

20070085447

117

This Instrument Prepared by  
Thomas R. Pablicke of  
**HAGER PALBICKE AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237

0837-002

# TERRACINA TRACT "R-1" - REPLAT

A Re-Plat of Tract "R-1" together with a portion of Tract "B-2", "TERRACINA", according to the Plat thereof, as recorded in Plat Book 101, Pages 91 through 105 of the Public Records of Palm Beach County, Florida, lying in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

### P.U.D. Statistics

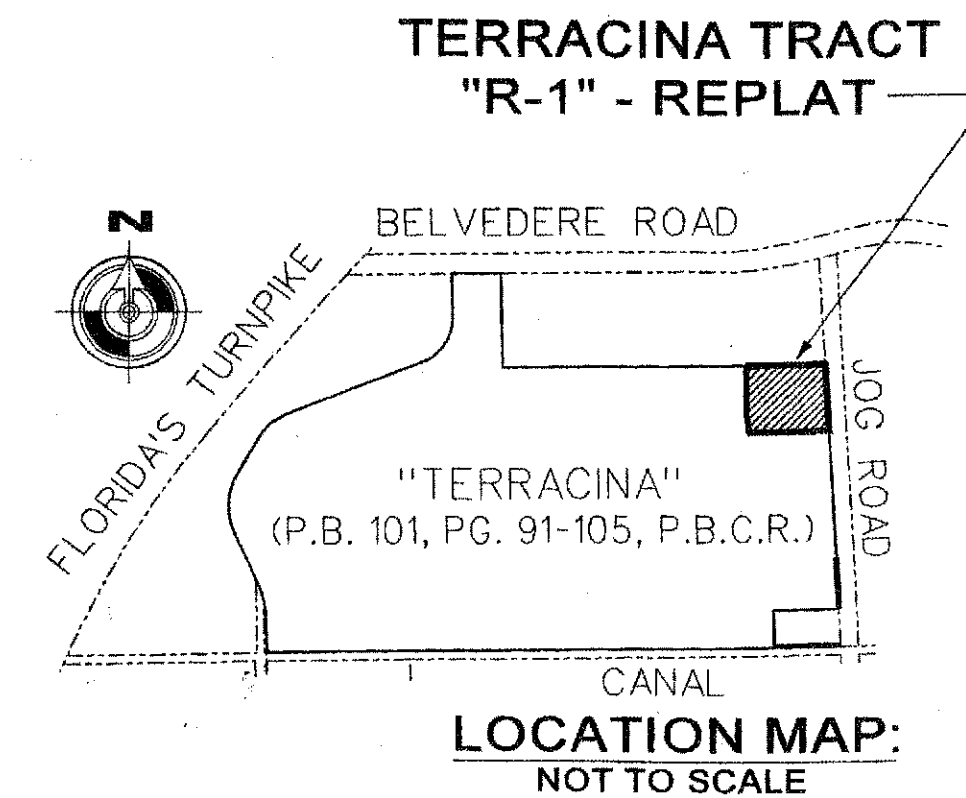
Petition No.: PDD/TDR 2001-076  
Gross Acreage (This Plat): 6.159 Acres  
Tract "R" Area: 5.754 Acres  
Dwelling Units: 0

State of Florida } ss  
County of Palm Beach }

This Plat was Filed for Record at 8:21 AM this 21<sup>ST</sup> day of FEBRUARY 2007 and Duly Recorded in Plat Book 109 on Pages 117 and 118

Sharon R. Bock, Clerk and Comptroller  
By: Michelle Bacca D.C.

Sheet 1 of 2 Sheets



### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida, owners of the lands shown hereon, being Tract "R-1" together with a portion of Tract "B-2", "TERRACINA", according to the Plat thereof, as recorded in Plat Book 101, Pages 91 through 105 of the Public Records of Palm Beach County, Florida, lying in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida shown hereon as TERRACINA TRACT "R-1" - REPLAT, being more particularly described as follows:

Tract "R-1" and a portion of Tract "B-2" of "TERRACINA" according to the Plat thereof, as recorded in Plat Book 101, Pages 91 through 105 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Most East Northeast corner of the said Plat of "TERRACINA"; thence S.03°13'49"E., along the West Right-of-way Line of JOG ROAD (per Official Records Book 7188, Page 378, of the Public Records of Palm Beach County, Florida), a distance of 468.65 feet; thence S.89°03'03"W., along the North Line of Tract "L-6" and its Easterly and Westerly extensions thereof, a distance of 569.07 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.74°56'57"E. (the next two described courses being along the East Right-of-Way Line of CRESTA CIRCLE, as shown on the aforementioned Plat); thence Northerly, along the arc of said curve, having a radius of 475.00 feet and a central angle of 14°06'06", for an arc distance of 116.91 feet to a point of tangency; thence N.00°56'57"W., a distance of 352.55 feet; thence N.89°03'03"E., along the North Line of the said Plat of "TERRACINA," a distance of 564.73 feet to the POINT of BEGINNING.

