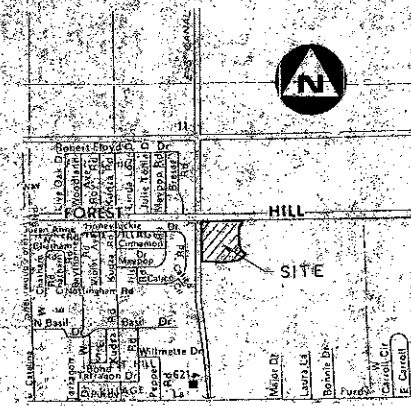


92-014

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A PLANNED UNIT DEVELOPMENT ABBAY PARK PLAT NO. 1

LYING IN SECTION II, TOWNSHIP 44 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
N.T.S.

OWNERS OF THESE PRESENTS UNIT DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNERS OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HEREBY OFFERS ABBAY PARK PLAT NO. 1, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE LOCATION MAP DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ALONG THE CENTERLINE OF FOREST HILL BOULEVARD, AND PROCEED AS FOLLOWS: SOUTH 89° 00' 00" WEST, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AND THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BOULEVARD, NORTH 89° 00' 00" WEST, A DISTANCE OF 206.00 FEET, THENCE SOUTH 84° 34' 12" EAST, A DISTANCE OF 133.00 FEET, THENCE NORTH 11° 22' 01" EAST, A DISTANCE OF 212.00 FEET, THENCE NORTH 82° 31' 00" EAST, A DISTANCE OF 42.00 FEET, THENCE NORTH 89° 00' 00" WEST, A DISTANCE OF 28.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 334.00 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63.0000°, A DISTANCE OF 89.00 FEET TO THE POINT OF TANGENCY, THENCE NORTH 89° 00' 00" EAST, A DISTANCE OF 31.00 FEET, THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 35.36 FEET, TO THE INTERSECTION OF THE LINE OF SAID FOREST HILL BOULEVARD, THENCE NORTH 89° 00' 00" WEST, ALONG SAID LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

THE SAID PLAT IS TO BE SURVEYED AND PLACED AS SHOWN HEREON AND TO HEREBY DEDICATE AS

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SAID ACCESS RIGHTS.

TRACTS 1 AND 2 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ABBAY PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF PARKING, ACCESS, UTILITIES, AND DRAINAGE, AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

TRACTS 3 AND 4 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ABBAY PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF EXERCISING AND UTILITIES AND OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

TRACT 5 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABBAY PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF RECREATION AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

TRACT 6 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABBAY PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS A COMMON AREA TRACT FOR THE PURPOSES OF EXERCISING AND UTILITIES AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

TRACT 7 AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABBAY PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

TRACT 8 AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE AND UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

TRACTS 9 AND 10 AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY AS A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

TRACTS 11 AND 12 AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY AS A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE DESIGN AND CONSTRUCTION OF THE ABBAY PARK PLAT NO. 1 IS THE RESPONSIBILITY OF THE SURVEYOR AND THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AND THE SURVEYOR HAS ADVISED THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT THE SAID PLAT IS ACCURATE AND CORRECT AND COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THE ABBAY PARK PLAT NO. 1 IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF SAID ACCESS RIGHTS.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, NOTARILY APPEARER ARTHUR W. ELFEFER AND LEONARD J. KEISER 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 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 DEB. AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESSED MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June, A.D. 1980.

MY COMMISSION EXPIRES _____

Paula Monty
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE ABBAY PARK PLAT NO. 1 DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CORONET DEVELOPMENT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND NO OTHER PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES.

Dennis Wheson
DENNIS WHESON
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.C. 177) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C. 177) PERMANENT REFERENCE MONUMENTS BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLETES THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

William DuLamp
WILLIAM DU LAMP
REGISTERED SURVEYOR NO. 2024
STATE OF FLORIDA

TRACT	AREA	SUMMARY
TRACT 1	0.00 ACRES	0.00 ACRES
TRACT 2	0.00 ACRES	0.00 ACRES
TRACT 3	0.00 ACRES	0.00 ACRES
TRACT 4	0.00 ACRES	0.00 ACRES
TRACT 5	0.00 ACRES	0.00 ACRES
TRACT 6	0.00 ACRES	0.00 ACRES
TRACT 7	0.00 ACRES	0.00 ACRES
TRACT 8	0.00 ACRES	0.00 ACRES
TRACT 9	0.00 ACRES	0.00 ACRES
TRACT 10	0.00 ACRES	0.00 ACRES
TRACT 11	0.00 ACRES	0.00 ACRES
TRACT 12	0.00 ACRES	0.00 ACRES
TOTAL AREA THIS PLAT	10.00 ACRES	10.00 ACRES

PLANNED UNIT DEVELOPMENT REGULATIONS

THE AREA THIS PLAT IS TO BE DEVELOPED AS A PLANNED UNIT DEVELOPMENT, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SAID DEVELOPMENT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SAID DEVELOPMENT, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SAID DEVELOPMENT.

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PLANNED UNIT DEVELOPMENT
ABBAY PARK PLAT NO. 1
LYING IN SECTION II, TOWNSHIP 44 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0190-001

Paula Monty

William DuLamp

45102

ABBAY PARK

BENCH MARK

CONSTRUCTION OF BENCH MARKS BY REGISTERED SURVEYORS

