

DRAWING NUMBER  
53/151  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
RECORDED BY NUMBER (D-34)

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A PLANNED UNIT DEVELOPMENT

# GOLDEN LAKES VILLAGE SECTION FOURTEEN

IN SECTIONS 29 & 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 11, 12, & 18,  
BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45 - 54)  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

SEPTEMBER, 1985

DESCRIPTION

A CERTAIN 9.25 ACRE PARCEL OF LAND LYING IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACTS 9, 10, 11, 12 AND 18, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOLDEN LAKES VILLAGE SECTION THIRTEEN, RECORDED IN PLAT BOOK 47, PAGES 177 AND 178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE FROM SAID POINT OF BEGINNING, (BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF SAID GOLDEN LAKES VILLAGE SECTION THIRTEEN) SOUTH 89°54'40" WEST, ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 205.65 FEET; THENCE SOUTH 00°01'00" WEST, A DISTANCE OF 562.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 96 THROUGH 102, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°55'10" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 204.00 FEET; THENCE NORTH 00°01'00" EAST, A DISTANCE OF 1265.38 FEET; THENCE NORTH 89°54'10" EAST, A DISTANCE OF 229.85 FEET TO THE BEGINNING OF A 354.0 FOOT RADIUS CURVE, CONCAVE NORTH; THENCE EAST ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 70.92 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A 306.0 FOOT RADIUS, CONCAVE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°28'42", A DISTANCE OF 79.33 FEET; THENCE NORTH 89°54'10" EAST, A DISTANCE OF 26.94 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOLDEN LAKES VILLAGE SECTION THIRTEEN; THENCE SOUTH 00°16'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 717.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING 9.25 ACRES, MORE OR LESS -  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREOF, AS GOLDEN LAKES VILLAGE SECTION FOURTEEN HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN:

**ROADS**  
LAKE SUSAN ROAD, AS SHOWN HEREOF, IS HEREBY DEDICATED TO GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THE TAYLOR DEVELOPMENT CORPORATION, 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.

LAKE TERRY DRIVE, AS SHOWN HEREOF, 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, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**TRACTS**  
PARCEL "M", AS SHOWN HEREOF, 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, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS TRACT SHOWN HEREOF 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, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**EASEMENTS**  
THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREOF 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, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS (L.A.E.) ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

UTILITY EASEMENTS AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREOF ARE HEREBY DEDICATED IN PERPETUITY TO THE GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 SECRETARY-TREASURER, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO, THIS 6 DAY OF MAY, A.D. 1985.

TAYLOR DEVELOPMENT CORPORATION  
A CORPORATION OF THE STATE OF FLORIDA  
By: Murray Fields  
MURRAY FIELDS, PRESIDENT

ATTEST:  
Mitchell Taylor  
MITCHELL TAYLOR, SECRETARY-TREASURER

TABULAR DATA OF ACREAGE	
TRACT "M" 1.84 AC + 1.03 AC	= 2.87 ACRES
LAKE TERRY DRIVE	= 0.61 ACRES
LAKE SUSAN ROAD	= 0.35 ACRES
OPEN AREA	= 0.38 ACRES
TOTAL ACREAGE	= 9.25 ACRES

P.U.D. DATA	
NO. OF UNITS	= 53 D.U.
TOTAL AREA	= 9.25 AC.
DENSITY	= 5.73 D.U./AC.

ACKNOWLEDGEMENT

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 IN 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 6th DAY OF MAY, A.D., 1985.

By: Frank H. ...  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, HAROLD ZILH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF 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: MAY 2, 1985 BY: Harold Zilh

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF JUNE, A.D., 1985.

