

THE ESTATES OF PIONEER LAKES

Lying In Section 4, Township 44 South, Range 42 East, Palm Beach County, Florida

Being A Replat Of A Portion Of Tracts 17, 18, 19 & 32, Together With All Of Tracts 30 & 31, Block 12, Palm Beach Farms Company's Plat No. 3, (P. B. 2, Pp. 45 - 54), Inclusive, Public Records, Palm Beach County, Florida

Dedication:

State of NEW HAMPSHIRE )
County of MERRIMACK )

Know all men by these presents, that Robert W. Bell, As Trustee, together with Robert W. Bell and Lynne M. Bell, owners of the land shown hereon as 'The Estates Of Pioneer Lakes', said land lying in Section 4 Township 44 South, Range 42 East, Palm Beach County, Florida, and being a replat of a portion of Tracts 17, 18, 19 and 32 together with all of Tracts 30 and 31, all in Block 12, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida, said land being more particularly described as follows:

All of Tracts 17, 18, 19, 30, 31 and 32, all in Block 12, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida.

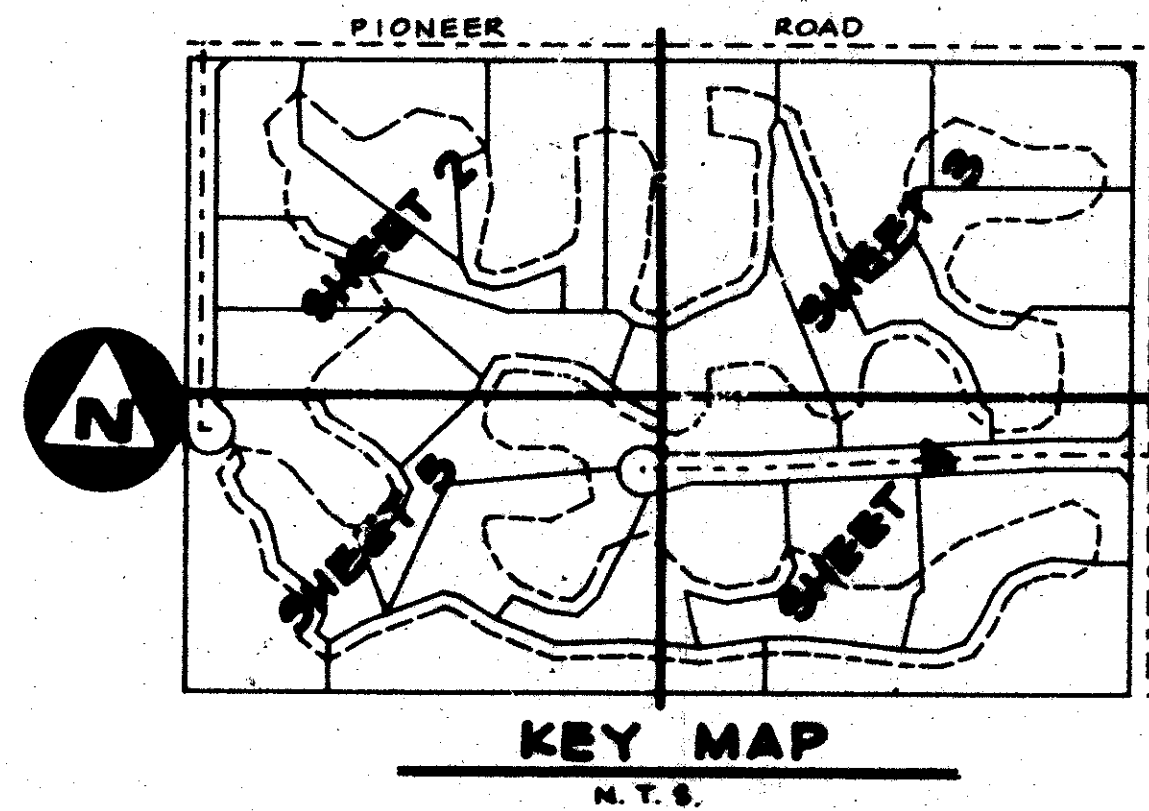
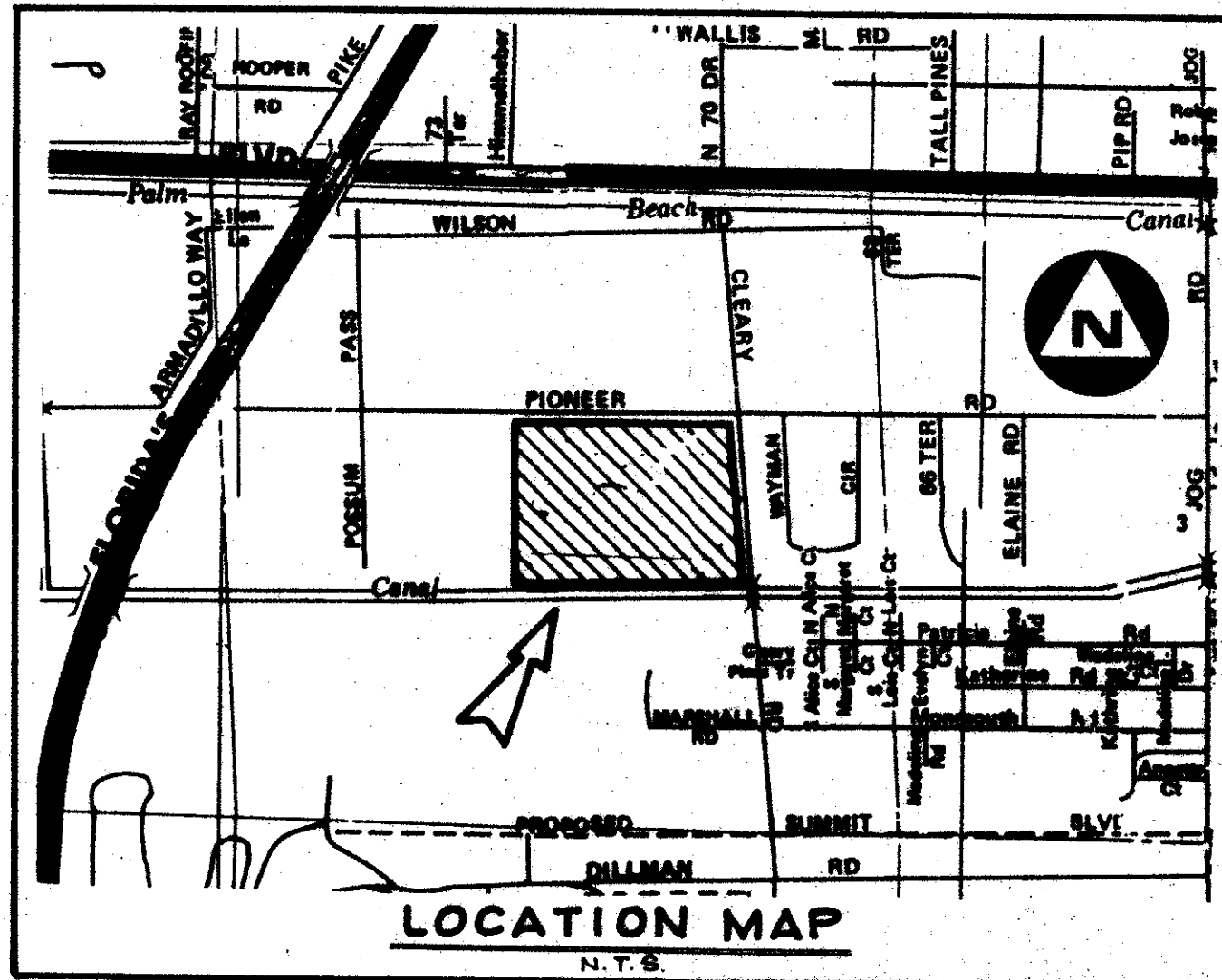
Less and excepting therefrom the North 18.00 feet of Tracts 17, 18 and 19, said Block 12, for additional right of way for Pioneer Road, as recorded in Deed Book 950, Page 172, Public Records, Palm Beach County, Florida.

Further Less and excepting therefrom the East 15.00 feet of Tracts 17 and 32, said Block 12, for additional right of way for Cleary Road, as recorded in Deed Book 1018, Page 257, Public Records, Palm Beach County, Florida.

Containing 58.74 Acres, more or less.

Have caused the same, to be surveyed and platted, and do hereby make the following dedications and/or reservations.

