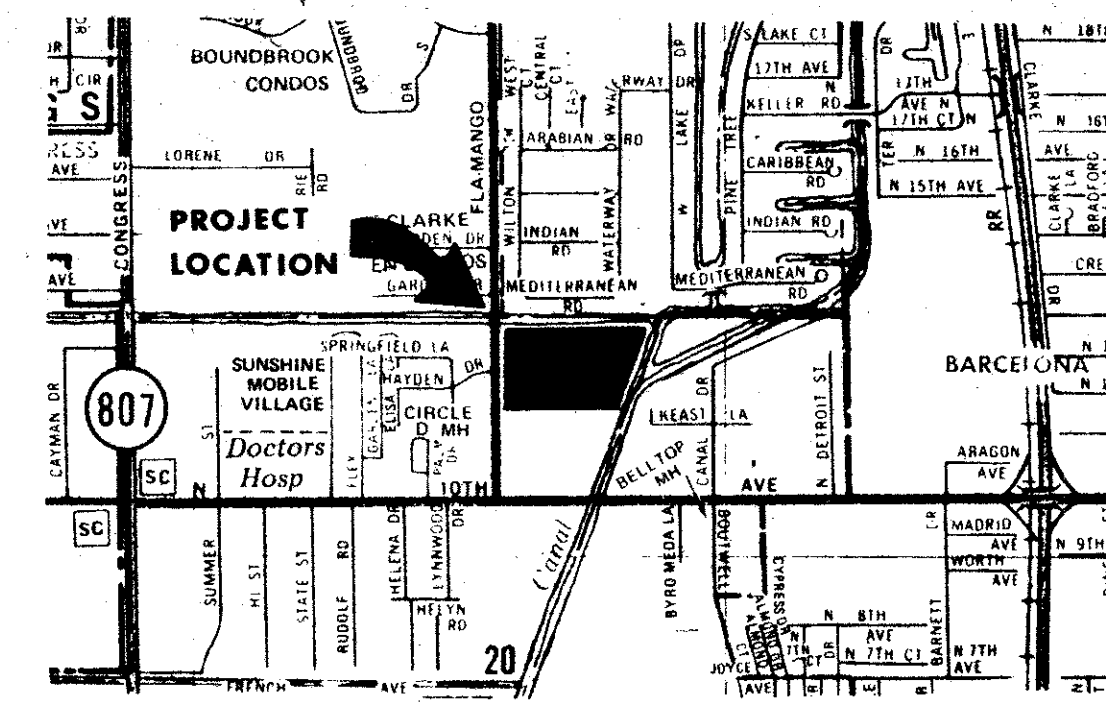


# WATERSIDE ESTATES

BEING A REPLAT OF A PORTION OF TRACTS 5, 6 & 7, MODEL LAND COMPANY'S SUBDIVISION PLAT BOOK 5, PAGE 79 IN SECTION 20 TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

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



LOCATION MAP

193

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 9:40  
this 8 day of June, 1978,  
and duly recorded in Plat Book No. 34  
on page 193 + 194  
JOHN B. DUNKLE, Clerk Circuit Court  
By *John B. Dunkle* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CORONET DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WATERSIDE ESTATES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 5, 6 AND 7 OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, PAGE 79, LESS AND EXCEPTING THEREFROM THE NORTH 40 FEET OF TRACTS 5, 6 AND 7 FOR CANAL RIGHT OF WAY AND THE WEST 33 FEET OF TRACT 7 FOR ROAD RIGHT OF WAY.

CONTAINING 13.23 ACRES.

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

- 1) STREETS - THE RIGHT OF WAY FOR WATERSIDE DRIVE AND THE ADDITIONAL RIGHT OF WAY FOR FLORIDA-MANGO ROAD AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2) LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3) WATER MANAGEMENT TRACT - THE WATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED TO THE WATERSIDE ESTATES HOMEOWNERS' ASSOCIATION FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) RECREATION AREAS - THE RECREATION AREAS AS SHOWN ARE HEREBY DEDICATED TO THE WATERSIDE ESTATES PROPERTY OWNERS' ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 5) DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE WATERSIDE ESTATES PROPERTY OWNERS' ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 6) ALL AREAS INCLUDED WITHIN THE BOUNDARIES OF THE PLAT, EXCLUDING HOWEVER ALL DESIGNATED LOTS, THE RECREATION TRACT, THE WATER MANAGEMENT TRACT, DRAINAGE EASEMENTS, ADDITIONAL RIGHT OF WAY FOR FLORIDA-MANGO ROAD AND WATERSIDE DRIVE ARE CLASSIFIED AS PARKING, ACCESS AND UTILITY TRACTS AND ARE DEDICATED TO THE WATERSIDE ESTATES HOMEOWNERS' ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF MAY, 1978.

CORONET DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

BY: *Arthur M. Kligler*  
ARTHUR M. KLIGLER, PRESIDENT

ATTEST:  
*Lennard J. Kligler*  
LENNARD J. KLIGLER, SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ARTHUR M. KLIGLER AND LENNARD J. KLIGLER, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CORONET DEVELOPMENT CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 23 DAY OF May, 1978.

MY COMMISSION EXPIRES: 6-9-78

*Arthur M. Kligler*  
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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 HER MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2825, PAGE 1546 AND CORRECTIVE MORTGAGE OFFICIAL RECORD BOOK 2849, PAGE 880, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, JUNE D. MARTINO, DO HEREUNTO SET MY HAND AND SEAL THIS 25 DAY OF May, 1978.

WITNESSES:

*Milton Bauer* *June Martino*  
MILTON BAUER JUNE D. MARTINO

ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JUNE D. MARTINO, 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 SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 1978.

MY COMMISSION EXPIRES: 6-20-1980

*Betty M. Felty*  
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, ROBERT M. LEWIS, 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 TO CORONET DEVELOPMENT CORP.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: May 25, 1978  
*Robert M. Lewis*  
ATTORNEY-AT-LAW, LICENSED IN FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 8 day of June, 1978.

BY: *Peggy R. Pratt*  
PEGGY R. PRATT CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK

BY: *Margie B. Jennings*  
MARGIE B. JENNINGS DEPUTY CLERK

COUNTY ENGINEER:

This plat is hereby approved for record this 6 day of June, 1978.

*H. F. Kahlert*  
H. F. KAHLERT 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

*S. V. Howard*  
REGISTERED SURVEYOR NO. 1552  
STATE OF FLORIDA 5-25-78

1000-117

NOTES:

- - PERMANENT REFERENCE MONUMENT (P.R.M.)
- - PERMANENT CONTROL POINT (P.C.P.)

THE NORTH LINE OF SECTION 20 IS ASSUMED TO BEAR EAST-WEST.

THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.

RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS FOR THIS PLAT ARE PROVIDED IN THE APPLICABLE WATERSIDE ESTATES HOMEOWNERS' ASSOCIATION DOCUMENTS AS RECORDED IN O. R. BOOK 2849 PAGES 887-924

20/44/43

34-193

THIS INSTRUMENT WAS PREPARED BY  
S. V. HOWARD  
MOCK, ROOS & SEARCY, INC.  
CONSULTING ENGINEERS  
2930 OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA 33409

WATERSIDE ESTATES