

DRAWING NUMBER
54/112

DRAWING NUMBER

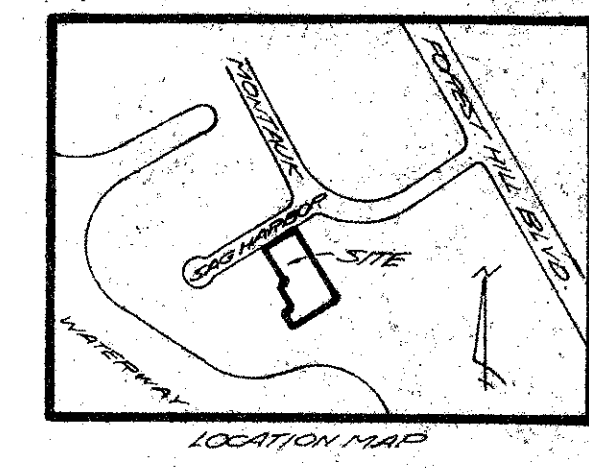
DRAWING NUMBER

DRAWING NUMBER

SAG HARBOR TRACE

A PORTION OF WELLINGTON, A P.U.D. SITUATE IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF LAKE SHORE HEIGHTS, (P.B. 44, PGS. 94 & 95)



112

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:31 AM
THIS 25 DAY OF September
AD, 1986 AND DULY RECORDED
IN PLAT BOOK 54 ON PAGES
112 AND 113
JOHN B. DUNKLE, CLERK
BY: *[Signature]* PLAT D.C.

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AHZ CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS SAG HARBOR TRACE, A REPLAT OF A PORTION OF LAKE SHORE HEIGHTS, AS RECORDED IN PLAT BOOK 44, AT PAGES 94 AND 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF "LAKE SHORE HEIGHTS", AS RECORDED IN PLAT BOOK 44, AT PAGES 94, AND 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "MONTAUK", (A 60 FOOT RIGHT-OF-WAY); THENCE S29°45'08"E, ALONG THE PERIMETER OF SAID PLAT, A DISTANCE OF 503.49 FEET; THENCE S60°14'52"W A DISTANCE OF 360.91 FEET, TO A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 199.52 FEET, FROM WHICH A RADIAL LINE BEARS S60°14'52"W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 70°15'47", A DISTANCE OF 244.68 FEET; THENCE, ON A RADIAL LINE, N10°00'55"W A DISTANCE OF 154.82 FEET; THENCE DEPARTING FROM THE LAST REFERENCED PERIMETER, N79°59'05"E A DISTANCE OF 127.50 FEET; THENCE N10°00'55"W A DISTANCE OF 94.70 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 60.00 FEET, FROM WHICH A RADIAL LINE BEARS S79°59'05"W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 24°16'15", A DISTANCE OF 25.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N34°17'10"W A DISTANCE OF 67.67 FEET; THENCE N55°42'50"E A DISTANCE OF 12.50 FEET; THENCE N34°17'10"W A DISTANCE OF 122.79 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 102.50 FEET, FROM WHICH A RADIAL LINE BEARS S55°42'50"W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 9°43'49", A DISTANCE OF 17.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N44°00'59"W A DISTANCE OF 31.38 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 30.00 FEET, FROM WHICH A RADIAL LINE BEARS N45°59'04"E; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 17°11'43", A DISTANCE OF 9.00 FEET, TO A POINT ON A CURVE, HAVING A RADIUS OF 708.81 FEET, FROM WHICH A RADIAL LINE BEARS N45°08'19"W, SAID POINT BEING ON THE NORTHERLY PERIMETER OF SAID PLAT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY PERIMETER, SUBTENDING A CENTRAL ANGLE OF 4°05'20", A DISTANCE OF 50.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N40°46'21"E A DISTANCE OF 24.29 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS S49°13'39"E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 81°05'14", A DISTANCE OF 35.39 FEET, TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 330.00 FEET, FROM WHICH A RADIAL LINE BEARS N31°51'35"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 45°23'53", A DISTANCE OF 261.47 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.935 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE PLATTED ACCESS TRACT AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRY CLUB COVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE ACCESS TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRY CLUB COVE MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, 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, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE COUNTRY CLUB COVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS A, B AND C ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY CLUB COVE MAINTENANCE ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- 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.
- TRACT D, THE RECREATION TRACT, IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COUNTRY CLUB COVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, AHZ CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF August, 1986.

ATTEST: *[Signature]* PATRICIA JONES, SECRETARY
BY: *[Signature]* ALEC ENGLESTEIN, PRESIDENT

SEAL
AHZ
CORP.

SEAL
NOTARY
PUBLIC

SEAL
SUNRISE SAVINGS AND LOAN
ASSOCIATION OF FLORIDA

SEAL
NOTARY
PUBLIC

SEAL
REGISTERED
LAND SURVEYOR

SEAL
COUNTY
ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ALEC ENGLESTEIN AND PATRICIA JONES, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF AHZ CORP., 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 7 DAY OF August, 1986.

MY COMMISSION EXPIRES: June 8, 1989

NOTARY PUBLIC

[Signature]

SUBDIVISION - Sag Harbor Trace
BOOK 54 PAGE 112-113
FLOOD ZONE 620 FLOOD MAP #1009
QUAD # 620 ZONING
SE ZIP CODE 33414
PUD NAME

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED 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 3993 AT PAGE 1977 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7 DAY OF August, 1986.

ATTEST: *[Signature]* ASST. SECRETARY
BY: *[Signature]* VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Marc E. Brager and Joan R. Wood, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 7th DAY OF August, 1986.

MY COMMISSION EXPIRES: June 25, 1990

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

WE, CHELSEA TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO AHZ CORP.; 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.

CHELSEA TITLE COMPANY

DATE: August 8, 1986

BY: *[Signature]*
STEPHEN L. ROSS, MANAGER
CHELSEA TITLE COMPANY

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE EQUAL TO THE BEARING DATUM OF "SOUTH SHORE NO. 1 OF WELLINGTON", AS RECORDED IN PLAT BOOK 29 AT PAGES 222 THROUGH 226 OF THE PUBLIC RECORDS.
U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE 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.

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 244B-8 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 12th DAY OF August, 1986.

[Signature]
MESLEY 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 22 DAY OF Sept, 1986.

BY: *[Signature]*
KAREN T. MARCUS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

BY: *[Signature]*
KATHRYN S. MILLER
DEPUTY CLERK

SEAL
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF Sept, 1986.

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

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

AREA PLATTED = 4.9 ACRES
BUILDING COVERAGE = 1.6 AC.
WATER BODIES = 0.0 AC.

P.U.D. TABULAR DATA
UNITS = 54
STREETS & UNCOVERED PARKING = 1.3 AC.
TOTAL OPEN SPACE = 2.6 AC.

0332-321

Meridian Surveying and mapping inc. WEST PALM BEACH, FLORIDA

DRAWN: JJR/MEH DATE: 4-15-86
CHECKED: WBH SCALE: 1"=30'
DRAWING NO: 81-021-2

SAG HARBOR TRACE