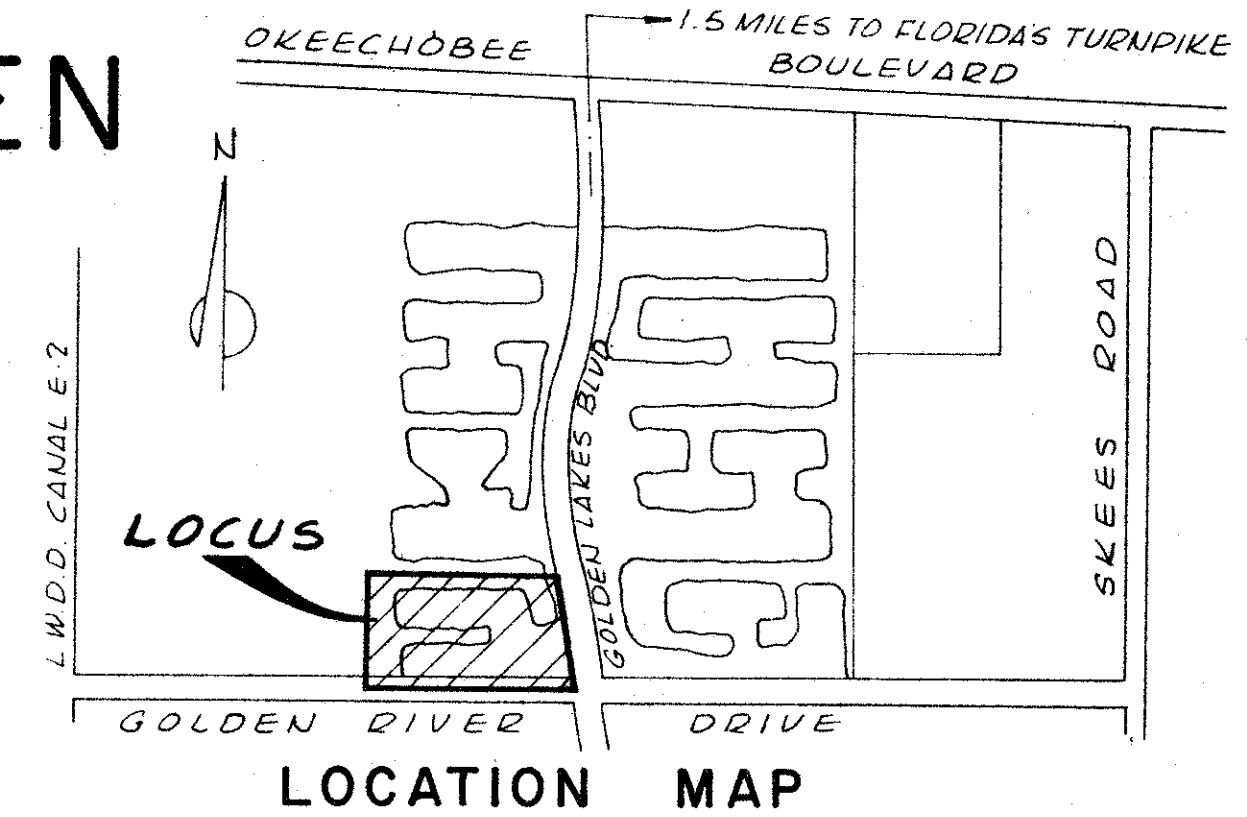


P.U.D. TABULATION

Gross Area 16.54 acres
Total Units 79 units
Density Within 4.8 units/acre
Total Open and Recreation 6.5 acres

A PLANNED UNIT DEVELOPMENT
GOLDEN LAKES VILLAGE SECTION SEVEN

IN SECTION 28 & 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PART OF TRACT 4, BLOCK 3,
PALM BEACH FARMS COMPANY PLAT NO. PLAT BOOK 2, PAGE 45)
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS



179
November 1978
179+190

DESCRIPTION

A certain 16.54 acre parcel of land in Sections 28 and 29, Township 43 South, Range 42 East, Palm Beach County, Florida, lying in Tract 4, Block 3, PALM BEACH FARMS COMPANY PLAT NO. 3, as same is recorded in Plat Book 2, at Page 45, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of GOLDEN LAKES BOULEVARD with the southerly line of the "Second Parcel" of GOLDEN LAKES VILLAGE SECTION THREE, as same is recorded in Plat Book 30, at Pages 165, 166 and 167, Public Records of Palm Beach County, Florida, as said point of intersection is shown on said GOLDEN LAKES VILLAGE SECTION THREE, and from said POINT OF BEGINNING, run by the following numbered courses (bearings cited herein are in the meridian of said GOLDEN LAKES VILLAGE SECTION THREE).

