

DRAWING NUMBER 51/186

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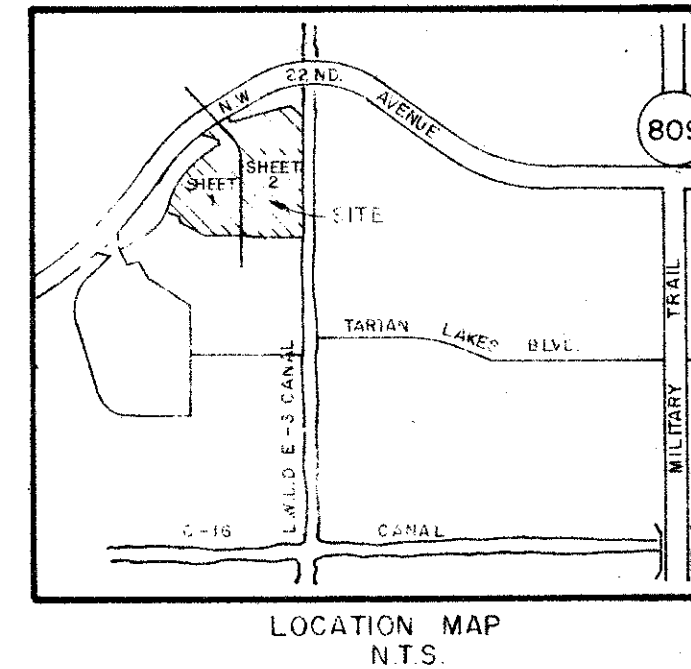
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A PART OF TARTAN LAKES P.U.D. WATERCHASE WEST PLAT NO. 1

A REPLAT OF A PORTION OF TARTAN LAKES PLAT NO.3, PARCEL A, (P.U.D.) SITUATE IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3.



STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD ON 7/31/85
THIS 31st DAY OF August AD. 1985 AND DULY RECORDED IN PLAT BOOK 51 ON PAGES 186, 187 AND 188
JOHN B. DUNKLE, CLERK BY *[Signature]*, D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WATERCHASE WEST PLAT NO. 1, AND BEING A REPLAT OF A PORTION OF TARTAN LAKES PLAT NO. 3, PARCEL A, PLAT BOOK 51, PAGES 170 THROUGH 174, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 14, THENCE N88°32'33"W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW1/4), A DISTANCE OF 67.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. E-3, ALSO BEING A LINE 67.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW1/4); THENCE N01°12'21"E ALONG SAID RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1157.82 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE N01°12'21"E ALONG SAID RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1121.43 FEET; THENCE N48°14'06"W A DISTANCE OF 263.51 FEET TO A LINE 203.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW1/4); THENCE N88°24'36"W ALONG SAID PARALLEL LINE, A DISTANCE OF 45.36 FEET TO A POINT ON THE ARC OF A CURVE, HAVING A RADIUS OF 1470.00 FEET, FROM WHICH A RADIAL LINE BEARS S01°35'24"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 25°51'16", A DISTANCE OF 663.33 FEET; THENCE N16°36'36"E A DISTANCE OF 39.38 FEET TO A POINT ON THE ARC OF A CURVE, CONCENTRIC WITH THE LAST MENTIONED CURVE, HAVING A RADIUS OF 1500.00 FEET, FROM WHICH A RADIAL LINE BEARS S23°16'48"E; THENCE SOUTHWESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 12°21'46", A DISTANCE OF 323.66 FEET; THENCE S79°34'17"E A DISTANCE OF 172.85 FEET; THENCE S33°30'00"E A DISTANCE OF 57.95 FEET; THENCE S56°30'00"W A DISTANCE OF 270.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 509.57 FEET, FROM WHICH A RADIAL LINE BEARS S33°30'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 31°30'00", A DISTANCE OF 280.15 FEET TO THE END OF SAID CURVE; THENCE S25°00'00"W A DISTANCE OF 353.00 FEET; THENCE S65°00'00"E A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 203.21 FEET, FROM WHICH A RADIAL LINE BEARS N65°00'00"W; THENCE SOUTHWESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 10°54'56", A DISTANCE OF 38.71 FEET; THENCE S52°00'00"E A DISTANCE OF 257.73 FEET; THENCE S88°47'39"E A DISTANCE OF 515.41 FEET; THENCE S01°12'21"W A DISTANCE OF 17.50 FEET; THENCE S88°47'39"E A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 34.867 ACRES, MORE OR LESS.

