

DRAWING NUMBER 177

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GOLDEN LAKES VILLAGE SECTION THIRTEEN

IN SECTIONS 28 & 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACT 9 & 12 BLOCK 3, PALM BEACH FARMS

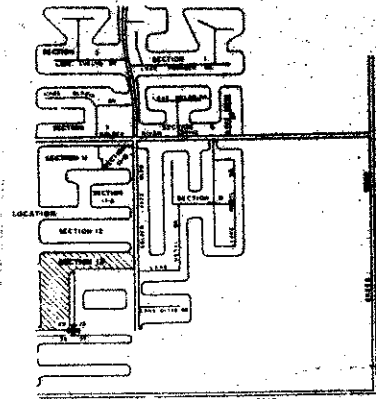
COMPANY PLAT NO 3 (PLAT BOOK 2, PAGES 45-54)

PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

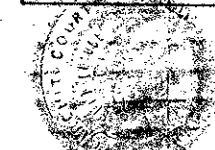
JAN. 1984

177



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11th day of APRIL
1984 and duly recorded in Plat Book No. 83
on pages 177 & 178
JOHN B. DUNKLE, Clerk Circuit Court
Palm Beach, Florida



DESCRIPTION
A parcel of land lying in Sections 28 and 29, Township 43 South, Range 42 East, Palm Beach County, Florida, being a portion of Tracts 9 and 12, Block 3, Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 to 54, inclusive, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of the Plat of Golden Lakes Village Section Twelve, as recorded in Plat Book 44, Pages 142 and 143, inclusive, Public Records of Palm Beach County, Florida; thence (the South line of aforementioned Golden Lakes Village Section Twelve is assumed to bear North 89°55'10" East, and all other bearings are relative thereto) South 89°55'10" West, a distance of 1106.17 feet; thence South 00°16'27" East, a distance of 903.95 feet; thence North 89°54'40" East, a distance of 454.39 feet; thence North 00°00'26" West, a distance of 674.99 feet; thence North 89°55'10" East, a distance of 639.28 feet to the West line of Golden Lakes Boulevard; thence North 00°01'30" East along the West line of Golden Lakes Boulevard, a distance of 14.94 feet; thence northerly along the arc of a 1970.00 foot radius curve, concave westerly, through a central angle of 04°37'09", an arc distance of 158.82 feet to a point of reverse curvature; thence northerly, along the West line of Golden Lakes Boulevard, along the arc of a 2030.00 foot radius curve, concave easterly, through a central angle of 01°33'50", an arc distance of 55.4 feet more or less to the POINT OF BEGINNING.

Containing 12.924 acres more or less

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Taylor Development Corporation, a Florida Corporation, Owner of the land shown hereon, have caused the same to be surveyed and platted as shown:

ROADS

Lake Susan Road, as shown hereon, is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. its successors and assigns, without recourse to Palm Beach County, for its perpetual nonexclusive 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 2823, Pages 634 and 663.

TRACTS

Parcel "A", as shown hereon, is hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. its successors and assigns, without recourse to Palm Beach County, for water management purposes and is the perpetual maintenance obligation of said Association.

The above tract shown hereon as Lake Susan Road is hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. its successors and assigns without recourse to Palm Beach County for ingress, egress, drainage and utilities and shall be maintained by said Association.

EASEMENTS

The Water Management Maintenance easements as shown hereon are hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. its successors and assigns, for proper purposes and are the perpetual maintenance obligation of said Association.

Utility easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.

Drainage easements as shown hereon are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its PRESIDENT, and attested to by its SECRETARY TREASURER, and their Corporate Seal to be affixed hereto, this 10 day of FEB, A.D. 1984.

TAYLOR DEVELOPMENT CORPORATION
A Corporation of the State of Florida
BY: Murray Fields
Murray Fields, President

F.U.D. DATA

Number of Units 71 d.u.
Total Area 12.924 acres
Density 5.5 d.u./acre

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Murray Fields
AND Mitchell Taylor to me well known, and known to me to be the individuals described and who executed the foregoing instrument as President
and Secretary-Treasurer of Taylor Development Corporation 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 10 day of February, A.D. 1984

Frank W. Rain
Notary Public

My Commission Expires Feb 25, 1984

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Harold Finn, 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 in TAYLOR DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is free of any encumbrances.

Date: Feb. 10, 1984 By: Harold Finn

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 10 day of APRIL, A.D. 1984

Harold P. Mahler
Harold P. Mahler, Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 10 day of APRIL, A.D. 1984

Ken Shillies
Ken Shillies, Chairman
Board of County Commissioners

ATTEST: CLERK
BOARD OF COUNTY COMMISSIONERS

By: Elizabeth Richards
Elizabeth Richards, Deputy Clerk

NOTES

Permanent reference monuments to (P.R.M.'s) are designated thus: □
Permanent control points (P.C.P.'s) are designated thus: ○
Bearings cited herein are in the meridian of GOLDEN LAKES VILLAGE SECTION NINE REPLAT (Plat Book 39, Pages 82 through 85).
There shall be no buildings or other structures placed on utility easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.
There shall be no buildings or any kind of construction, trees, or shrubs placed on Water Management Maintenance Easements.
Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

SURVEYOR'S CERTIFICATION

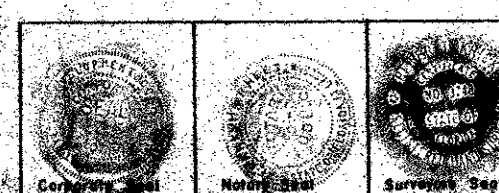
I hereby certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach County, Florida for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of the County of Palm Beach.

Date: MARCH 9th, 1984 By: Peter T. Krick
Peter T. Krick, P.L.S.
Florida Cert. No. 3748



This instrument was prepared by Peter T. Krick
Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors,
2300 Fla-Mango Road, West Palm Beach, Florida.

0251-307



Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	GOLDEN LAKES VILLAGE SECTION THIRTEEN A PLANNED UNIT DEVELOPMENT	Job No. 83-1004
Design			Scale
Drawn L. Bispoft			Date JAN. 1984
Checked			Sheet 1 of 2 File # 83-1004-1