

PLAT NO. 1 ARBOR GLEN

A P. U. D.

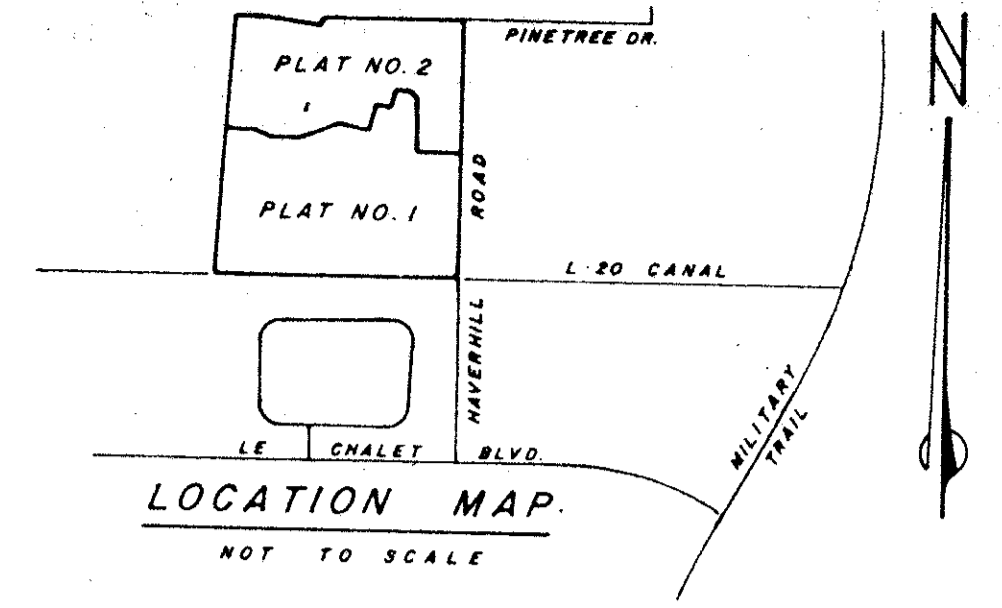
LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY

FLORIDA

MAY 1985

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MCINTOSH COWIE, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 1 ARBOR GLEN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 11, BEAR SOUTH 89°-57'-30" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD; SAID POINT BEING THE POINT OF BEGINNING:

THENCE, CONTINUE SOUTH 89°-57'-30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1275.73 FEET;
 THENCE, NORTH 04°-26'-24" EAST, A DISTANCE OF 639.44 FEET;
 THENCE, SOUTH 85°-33'-36" EAST, A DISTANCE OF 125.00 FEET;
 THENCE, SOUTH 63°-18'-44" EAST, A DISTANCE OF 54.02 FEET;
 THENCE, SOUTH 85°-33'-36" EAST, A DISTANCE OF 100.00 FEET;
 THENCE, NORTH 74°-04'-24" EAST, A DISTANCE OF 285.52 FEET;
 THENCE, SOUTH 63°-37'-27" EAST, A DISTANCE OF 112.97 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST; SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 11°-14'-44";
 THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.07 FEET TO THE POINT OF TANGENCY;
 THENCE, NORTH 37°-37'-17" EAST, A DISTANCE OF 130.33 FEET;
 THENCE, SOUTH 52°-22'-43" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°-47'-01" AND A CHORD BEARING OF NORTH 31°-43'-47" EAST;
 THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.83 FEET TO THE END OF SAID CURVE;
 THENCE, NORTH 57°-27'-44" EAST, A DISTANCE OF 26.22 FEET;
 THENCE, NORTH 89°-05'-12" EAST, A DISTANCE OF 93.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 76.00 FEET AND A CENTRAL ANGLE OF 90°-00'-00";
 THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.96 FEET TO THE POINT OF TANGENCY;
 THENCE, SOUTH 00°-54'-48" EAST, A DISTANCE OF 135.91 FEET;
 THENCE, NORTH 89°-05'-12" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD;
 THENCE, SOUTH 00°-54'-48" EAST, A DISTANCE OF 638.40 FEET TO THE POINT OF BEGINNING.

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

- STREETS**
THE STREETS SHOWN HEREON AS ARBOR GLEN CIRCLE, PIPER LANE, OWLS COURT AND AZTEC COURT ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
THE DRAINAGE MAINTENANCE EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF MAINTAINING THE WATER MANAGEMENT TRACT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE 5 FOOT LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.
THE ROOF ENCROACHMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PURPOSE OF ROOF OVERHANG ENCROACHMENT AND MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT OR TRACT ADJACENT TO AND CONTIGUOUS WITH SAID ROOF ENCROACHMENT EASEMENT.
- WATER MANAGEMENT TRACTS**
WATER MANAGEMENT TRACT NOS. 1 AND 2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREAS**
THE "RECREATION AREA TRACT" AND TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS RECREATION AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS**
TRACTS "B", "C", "D" AND "E" ARE HEREBY DEDICATED TO THE ARBOR GLEN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS A P.U.D. BUFFER FOR LANDSCAPING AND OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT "L" IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF A LIFT STATION.
- LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 20 CANAL**
THE 35 FOOT ADDITIONAL RIGHT OF WAY FOR THE LATERAL NO. 20 CANAL IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF July, 1985.