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

- TRACTS A THROUGH D, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERCHASE WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, AND THEY ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER MANAGEMENT TRACTS, L-1 AND L-2, AND THEIR MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WATERCHASE WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WATERCHASE WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE WATERCHASE WEST HOMEOWNERS' ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY, HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

- THE LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RAINBOW LAKES COMMUNITY MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LAKE MANAGEMENT ONLY, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE RECREATION TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WATERCHASE WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF May, 1985.

LEVITT HOMES INCORPORATED, A CORPORATION OF THE STATE OF DELAWARE
ATTEST: *[Signature]* HARRY SLEEK, VICE-PRESIDENT
[Signature] ELLIOTT WIENER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ELLIOTT WIENER AND HARRY SLEEK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF LEVITT HOMES, INCORPORATED, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 16th DAY OF May, 1985.
MY COMMISSION EXPIRES: 12/18/88 *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 3348 AT PAGE 710 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF May, 1985.

ROYAL BANK OF CANADA, A BANK ORGANIZED UNDER THE LAWS OF CANADA
WITNESS: *[Signature]* BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

BEFORE ME PERSONALLY APPEARED *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF THE ROYAL BANK OF CANADA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS *[Signature]* DAY OF *[Signature]*, 1985.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

SEAL NOTARY PUBLIC SEAL CARMA DEVELOPERS (FLORIDA), INC. SEAL NOTARY PUBLIC

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TARTAN LAKES BOULEVARD, BEING N 88°32'33" W.

U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS: *[Symbol]*
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS: *[Symbol]*

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4425 AT PAGE 310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS *[Signature]* DAY OF *[Signature]*, 1985.

CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION
ATTEST: *[Signature]* GARY WILLIAMS, VICE-PRESIDENT OPERATIONS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GARY WILLIAMS AND *[Signature]* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND *[Signature]* OF CARMA DEVELOPERS (FLORIDA), INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 *[Signature]* DAY OF *[Signature]*, 1985.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC.

SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD B. MAC FARLAND, ESQUIRE, 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 LEVITT HOMES INCORPORATED; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON, THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BROAD & CASSEL
DATE: 7/31/85 BY *[Signature]* RICHARD B. MAC FARLAND, ESQUIRE FOR THE FIRM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 14th DAY OF June, 1985. *[Signature]*
WESLEY B. HAAS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3708

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August, 1985.

BY: *[Signature]* KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20 DAY OF August, 1985.

BY: *[Signature]* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

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

THIS INSTRUMENT WAS PREPARED BY DIANE M. WILSON IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33406.

LAND USE DATA	
SITE AREA	34.7 AC.
SINGLE FAMILY DWELLING UNITS	120 D.U.
GROSS DENSITY	3.46 DU/AC
RESIDENTIAL USE	100%
BUILDING AREA	6.6 AC. (19.0%)
LAKE AREA	6.9 AC. (19.9%)
ROAD RIGHT-OF-WAY	5.8 AC. (16.7%)
OPEN SPACE (EXCL. LAKE)	15.4 AC. (44.4%)

Meridian Surveying and Mapping, Inc. 2328 SO. CONGRESS AVE. WEST PALM BEACH, FL.

DRAWN	MEH	DATE	FEB 1985
CHECKED	DMW	SCALE	NONE
DRAWING NO.	84-P1-085		

WATERCHASE WEST PLAT NO. 1
A PART OF TARTAN LAKES, A P.U.D.

51/186 0316-302