- 1. Tract 'A', as shown hereon, is hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
2. Tract 'B', as shown hereon, is hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for private road purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The water management and drainage easements, as shown hereon, are hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 31 foot drainage maintenance easements, as shown hereon, are hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. The 20 foot drainage maintenance access easement, as shown hereon, is hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The 20 foot access easement (for Lot 6), as shown hereon, is hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
7. The 10 foot fence and landscape easement, as shown hereon, is hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, for proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including Cable Television Systems.
9. The Drainage Easements, as shown hereon, are hereby dedicated to the The Estates Of Pioneer Lakes Property Owners' Association, Inc., a Florida Corporation not-for-profit, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
10. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.
11. The Additional Right-Of-Way For Pioneer Road, as shown hereon, is hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for use by the public for proper purposes.



Acknowledgement:

State of NEW HAMPSHIRE )
County of MERRIMACK )

Before Me, personally appeared Robert W. Bell and Lynne M. Bell, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this 20th day of June, A.D., 1988.

My Commission Expires Sept 25, 1990

Notary Public signature and seal.

Title Certification:

State of Florida )
County of Palm Beach )

I, Larry B. Alexander, 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 Robert W. Bell, As Trustee, together with Robert W. Bell and Lynne M. Bell; that the current taxes have been paid; and that I find that the property is free of encumbrances.

Dated: this 18 day of May, A.D., 1988

Signature of Larry B. Alexander, Esquire

Surveyor's Certification:

State of Florida )
County of Palm Beach )

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 is accurate to the best of my knowledge and belief; 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 guarantees posted with 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; and further that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, Florida Administrative Code.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 17 day of JUNE, A.D., 1988

Signature of Wm. R. Van Campen, R.L.S. Florida Registration No. 2424

Surveyor's Notes:

- 1. Bearings shown hereon are relative to an assumed bearing of North 90°00'00" East, along the North Line of Tracts 17 through 19, Block 12, Palm Beach Farms Company's Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records, Palm Beach County, Florida.
2. [Symbol] Denotes a Permanent Reference Monument (P.R.M.)
3. [Symbol] Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are radial to said curve unless otherwise noted

Palm Beach County General Notes & Restrictive Covenants:

- 1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 06-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records Of Palm Beach County, Florida.

County Approvals:

State of Florida )
County of Palm Beach )

Board of County Commissioners:

This Plat is hereby approved for record this 9th day of August, A.D., 1988.

Signature of Carol Elmquist, Vice-Chair, Board of County Commissioners, Palm Beach County, Florida

Witness:

John B. Dunkle, Clerk
Signature of John B. Dunkle, Clerk

County Engineer:

This Plat is hereby approved for record this 9th day of August, A.D., 1988.

Signature of Herbert F. Kather, P.E., Certificate No. 12204, County Engineer, Palm Beach County, Florida

- Area Summary -

Table with 2 columns: Item, Area. Tract 'A' - 1.55 Acres, Tract 'B' - 1.18 Acres, Additional R/W - 0.01 Acres, Lots (21) - 56.00 Acres, Total - 58.74 Acres

Total Number Of Lots 21
Density 0.36 Units / Acre

On Witness Whereof, I Robert W. Bell, as Trustee, do hereunto set my hand and seal this 20th day of June, A.D., 1988.

Robert W. Bell, As Trustee

Witness signatures

Signature of Robert W. Bell, As Trustee

Acknowledgement:

State of NEW HAMPSHIRE )
County of MERRIMACK )

Before Me, personally appeared Robert W. Bell, As Trustee, to me well known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this 20th day of June, A.D., 1988.

My Commission Expires Sept 25, 1990

Notary Public signature and seal.

On Witness Whereof, We Robert W. Bell and Lynne M. Bell, do hereunto set our hands and seals this 20th day of June, A.D., 1988.

Robert W. Bell & Lynne M. Bell

Witness signatures

Signatures of Robert W. Bell and Lynne M. Bell

State of Florida )
County of Palm Beach )

This Plat was filed for record at 3:26 P.M. this 12th day of AUGUST, A.D., 1988, and duly recorded in Plat Book 62 on Pages 119 thru 123

John B. Dunkle, Clerk of the Circuit Court
Signature of John B. Dunkle, Deputy Clerk

Vertical column of official seals and stamps from various Florida agencies, including the Board of County Commissioners and the County Engineer.

60/119 0368-002

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, FL, 33404.

BENCH MARK LAND SURVEYING & MAPPING, INC. logo and 'Record Plat' stamp for THE ESTATES OF PIONEER LAKES, dated JUNE '87.

Vertical handwritten notes on the left margin, including 'TAZ 284' and 'SUBDIVISION PLAT OF PIONEER LAKES'.