McINTOSH COWIE, INC., A CORPORATION OF THE STATE OF FLORIDA
 BY: Robert McIntosh
 ROBERT MCINTOSH, VICE PRESIDENT

ATTEST:
Peter Cowie
 PETER COWIE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED ROBERT MCINTOSH AND PETER COWIE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF MCINTOSH COWIE, INC., 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 26 DAY OF July, 1985.
 MY COMMISSION EXPIRES: May 24, 1988
Janette J. Helm
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE 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 THEIR MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 4522 AT PAGE 1730 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE GEORGE R. DEMAREST AND ANNE D. DEMAREST DO HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF July, 1985.
Vicki Bourcuy George R. Demarest
 WITNESS AS TO BOTH GEORGE R. DEMAREST
Janette J. Helm Anne D. Demarest
 WITNESS AS TO BOTH ANNE D. DEMAREST

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED GEORGE R. DEMAREST AND ANNE D. DEMAREST TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF July, 1985.
 MY COMMISSION EXPIRES: 3-21-88
Vicki Bourcuy
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, PAUL THIBADEAU, 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 MCINTOSH COWIE, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
 DATE July 16, 1985
Paul Thibadeau
 ATTORNEY AT LAW LICENSED IN FLORIDA

P.U.D. TABULATION

TOTAL ACREAGE	19.384 Acres
ACREAGE WATER MANAGEMENT TRACTS	3.246 Acres
LAKE WORTH DRAINAGE DISTRICT L-20 CANAL RIGHT OF WAY	1.024 Acres
ACREAGE OF DEDICATED RIGHTS OF WAY	3.607 Acres
ACREAGE OF BUFFER AREAS	0.702 Acres
ACREAGE OF RECREATION TRACTS	1.239 Acres
NUMBER OF UNITS (SINGLE FAMILY)	49
NUMBER OF UNITS (FEE SIMPLE MULTI-FAMILY)	42
TOTAL NUMBER OF UNITS	91
DENSITY	4.7 Units/Acre

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on 10/23/85
 A.M. this 23th day of August 1985
 and duly recorded in Plat Book 51
 on Page 191-192
 John B. Dunkle, Clerk Circuit Court
 By: John B. Dunkle D.C.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Aug, 1985.
 BY: Ken Adams
 KENNETH M. ADAMS, CHAIRMAN

COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Aug, 1985.
 BY: Herbert F. Kahler
 HERBERT F. KAHLER
 COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
 BY: Paul A. Compton
 DEPUTY CLERK

NOTES

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
R.E.E. DENOTES ROOF ENCROACHMENT EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: PERMANENT CONTROL POINTS ARE SHOWN THUS:
- EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
- BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING AN ASSUMED BEARING OF SOUTH 89°-57'-30" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

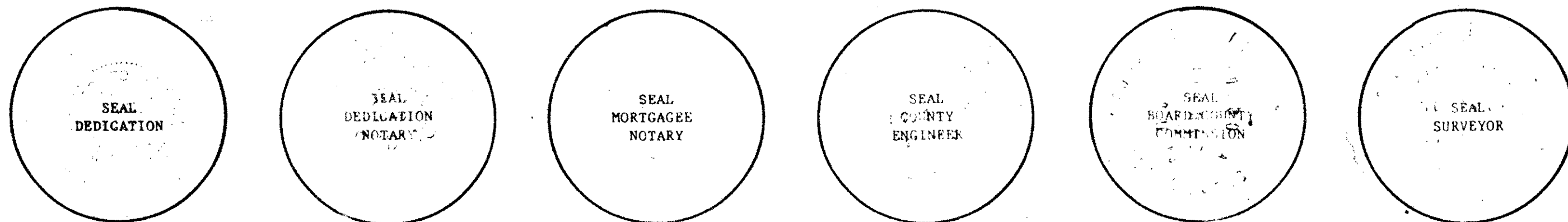
SURVEYOR'S CERTIFICATE

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 SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY 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 PALM BEACH COUNTY, FLORIDA.
 DATE JULY 26, 1985
Kent W. Ewing, Jr.
 KENT W. EWING, JR.
 REGISTERED SURVEYOR NO. 384
 STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 3767 LAKE WORTH ROAD, SUITE 118 LAKE WORTH, FLORIDA 33461

EWING AND SHIRLEY, INC.
 LAND SURVEYORS AND PLANNERS

3767 Lake Worth Road-Suite 118
 Lake Worth Florida 33461
 (305)968-0421



DRAWING NUMBER 51/191

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER