

DRAWING NUMBER
53/161

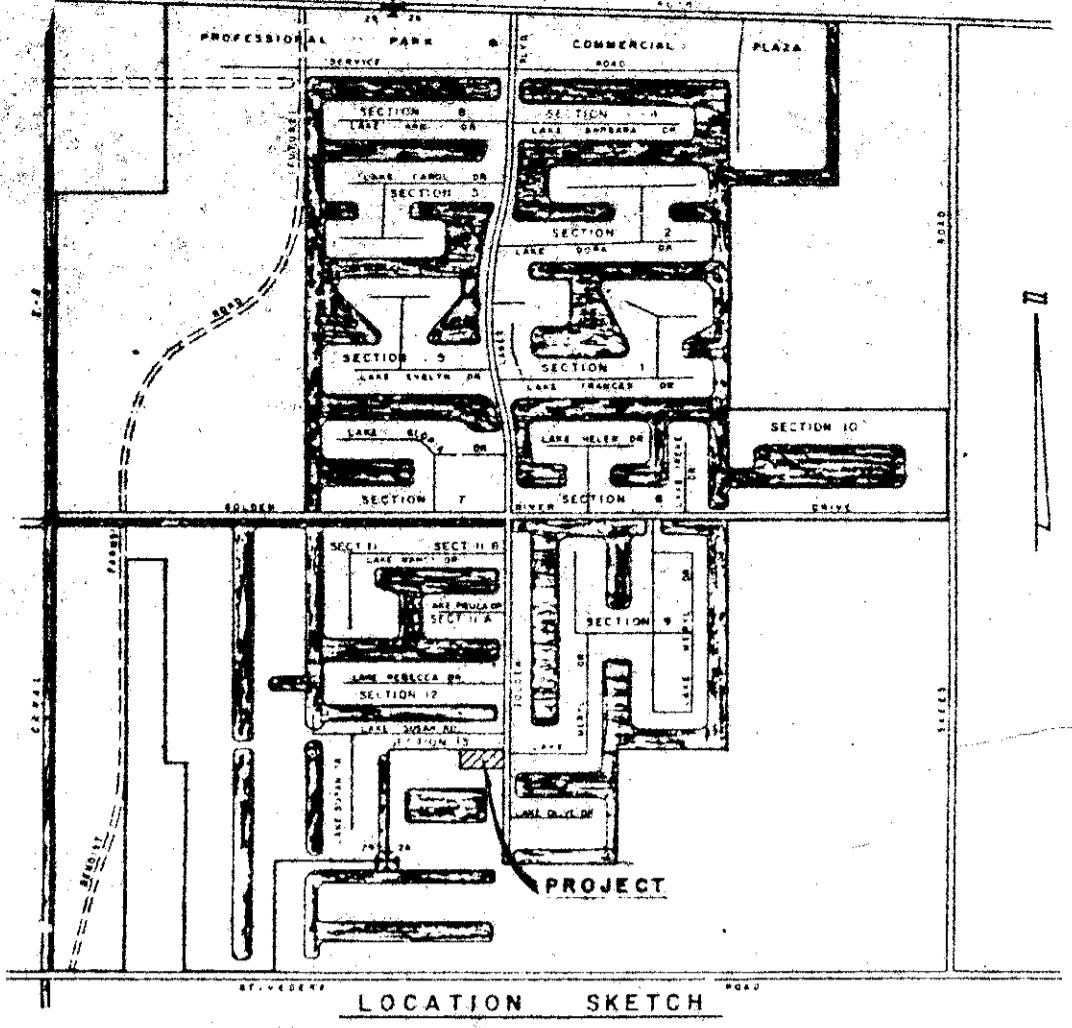
A PLANNED UNIT DEVELOPMENT

GOLDEN LAKES VILLAGE SECTION THIRTEEN-A

IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST
BEING A REPLAT OF A PORTION OF TRACT 12, BLOCK 3, PALM BEACH FARMS
COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 1 OCTOBER, 1985

161

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:02 A.M.
this 24th day of June
1985 and duly recorded in Plat Book No.
53 on page 161
JOHN B. DUNKLE, Clerk, Circuit Court
Palm Beach County, Florida



LOCATION SKETCH

DESCRIPTION
A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 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 A POINT IN THE NORTHEAST CORNER OF TRACT 12, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK NO. 2, PAGES 45 TO 54, THEN RUNNING SOUTHERLY ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 105 FEET TO A POINT; THENCE RUNNING WESTERLY ON A COURSE PARALLEL TO THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 210 FEET TO A POINT; THENCE RUNNING NORTHERLY ON A COURSE PARALLEL TO THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 105 FEET TO A POINT; THENCE RUNNING EASTERLY ALONG SAID NORTH LINE OF SAID TRACT 12, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
THE SOUTH HALF (S 1/2) OF THAT 30 FOOT PLATTED ROAD RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS TO SAID TRACT 12, BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY.

CONTAINING 0.578 ACRES, MORE OR LESS.
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS GOLDEN LAKES VILLAGE SECTION THIRTEEN-A AND DOES HEREBY DEDICATED AS FOLLOWS: ALL AREAS WITHIN LANDS DESCRIBED HEREON OTHER THAN THE INDIVIDUAL FEE-SIMPLE LOTS, ARE COMMON AREAS HEREBY DEDICATED TO THE GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES, INCLUDING, BUT NOT LIMITED TO, ACCESS FOR THE FEE-SIMPLE LOTS, UTILITIES, AND LANDSCAPING, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS
THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, IN PERPETUITY, WITHOUT RECOURSE TO PALM BEACH COUNTY, AS A LANDSCAPE BUFFER AND UTILITY EASEMENT.