By: Karen T. Marcus  
KAREN T. MARCUS, CHAIR  
BOARD OF COUNTY COMMISSIONERS

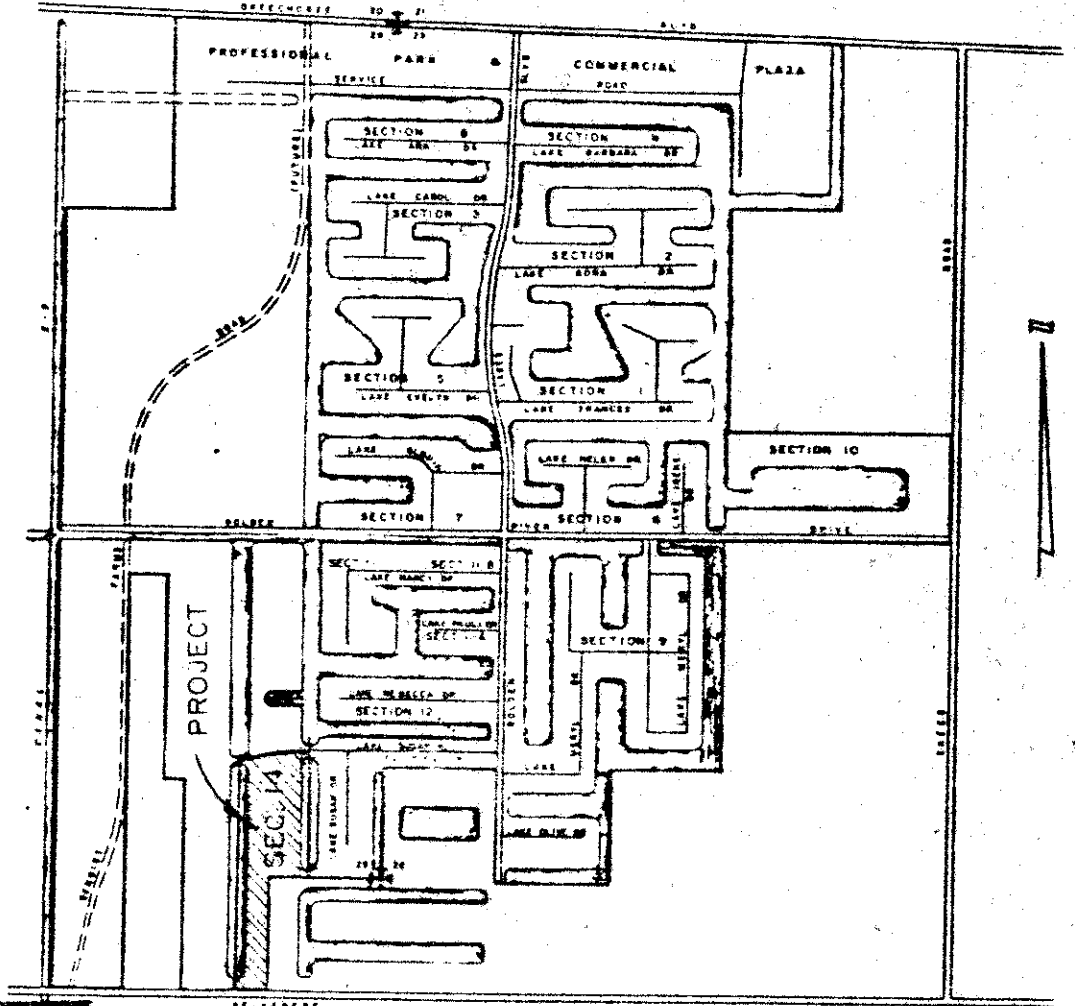
ATTEST: John B. Dinkle Clerk

By: Kathryn S. Miller  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF JUNE, A.D., 1985.

By: Herbert F. Kahlert  
HERBERT F. KAHLERT, ENGINEER  
PALM BEACH COUNTY, FLORIDA



27422/43/42

SUBDIVISION	* <u>Golden Lakes Village</u>
BOOK	<u>53</u> PAGE <u>151</u>
FLOOD ZONE	<u>P</u> FLOOD MAP # <u>150A</u>
QUAD #	<u>46</u> ZONING
SE	ZIP CODE <u>33411</u>
PUD NAME	

LOCATION SKETCH

NOTES

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THIS:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THIS:
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF GOLDEN LAKES VILLAGE SECTION THIRTEEN (PLAT BOOK 47, PAGES 177 THROUGH 178).
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION, 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 SLEW SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

0251-011

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREOF 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: MAY 7th, 1985 BY: Peter T. Krick  
PETER T. KRICK, P.L.S.  
FLORIDA CERT. NO. 3748

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THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF PETER T. KRICK BY LESLIE C. BISPOTT, ROBERT E. OWEN & ASSOCIATES, INC., ENGINEERS, SURVEYORS AND PLANNERS, 2300 FLATBANG ROAD, WEST PALM BEACH, FLORIDA, (561) 689-6500.

CORPORATE SEAL	NOTARY SEAL	SURVEYORS' SEAL	Field Book No. Pg. Design	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	GOLDEN LAKES VILLAGE SECTION FOURTEEN	85-1005
			Drawn L.C. BISPOTT Checked			Date SEPT. 1985
A PLANNED UNIT DEVELOPMENT					of 2 Sheet File No. BF-2319-H	

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COUNTY OF PALM BEACH ]  
STATE OF FLORIDA ]

This Plat was filed for record at 10:54 A.M.  
this 10th day of June  
1985 and duly recorded in Plat Book No.  
53 on page 151-152.

JOHN B. DINKLE, Clerk Circuit Court  
By: Frank H. ... D.C.