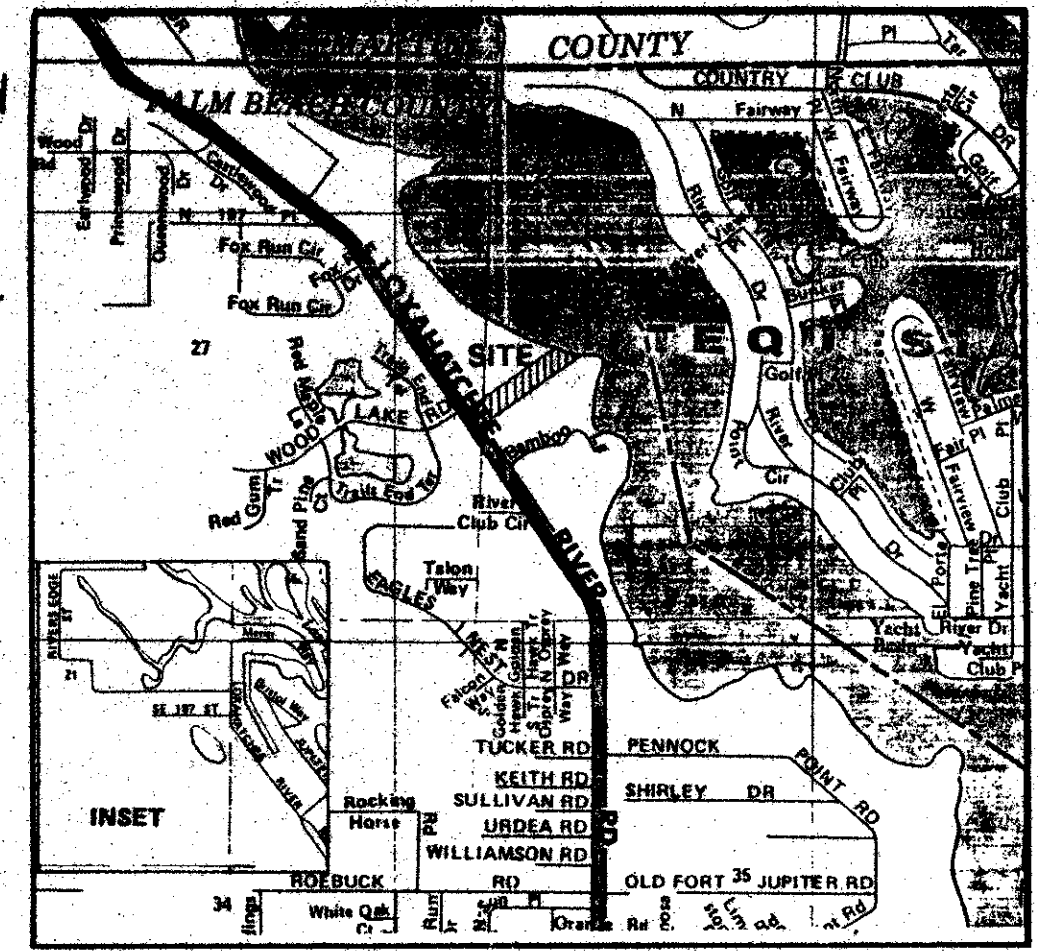


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/26/88
this 21 day of Dec
9, 88, and duly recorded in Plat Book
61 on page 144-145
JOHN B. DUNKLE, Clerk, Circuit Court
Palm Beach, Fla.



PLAT OF
CARMEL LANDING
LYING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
SEPTEMBER 1988 SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FRANK CARR, III, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWING HEREON AS PLAT OF CARMEL LANDING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT LYING AT THE INTERSECTION OF A LINE LYING 30.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 26 WITH A LINE LYING 30.00 FEET NORTHEASTERLY OF, AND PARALLEL WITH, THE CENTERLINE OF LOXAHATCHEE RIVER ROAD; THENCE NORTHERLY ALONG SAID LINE LYING 30.00 FEET EAST OF, AND PARALLEL WITH, SAID WEST SECTION LINE, NO. 34' 13"W FOR 132.39 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 52 08' 00" MEASURED FROM NORTH TO NORTHEAST FROM SAID WEST SECTION LINE, N51 33' 47"E FOR 773 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER, AND TO THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN. FROM THE ABOVE-DESCRIBED POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID LINE LYING 30.00 FEET NORTHEASTERLY OF, AND PARALLEL WITH, THE CENTERLINE OF LOXAHATCHEE RIVER ROAD, S33 46' 57"E FOR 144.62 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 85 20' 00" MEASURED FROM NORTHWEST TO NORTHEAST FROM SAID CENTERLINE, N51 33' 03"E FOR 1040 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER; THENCE NORTHWESTERLY, MEANDERING SAID MEAN HIGH WATER LINE, N73 26' 39"W FOR 303.31 FEET, TO THE SAID NORTHEASTERLY CORNER, CONTAINING 5.293 ACRES MORE OR LESS.

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

- 1. STREETS
a. THAT WHITETAIL LANE, A PRIVATE ROAD, AS SHOWN IS HEREBY DEDICATED TO THE CARMEL LANDING PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION OF PRIVATE ROADS, UNDERGROUND UTILITIES, AND DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
b. THE 10-FOOT ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- 2. EASEMENTS:
a. THE UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND CABLE TELEVISION.
b. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3. THE COMMON AREAS AS SHOWN ARE HEREBY DEDICATED TO THE CARMEL LANDING PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE; FOR INGRESS AND EGRESS TO THE LOXAHATCHEE RIVER EXCLUSIVELY FOR OWNERS IN SAID ASSOCIATION AND THEIR INVITEES; AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES; SAID COMMON AREA SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. THE WATER MANAGEMENT TRACT AS SHOWN IS HEREBY DEDICATED TO THE CARMEL LANDING PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. THE DRAINAGE EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE CARMEL LANDING PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO STRUCTURES, TREES, OR SHRUBS SHALL BE LOCATED WITHIN SAID EASEMENT.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND AND SEAL THIS 21 DAY OF August, 1988.
FRANK CARR, III (WITNESS)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED FRANK CARR, III TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF August, 1988.

MY COMMISSION EXPIRES: Francis T. Ryan, Notary Public

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
COMMUNITY SAVINGS HEREBY CERTIFIES THAT IT IS 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 ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL BOOK 5871, AT PAGES 550 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, COMMUNITY SAVINGS 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 17th DAY OF September, 1988.

COMMUNITY SAVINGS A CORPORATION OF THE STATE OF FLORIDA
BY: Cecil Howard, Jr., Vice-President
ATTEST: Cecil Howard, Jr., Vice-President

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES J. GIFFORD AND CECIL HOWARD, JR., 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 COMMUNITY SAVINGS, A CORPORATION OF THE STATE 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 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 14th DAY OF September, 1988.

MY COMMISSION EXPIRES: Shirley Nichols, Notary Public

ZONING DATA
TOTAL AREA = 5.293 ACRES
LESS - 7 UNITS @ APPROX. 4500 s.f. = 31,500 s.f.
- ROADWAY PAVEMENT - 18,356 s.f.
- SIDEWALKS - 3,428 s.f.
- ADDITIONAL R/W LOX. RIVER RD. - 1,518 s.f.
- 50% WATER MANAGEMENT TRACT - 7,223 s.f.
62,031 s.f. = 1.424 ACRES
OPEN SPACE = 3.869 ACRES
UNIT TYPE - 7 SINGLE FAMILY DETACHED
DENSITY = 0.756 UNITS/ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, FRANCIS T. RYAN, 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 FRANK CARR, III; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES AND/OR EASEMENTS SHOWN HEREON; THAT I FIND THAT ALL MORTGAGES AND/OR EASEMENTS ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Nov. 24 1988 Francis T. Ryan, Attorney-at-Law, Licensed in Florida, 2601 N. OCEAN BLVD., SUITE F, RIVIERA BEACH, FLORIDA

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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) 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.

MARK D. BROOKS, Professional Land Surveyor, State of Florida No. 3426

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF DECEMBER, 1988

BY: Carol Elmquist, Clerk

ATTEST: JOHN B. DUNKLE, Clerk, Board of County Commissioners, Deputy Clerk

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF DECEMBER, 1988.

BY: Gary T. Mills, Deputy County Engineer

THIS INSTRUMENT WAS PREPARED BY: MARK D. BROOKS, PROFESSIONAL LAND SURVEYOR, STATE OF FLORIDA NO. 3426

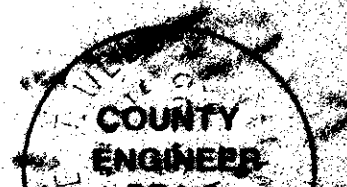
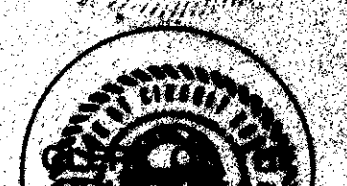
FOR: TIMOTHY J. MESSLER, INC., 600 SANDTREE DRIVE, SUITE 301, PALM BEACH GARDENS, FL 33410

Submittal - Carmel Landing
BOOK 61 PAGE 144
FLOOR PLAN C FLOOR PLAN # 1068
DRAWN BY J. MESSLER
CHECKED BY J. MESSLER
DATE 11/25/88
FILE NO. 5348

26/10/92 TAZ 16

0539-001

01/144



DESIGN	5			
DRAWN	4			
CHECKED	3			
	2			
	1			
D.C.	NO	DATE	REVISION	APP'D. BY

Timothy J. Messler, Inc.
CONSULTING ENGINEERS
600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

CARMEL LANDING

PROJ. NO.	
SCALE	
DATE	
SHT.	1 OF 2