- 1. Southerly, along the arc of a 2560 foot radius curve, concave westerly, having a central angle of 03°-26'-37" and a long chord which bears South 12°-01'-48" East, and along the westerly line of GOLDEN LAKES BOULEVARD, as same is shown on GOLDEN LAKES VILLAGE SECTION SIX, as same is recorded in Plat Book 34, at pages 71 and 72, Public Records of Palm Beach County, Florida, an arc distance of 153.86 feet; thence....
2. Southerly, along the arc of a 2460 foot radius curve, concave westerly, being tangent with the last described course and having a central angle of 11°-55'-17" and a long chord bearing South 04°-20'-52" East, and continuing along said westerly line of GOLDEN LAKES BOULEVARD, an arc distance of 511.85 feet, more or less, to a point in the south line of said Tract 4; thence....
3. South 89°-55'-10" West, running along the said south line of Tract 4, 1112.11 feet, more or less to a point in the southerly extension of the west line of the said GOLDEN LAKES VILLAGE SECTION THREE; thence...
4. North 0°-00'-00" West, along the said southerly extension of the west line of GOLDEN LAKES VILLAGE SECTION THREE, 660.00 feet, more or less, to the said southerly line of the "Second Parcel" of GOLDEN LAKES VILLAGE SECTION THREE; thence....
5. North 89°-55'-08" East, running along the said southerly line of the "Second Parcel" of GOLDEN LAKES VILLAGE SECTION THREE, 1041.31 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 16.54 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FLORIDA PLANNED COMMUNITIES, INC., a Florida Corporation, owner of the lands shown hereon as GOLDEN LAKES VILLAGE SECTION SEVEN and as described hereon has caused the same to be surveyed and platted as shown hereon.

Private roads, drainage easements and canal maintenance easements as shown hereon are hereby granted to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. for its perpetual non-exclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Record Book 2223, Pages 234 and 263, respectively. The areas within which the utilities will be installed under the said roads and utility easements are hereby dedicated to the perpetual use of the Public for utility purposes. The private roads shown hereon may be used by the U.S. Postal Authority, Fire and Police Departments and other Governmental or Quasi Governmental Agencies and their agents and employees while engaged in their respective official functions.

IN WITNESS WHEREOF the above named FLORIDA PLANNED COMMUNITIES, INC. has caused these presents to be signed by its Vice President attested by its Assistant Secretary and its corporate seal to be affixed hereto, by and with the authority of its Board of Directors this 17 day of Oct., A.D., 1978.

FLORIDA PLANNED COMMUNITIES, INC.

Attest: Karla Wilcox Assistant Secretary
By: Murray Fields Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Murray Fields and Karla Wilcox to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of FLORIDA PLANNED COMMUNITIES, INC., a Corporation, and they 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 17th day of October, A.D., 1978.

BY: g. Alan M. West Notary Public

My Commission Expires:

NOTES

- 1. Permanent Reference Monuments (P.R.M.'s) are designated thus: P.R.M.
2. Permanent Control Points (P.C.P.'s) are designated thus: P.C.P.
3. Bearings and coordinates cited hereon are in the meridian and coordinate system of GOLDEN LAKES VILLAGE SECTION THREE, (Plat Book 30, Pages 165, 166 and 167).
4. Section Lines passing through the plat are, by survey, not readily determinable and are not shown. Ties to original tract lines of PALM BEACH FARMS COMPANY PLAT NO. 3 (Plat Book 2, Page 45) are shown in their stead.
5. There shall be no buildings or any kind of construction, placed on utility or drainage easements.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

We, ATLANTIC TITLE DIVISION OF LAWYERS TITLE INSURANCE CORP., a title insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon property; that we find the title to the property is vested in FLORIDA PLANNED COMMUNITIES, INC.; that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

ATLANTIC TITLE DIVISION OF LAWYERS TITLE INSURANCE CORP.

Date: October 10, 1978

By: Vance Perry

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 31 day of Oct A.D. 1978.

By: Herbert F. Kahlert, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 31 day of October A.D. 1978.

By: Charles B. Ewert, Chairman
Board of County Commissioners

ATTEST: BOARD OF COUNTY COMMISSIONERS

By: Mairis A. Jennings Deputy Clerk

28+29/43/42

SURVEYOR'S CERTIFICATION

I hereby 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 that (P.C.P.'s) permanent control points will be set and the monuments posted with Palm Beach County, Florida, for the undisturbed improvement 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.

DATE: December 27, 1977

By: David M. White, P.L.S.
Florida Cert. No. 2201

Attest: Karla Wilcox Assistant Secretary

By: Murray Fields Vice President

This instrument was prepared by David M. White in the offices of Robert E. Owen & Associates, Inc., Engineers and Surveyors, Forum III Building, 1675 Palm Beach Lakes Boulevard, Palm Beach, Florida.

GOLDEN LAKES #7

Field Book No. G-73 Pg. 22
Design D.M. WHITE
Drawn M.C. HEHN
Checked D.M. WHITE
Filed T. McLEMORE

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH
FLORIDA

GOLDEN LAKES VILLAGE
SECTION SEVEN
SHEET 1 OF 2 SHEETS

Job No. 77-204
Scale NONE
of 2
File No. B-2208