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 ARE SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

ROADS

THE ADDITIONAL RIGHT-OF-WAY FOR LAKE SUSAN DRIVE 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 603.

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 24th DAY OF June, A.D. 1985.

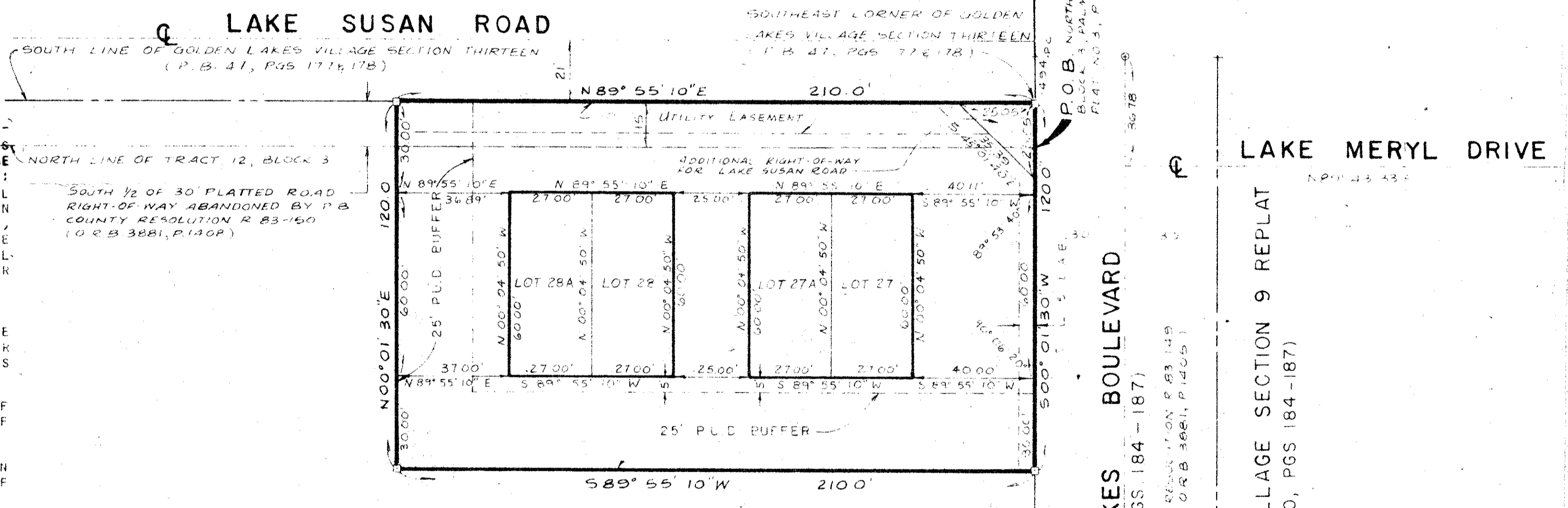
TAYLOR DEVELOPMENT CORPORATION -
A CORPORATION OF THE STATE OF FLORIDA
ATTEST: _____ BY: _____
MURRAY FIELDS, PRESIDENT

MITCHELL TAYLOR, SECRETARY-TREASURER
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 24th DAY OF June, A.D. 1985.
By: _____
NOTARY PUBLIC

GOLDEN LAKES VILLAGE SECTION THIRTEEN
(PLAT BOOK 47, PAGES 177 & 178)



PALM BEACH FARMS COMPANY PLAT 3
(PLAT BOOK 2, PAGE 49)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, SANFORD N. REINHARD, 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: _____ BY: Sanford N. Reinhard

P.U.D. DATA

NUMBER OF UNITS	4 D.U.
TOTAL AREA	0.578 ACRES
DENSITY	6.92 D.U./ACRE
OPEN SPACE	0.429 ACRES

COUNTY APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June
A.D. 1985.
By: Karen T. Marcus, Chairman
BOARD OF COUNTY COMMISSIONERS
ATTEST: JOHN B. DUNKLE, CLERK,
By: Kathryn S. Miller, DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF June
A.D. 1985.
By: Herbert F. Kahler, ENGINEER
PALM BEACH COUNTY, FLORIDA

NOTES
PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THUS: -
BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF GOLDEN LAKES VILLAGE SECTION THIRTEEN (PLAT BOOK 47, PAGES 177 THROUGH 179).

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 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 29th, 1986 BY: Peter T. Krick
PETER T. KRICK, P.L.S.
FLORIDA CERT. NO. 3748
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 FLA-MANGO ROAD, WEST PALM BEACH, FLORIDA.

28/43/142
SUBDIVISION * Golden Lakes Sect 13-A
BOOK 53 PAGE 161
FLOOD ZONE B FLOOD MAP # 150A
QUAD # 46 ZONING
SE ZIP CODE 33411
SUD NAME
0251-304

53/161

Field Book No. G-98 Pg. 10 Design	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	GOLDEN LAKES VILLAGE SECTION THIRTEEN-A A PLANNED UNIT DEVELOPMENT	85-1082
Drawn L.C. BISPOTT			S SHOWN
Checked			Date OCT. 1985
			Sheet 1
			File No. BF-2319