STATE OF FLORIDA

JOHN B. DUNKLE

COUNTY OF PALM BEACH

record at 11 000 M. this 14 000

recorded in Plat. Book No. 22.

NOTARY

COUNTY COMMISSION

542-000

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, AND PALM BEACH COUNTY, FLORIDA, OWNERS OF LAND SHOWN HEREON, BEING A PORTION OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALM GLADE DEVELOPMENT P.U.D. - PHASES A & B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°42'59" EAST, ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 2636.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 01°24'30" EAST, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 6, A DISTANCE OF 27.01 FEET; THENCE NORTH 89°45'00" EAST, A DISTANCE OF 24.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°54'35" EAST, A DISTANCE OF 599.69 FEET; THENCE NORTH 89942'59" EAST, A DISTANCE OF 201.73 FEET; THENCE NORTH 01°24'02" EAST, A DISTANCE OF 1097.67 FEET; THENCE NORTH 89°42'59" EAST, A DISTANCE OF 1097.67 FEET; THENCE SOUTH 01°24'02" WEST, A DISTANCE OF 1633.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 04°39'27" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1332.69 FEET, AN ARC DISTANCE OF 105.96 FEET; THENCE SOUTH 00°06'12" EAST, A DISTANCE OF 51.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 06°12'12" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1829.86 FEET, AN ARC DISTANCE OF 190.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°45'00" WEST, ALONG A LINE DAPALLED WITH AND 27 OO FEET NORTH OF AS MEASURED AT BICHT ANGLES TO THE PARALLEL WITH, AND 27.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 1000.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 45.345 ACRES, MORE OR LESS.

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

- 1.) 80' ROAD RIGHT-OF-WAY (1ST. STREET) SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- 2.) UTILITIES THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE T.V.
- 3.) LIMITED ACCESS EASEMENT THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER
- 4.) PARCELS "D" AND "E" THAT THE PARCELS SHOWN HEREON AS PARCELS "D" AND "E" ARE HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III, FOR RECREATION PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5.) WATER MANAGEMENT PARCELS "F" AND "G" THAT THE PARCELS SHOWN HEREON AND DESIGNATED AS WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC. FOR WATER MANAGEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE WATER MANAGEMENT PARCELS WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 6.) DRAINAGE EASEMENTS THAT THE EASEMENTS SHOWN HEREON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH
- 7.) LAKE MAINTENANCE EASEMENT THAT THE EASEMENT SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION. INC., FOR LAKE MAINTENANCE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 8.) LAKE MAINTENANCE ACCESS EASEMENT THAT THE EASEMENT SHOWN HEREON AND DESIGNATED AS LAKE MAINTENANCE ACCESS EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., FOR LAKE MAINTENANCE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE LAKE MAINTENANCE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- 9.) PARCELX "A" AND "B" THAT THE PARCELX SHOWN HEREON AS PARCELX "A" AND ARE HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III FOR RESIDENTIAL DEVELOPMENT PURPOSES, AND SUCH PARCELS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- 10.) 5' BUFFER THAT THE BUFFER SHOWN HEREON AND DESIGNATED AS 25' BUFFER IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION. INC. FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11.) INGRESS/EGRESS EASEMENT THAT THE EASEMENT SHOWN HEREON AND DESIGNATED AS INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC. FOR INGRESS/EGRESS, UTILITIES, CABLE T.V. & DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PALM GLADE DEVELOPMENT OWNER'S ASSOCIATION, INC., ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 12.) PARCEL "C" THAT THE PARCEL SHOWN HEREON AS PARCEL "C" IS HEREBY RESERVED BY BRISCOE ENTERPRISES LTD. OF FLORIDA III FOR CHILD DAY CAR'E CENTER DEVELOPMENT PURPOSES, AND SUCH PARCEL IS THE PERPETUAL MAINTENANCE OBLIGATION OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO EASEMENTS OF THE SOUTH FLORIDA CONSERVANCY DISTRICT.
- 13.) PARCEL "B" AS SHOWN HEREON IS HEREBY RESERVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR RESIDENTIAL DEVELOPMENT PURPOSES AND MUST BE REPLATTED 'PRIOR TO DEVELOPMENT.

IN PART OF SECTION 6. TOWNSHIP 44 SOUTH, RANGE 37 EAST

PALM BEACH COUNTY, FLORIDA

MAY - 1988 SHEET 1 OF 3

PREPARED BY:

MICHAEL G. PURMORT

MICHAEL G. PURMORT & ASSOCIATES, INC.

LAND SURVEYORS - PLANNERS 1287 EAST NEWPORT CENTER DRIVE, SUITE 211 DEERFIELD BEACH, FLORIDA 33442

PALM BEACH COUNTY, FLORIDA



IN WITNESS WHEREOF, BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ON BEHALF OF THE LIMITED PARTNERSHIP, THIS DAY OF A.D. 19

BRISCOE ENTERPRISES LTD. OF FLORIDA III BY THE LEONARD E. BRISCOE COMPANY OF TEXAS, INC., GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM, BEACH )

BEFORE ME PERSONALLY APPEARED LEONARD E. BRISCOE, PRESIDENT OF THE LEONARD E. BRISCOE COMPANY OF TEXAS, INC., A TEXAS CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN ON BEHALF OF THE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF MARCH. 198

MY COMMISSION EXPIRES: Jan. 16, 199

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH )

WE, SHAPIRO AND BREGMAN, PROFESSIONAL ASSOCIATION, ATTORNEYS AT LAW LICENSED IN FLORIDA, DO HEREBY CERTIFY THAT AS OF JAVEN 26.

1989, AT RECORD TITLE TO A PORTION OF THE LAND
DESCRIBED HEREON IS IN THE NAME OF PALM BEACH COUNTY, FLORIDA, AND RECORD TITLE TO THE REMAINDER OF THE LAND DESCRIBED HEREON IS IN THE NAME OF BRISCOE ENTERPRISES LTD. OF FLORIDA III, A FLORIDA LIMITED PARTNERSHIP; THAT THE REAL ESTATE TAXES FOR THE YEAR 1987 AND PRIOR YEARS HAVE BEEN PAID; AND THAT SHOWN HEREON ARE ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW.

DATED: THIS 2 DAY OF March A.D., 1981.

SHAPIRO AND BREGMAN. PROFESSIONAL ASSOCIATION

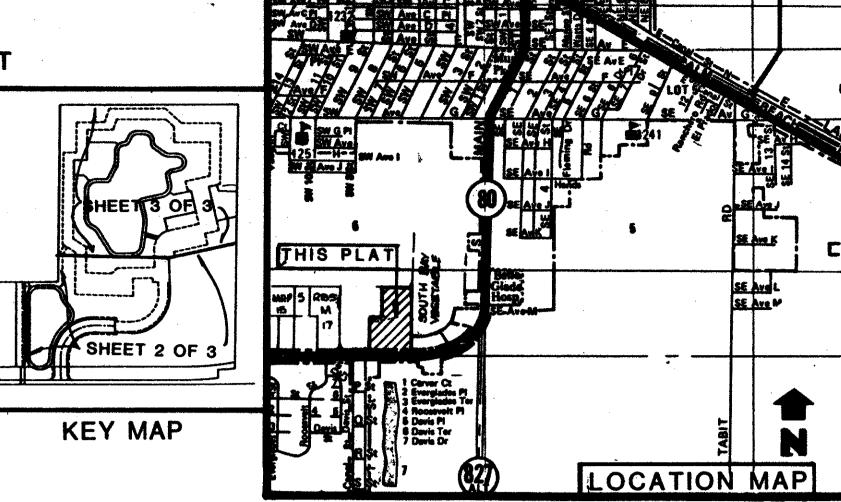
APPROVALS:

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS MARCA, 1999.





P.U.D. TABULAR DATA

RIGHT-OF-WAY ..... 1.084 ACRES UNITS..... 384 UNITS

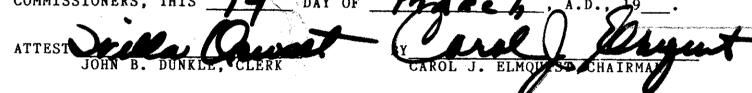
MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH )

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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 RECORDS BOOK 5676. AT PAGE 315 AND ASSIGNED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, IN OFFICIAL RECORDS BOOK 5676, AT PAGE 321, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ATTESTED TO BY ITS CLERK, AND ITS SEAL TO BE 



SURVEYOR'S NOTES

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS FOR WATER AND SEWER.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN, BEING SOUTH 89°42'59" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6.

DENOTES PERMANENT REFERENCE MONUMENT (PRM) DENOTES PERMANENT CONTROL POINTS (PCP)

DENOTES UTILITY EASEMENT DENOTES LAKE MAINTENANCE EASEMENT DENOTES LAKE MAINTENANCE ACCESS EASEMENT

DENOTES LIMITED ACCESS EASEMENT THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EASEMENTS THAT COINCIDE WITH THE SOUTH FLORIDA CONSERVANCY DISTRICT EASEMENTS ARE SUBJECT TO THE SOUTH FLORIDA CONSERVANCY DISTRICT.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA

COUNTY OF PALM BEACH )

COUNTY ZONING REGULATIONS.

0531-001

SEAL COUNTY ENGINEER

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 AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 PALM BEACH COUNTY, FLORIDA.

MICHAEL G. PURMORT & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR CERTIFICATE REG. NO. 2720

