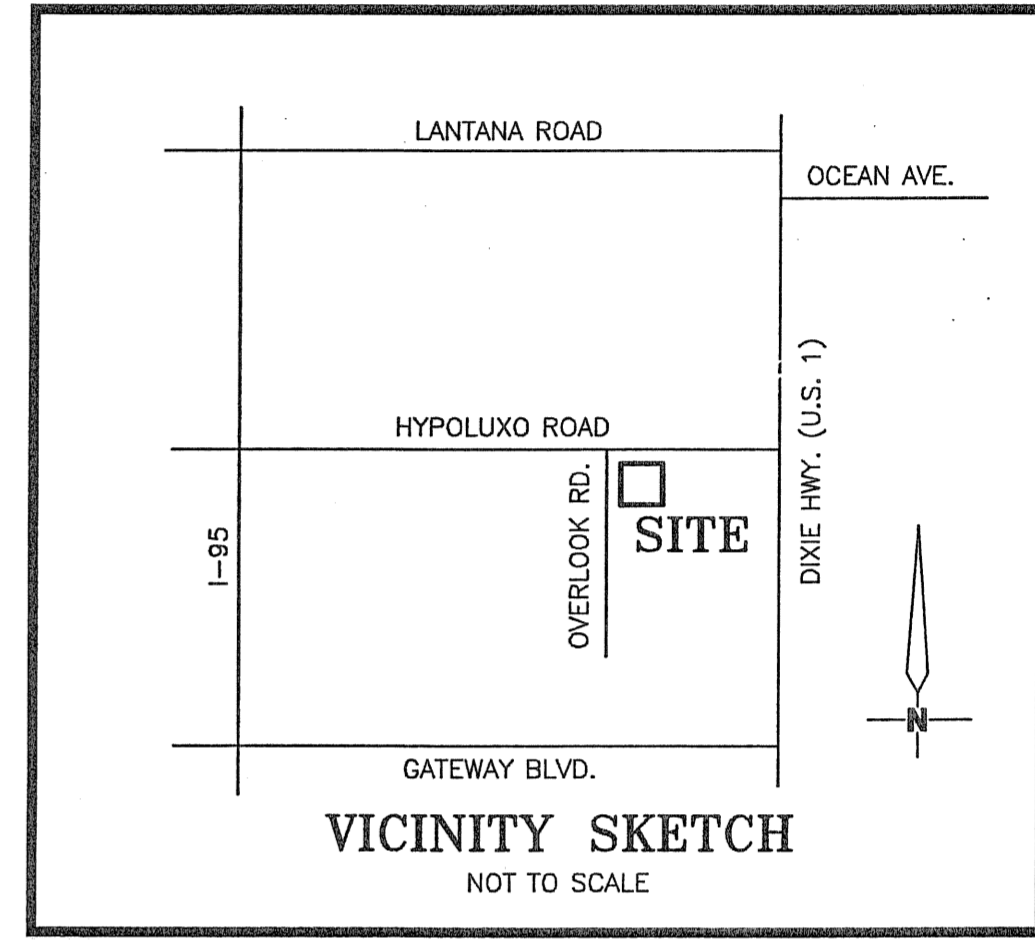


CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF HYPOLUXO, HAS REVIEWED THIS PLAT OF PORTER PLACE AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF HYPOLUXO, FLORIDA.

BY: *Craig Pusey*
 CRAIG PUSEY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5019
 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
 ROBERT A. BUGGEE
 PROFESSIONAL SURVEYOR & MAPPER #3302
 STATE OF FLORIDA
 DRAWN BY MIKE MALLORY
 IN THE OFFICES OF "THE SURVEYOR"
 233 E. GATEWAY BLVD.
 BOYNTON BEACH, FLORIDA 33435
 L.B. #6942



TOWN OF HYPOLUXO APPROVAL:

BOARD OF TOWN COUNCILORS
 HYPOLUXO, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF June 2006 A.D.

BY: *Kenneth M. Shultz*
 KENNETH M. SHULTZ, MAYOR

ATTEST:
 BY: *Barbara Searl Ross*
 BARBARA SEARL ROSS, TOWN CLERK

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.

SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED ON THE WEST LINE OF SECTION 10-45-43, WHICH BEARS N02°44'21"E (N02°17'56"E GRID).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL REQUIRE THE APPROVAL OF ALL UTILITY COMPANIES OCCUPYING SAME.
- COORDINATES SHOWN ARE GRID DATUM.
 DATUM = NAD 83, 1980 ADJUSTMENT
 ZONE = EAST, TRANSVERSE MERCATOR PROJECTION
 LINEAR UNIT = U.S. SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE
 SCALE FACTOR = 1.00005525
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- THE TOWN OF HYPOLUXO SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

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 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 TOWN OF HYPOLUXO 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 THE TOWN OF HYPOLUXO, FLORIDA.

BY: *Robert A. Buggie*
 ROBERT A. BUGGEE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 3302
 STATE OF FLORIDA

PORTER PLACE, LLC NOTARY PUBLIC 	PORTER PLACE COMMUNITY ASSOCIATION, INC. NOTARY PUBLIC 	PORTER PLACE TOWNHOME ASSOCIATION, INC. NOTARY PUBLIC 	FLAG BANK NOTARY PUBLIC 	REVIEW SURVEYOR 	TOWN OF HYPOLUXO 	SURVEYOR
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