Said lands containing 6.159 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "B", as shown hereon, is hereby reserved for the TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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 County.
- TRACT "R" as shown hereon, is hereby reserved for the fee simple owner, its successors and/or assigns for uses in accordance with Zoning approval of record for this site, on file with the Palm Beach County Zoning Division (Resolution No. R-2002-1967 and R-2002-1968), and including any future amendments that will be filed. All drainage associated with the future development of this tract shall be accommodated within and allowed to discharge into the storm water management facilities of the PUD (Terracina-Johnson Property, P.U.D.) at no cost to the fee simple owner, without recourse to Palm Beach County.
- The P.B.C. LANDSCAPE BUFFER EASEMENTS, as shown hereon, are hereby reserved for the fee simple owner, its successors and/or assigns for Buffering and Landscaping purposes and is the perpetual maintenance obligation of the fee simple owner for uses in accordance with Zoning approval of record for this site, on file with the Palm Beach County Zoning Division (Resolution No. R-2002-1967 and R-2002-1968), and including any future amendments that will be filed, without recourse to Palm Beach County.

IN WITNESS WHEREOF, D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida, has caused these presents to be signed by its Vice President, Paul Romanowski, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, on this 21 day of November, 2006

D.R. Horton, Inc., a Delaware Corporation, licensed to do business in the State of Florida

Witness: Mark Connor  
(Print Name): Mark Connor

By: Paul Romanowski  
Paul Romanowski, Vice President

Witness: Alina Rodney  
(Print Name): Alina Rodney

### ACKNOWLEDGEMENT

State of Florida } ss  
County of Palm Beach }

BEFORE ME personally appeared Paul Romanowski who is personally known to me and who executed the foregoing instrument as Vice President of D.R. Horton Homes, Inc., a Delaware Corporation, and severally acknowledged to and before me that he executed such instrument as Vice President 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 21 day of November, 2006

Amy Hezel  
Notary Public - State of Florida  
My Commission Expires: May 28, 2007  
Printed Notary Name: Amy Hezel  
Printed Notary No. DD216806

### ACCEPTANCE OF RESERVATIONS

State of Florida } ss  
County of Palm Beach }

The TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit 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 21 day of November, 2006

TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not for profit

WITNESS: Mark Connor  
Print Name: Mark Connor

BY: Michael Humphries  
Print Name: Michael Humphries President

WITNESS: Alina Rodney  
Print Name: Alina Rodney

### ACKNOWLEDGEMENT

State of Florida } ss  
County of Palm Beach }

BEFORE ME personally appeared Michael Humphries who is personally known to me and who executed the foregoing instrument as President of TERRACINA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such instrument as President 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 21 day of November, 2006

Amy Hezel  
Notary Public - State of Florida  
My Commission Expires: May 28, 2007  
Printed Notary Name: Amy Hezel  
Printed Notary No. DD216806

### TITLE CERTIFICATION

State of Florida } ss  
County of Palm Beach }

I, Juan E. Rodriguez, a Title Insurance Company, 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 D.R. Horton, Inc., a Delaware Corporation that current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

BY: Juan E. Rodriguez  
Print Name: Juan E. Rodriguez Title: Attorney

Dated: Nov. 22, 2006

### COUNTY APPROVAL COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 20 day of February, 2007, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb  
George T. Webb, P.E., County Engineer

### 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 the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Thomas R. Pablicke  
Thomas R. Pablicke, Professional Land Surveyor, Florida Registration No. 5061 Dated: 11-17-2006

SUBDIVISION: TERRACINA TRACT "R-1" REPLAT  
BOOK: 109 PAGE: 117  
FLOOD ZONE: FLOOD MAP # 150 A  
QUAD: # 031 ZONING: PDD  
SE: ZIP CODE: 33413  
TAZ: 0914  
FID NAME:

