

32/199

DESCRIPTION

THE EASTERLY 660 FEET OF THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF TRACT 3, BLOCK 4, PALM BEACH FARMS COMPANY'S PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EDWARD J. ROOS, AS TRUSTEE, OWNER OF THE LAND HEREON BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST SHOWN HEREON AS THE HAMMOCK AND BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) STREETS

THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE HAMMOCK PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

2) EASEMENTS

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMMOCK HOME OWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF, I EDWARD J. ROOS DO HEREUNTO SET MY HAND AND SEAL THIS DAY OF May, 1977.

WITNESS:

EDWARD J. ROOS TRUSTEE

ACKNOWLEDGMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED EDWARD J. ROOS, AS TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF May, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 24, 1980

PROTECTIVE COVENANTS

- 1) ALL SINGLE FAMILY DWELLING HOUSES CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE A SQUARE FOOT AREA (EXCLUSIVE OF PORCHES, TERRACES, PORTICOES, PATIOS, GARAGES AND UTILITY ROOMS) OF AT LEAST ONE THOUSAND FOUR HUNDRED (1400) SQUARE FEET.
2) ALL BUILDINGS SHALL HAVE A ROOF PITCH OF NOT LESS THAN 3/12 EXCEPT PORCH (REAR ONLY) MAY BE FLAT DECK AND OR ADJOINING ROOM.
3) THAT SAID PROPERTY SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN RESIDENTIAL PURPOSES.
4) THAT UPON CONSTRUCTION OF A SINGLE FAMILY DWELLING HOUSE, SUITABLE LAWNS OR LANDSCAPING SHALL BE INSTALLED AND MAINTAINED AND THE PREMISES KEPT IN A SIGHTLY CONDITION.
5) THAT NO ACTIVITY SHALL BE CONDUCTED ON THE PREMISES WHICH GIVES RISE TO UNUSUAL NOISE OR NOXIOUS ODORS.
6) THAT NO CAMPING TRAILERS, BOATS AND BOATING TRAILERS, LARGE TRACTOR TRUCKS OR SWAMP BUGGIES OF ANY NATURE SHALL BE KEPT OR STORED ON ANY LOT, EXCEPT WITHIN AN ENCLOSED GARAGE OR SCREENED AREA.
7) THAT AFTER REMOVAL OF TREES NECESSARY FOR THE CONSTRUCTION OF HOUSE, OUTBUILDINGS, DRIVEWAYS AND/OR SWIMMING POOL, NO TREE WITH A DIMENSION OF FOUR INCHES OR MORE IN DIAMETER SHALL BE REMOVED WITHOUT REPLACING SAID TREE WITH ANOTHER TREE.
8) THERE SHALL BE NO OVERNIGHT PARKING OF VEHICLES WITHIN THE RIGHT OF WAY OF HAMMOCK LANE.

TITLE CERTIFICATION

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) SS

I, ROBERT C. SCOTT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO EDWARD J. ROOS, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

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 AND THE SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

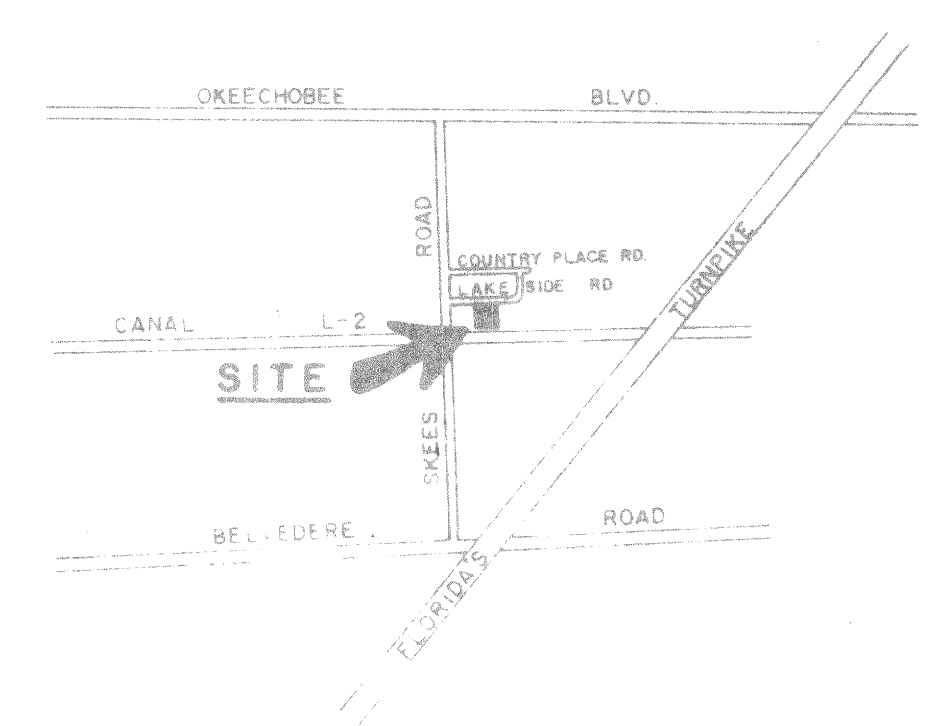
REGISTERED LAND SURVEYOR NO. 1555 STATE OF FLORIDA 1-12-75

THE HAMMOCK

BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 4 PALM BEACH FARMS CO. PLAT NO.3 RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

NOVEMBER 1976

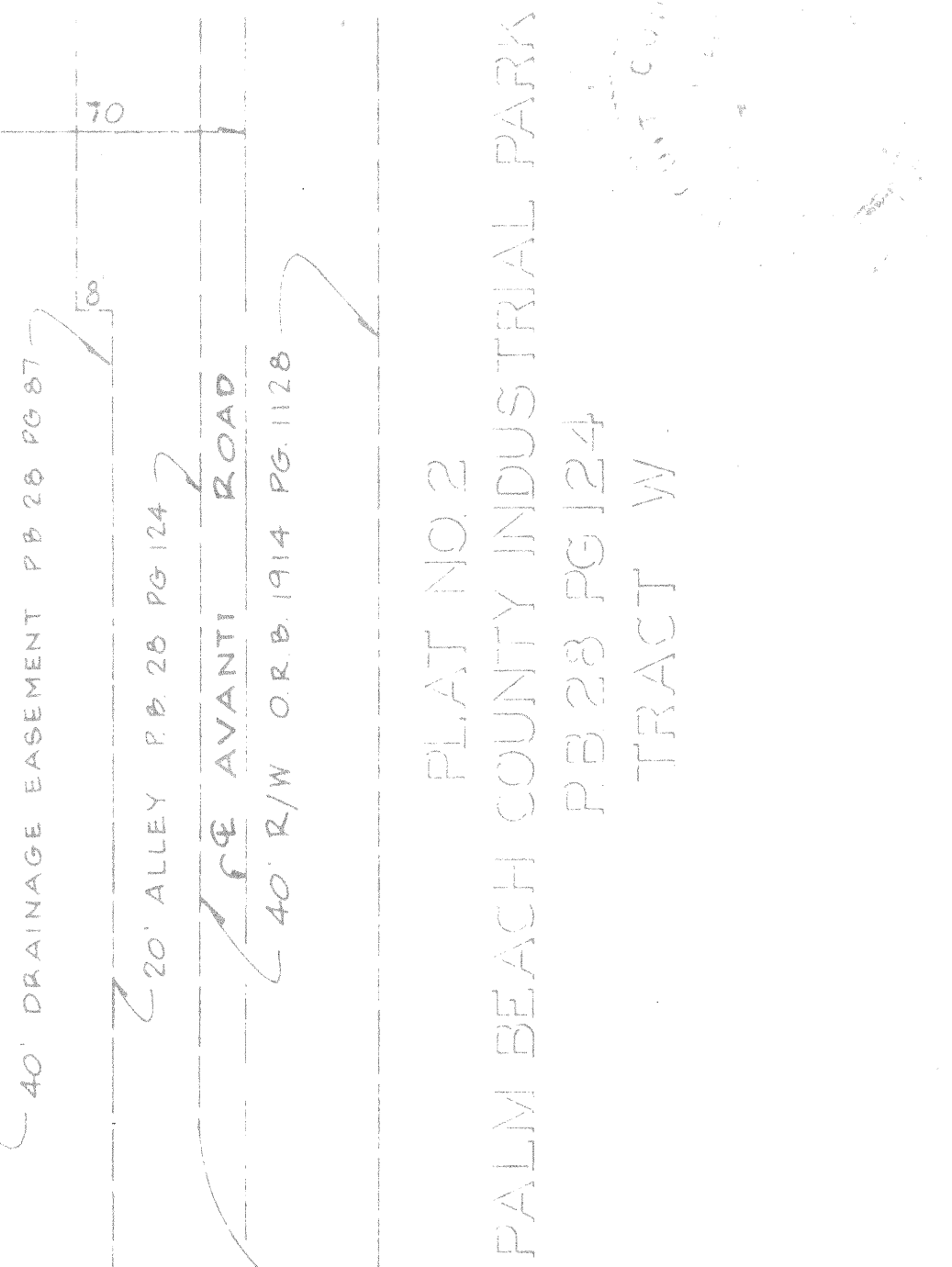
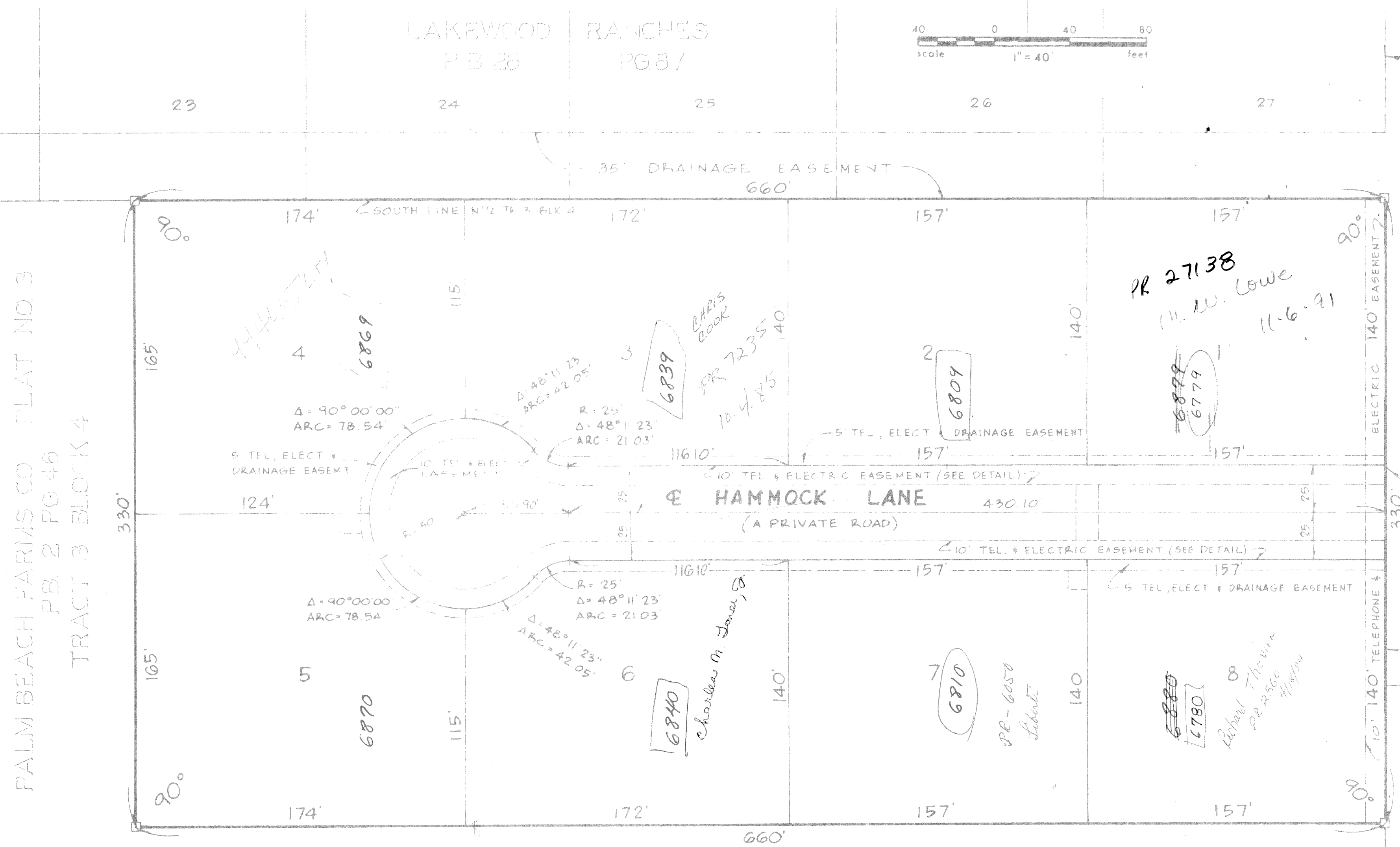
MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS WEST PALM BEACH, FLORIDA



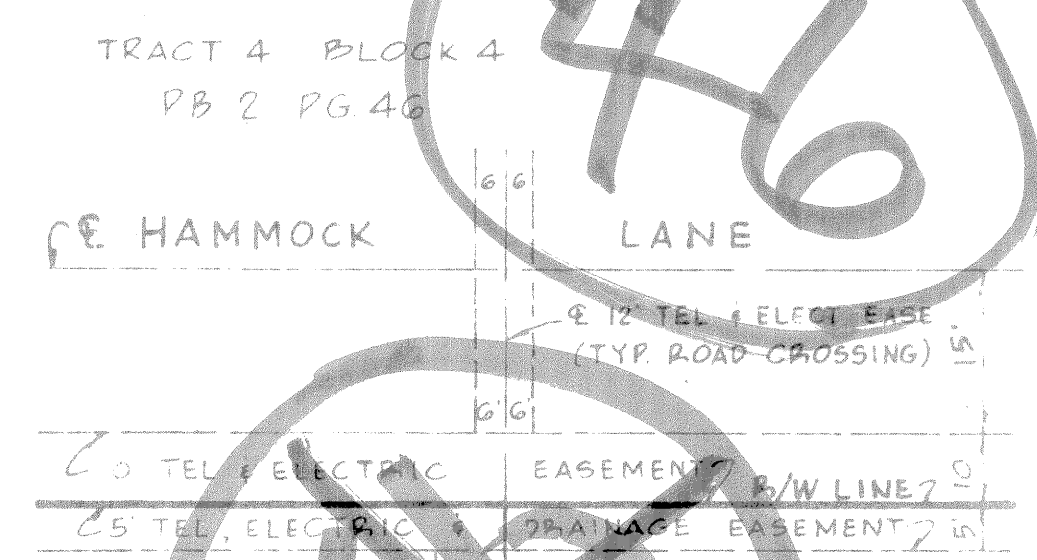
LOCATION MAP NOT TO SCALE

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TRACT 3-BLOCK 4 PALM BEACH FARMS CO PLAT NO 3 PB 2 PG 40

NOTES:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OF ANY KIND OF CONSTRUCTION PLACED ON DRAINAGE EASEMENTS.
O DENOTES PERMANENT CONTROL POINT.
D DENOTES PERMANENT REFERENCE MONUMENT.

SPECIAL NOTE:

SEWER CONNECTION - WHENEVER AN APPROVED SANITARY SEWER IS MADE AVAILABLE, AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, SERVICE OR EQUIPMENT SHALL BE ABANDONED AND THE SOLID WASTES FROM THE RESIDENCES OR BUILDING DISCHARGED TO THE SANITARY SEWER THROUGH A PROPERLY CONSTRUCTED HOUSE SEWER WITHIN THIRTY (30) DAYS THEREAFTER.

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: [Signature] (DEPUTY CLERK)

APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS DAY OF May, A.D., 1977.

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUIREMENTS AND COUNTY LAWS AND ORDINANCES.

COUNTY ENGINEER

CLERK

1000-167

32/199

28/43/142

THIS INSTRUMENT WAS PREPARED BY MOCK, ROOS & SEARCY, INC. CONSULTING ENGINEERS 2930 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33401

