LOCATION MAP SEC. 25, TWP. 47 S., RGE. 41 E. KEY MAP

SEC. 25, TWP. 47 S., RGE. 41 E.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AHNCORP OF LORIDA, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS ALLEGRO REPLAT, BEING A REPLAT OF ALL OF ALLEGRO AS RECORDED IN PLAT BOOK 60, PAGES 3 THROUGH 7 INCLUSIVE, OF THE PUBLIC RECORDS OF PAM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF LOTS 6-11 INCLUSIVE, AS SHOWN ON THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO 2, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DEPICTING THE SUBDIVISION OF SAID SECTION 25, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY LYING TO THE SOUTH PER RESOLUTION OF VACATION RECORDED IN OFFICIAL RECORD BOOK 1841, PAGE 1960 THROUGH 1963, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOTS 8 & 9 AND THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), SAID RIGHT-OF WAY BEING 75.00 FEET IN WIDTH; THENCE S00°35'06"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S88°42'36"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED RIGHT-OF-WAY BEING 30.00 FEET IN WIDTH, A DISTANCE OF 1577.29 FEET; THENCE NO0°48'42"W A DISTANCE OF 910.05 FEET; THENCE N88°42'41"E A DISTANCE OF 1580.89 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7); THENCE SO0°35'06"E A DISTANCE OF 880.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5031, PAGE 0084 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 8 AND THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), SAID RIGHT-OF-WAY BEING 75.00 FEET IN WIDTH; THENCE SOO°35'06"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET: THENCE S88°42'36"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED RIGHT-OF-WAY BEING 30.00 FEET IN WIDTH, A DISTANCE OF 125.01 FEET; THENCE NO0°35'06"W, A DISTANCE OF 910.05 FEET; THENCE N88°42'41"E, A DISTANCE OF 125.01 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7); THENCE S00°35'06"E, A DISTANCE OF 880.04 FEET THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH OUNTY, FLORIDA

CONTAINING 30.377 ACRES, MORE OR LESS.

RECOURSE TO PALM BEACH COUNTY.

MAINTENANCE OF LIFT STATIONS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) DRAINAGE EASEMENTS AN EASEMENT FOR DRAINA OVER, UNDER AND THROUGH THE AREA ENTITLED "DRAINAGE EASEMENT" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. 2) UTILITY EASEMENTS - AN EASEMENT FOR UTILITIES OVER, UNDER AND THROUGH THE AREA
- ENTITLED "UTILITY EASEMENTS" AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION 3) TRACT "A" - TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE SPRINGTIDE HOMEOWNERS
- ASSOCIATION, INC. FOR A PRIVATE RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE. OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE. TO PALM BEACH COUNTY.
- 4) TRACTS "B", "C", "D", AND "E", TRACTS "B", "C", "D", AND "E" AS SHOWN HEREON IS DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6) OVERHANG EASEMENTS THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UVIT ABUTS SAID EASEMENT, OR ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) OPEN SPACE TRACTS O -1 THROUGH O-11 INCLUSIVE ARE HEREBY DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8) 25 FOOT P.U.D. BUFFER EASEMENT AN EASEMENT FOR MAINTENANCE OVER THE AREA ENTITLED "25 FOOT P.U.D. BUFFER EASEMENTS" AS SHOWN HEREON IS HEREBY DEDICATED TO SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PEFFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS TO THE EXTENT THAT (;) SUCH MAINTENANCE OBLIGATION HAS BEEN DELEGATED BY THE RECORDED DECLARATION OF RESTRICTIVE COVENANTS FOR THIS SUBDIVISION TO THE OWNER OF THE LOT IN WHICH THE P.U.D. BUFFER EASEMENT IS LOCATED AND SAID OWNERE FAILS TO PERFORM SUCH MAINTENANCE, OR (ii) THE RECORDED DECLARATION OF RESTRICTIVE COVENANTS FOR THIS SUBDIVISION DESIGNATES SAID ASSOCIATION AS THE ENTITY RESPONSIBLE FOR SUCH MAINTEN NCE OBLIGATION, ALL WITHOUT RECOURSE TO
- 9) WATER MANAGEMENT TRACT THAT THE WATER ! # NAGEMENT TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE. OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10) RECREATION TRACTS THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS RECREATION TRACT NO. 1, NO. 2 AND NO. 3 ARE HEREBY DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11) 20 FOOT LAKE MAINTENANCE EASEMENT A MAINTENANCE EASEMENT OVER THE AREA ENTITLED "20 FOOT LAKE MAINTENANCE EASEMENT" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPRINGTIDE HOMEOWNERS ASSOCIATION, INC., FOR LAKE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT
- 12) 20 FOOT LAKE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO SPRINGTIDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 13) INTERSECTION SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SPRING -TIDE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY. 14) LIFT STATION EASEMENTS - AN EASEMENT FOR LIFT STATIONS OVER, UNDER AND THROUGH THE AREA ENTITLED "LIFT STATION EASEMENTS" AS SHOWN HEREON IS HEREBY DEDICATED IN

PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT FOR THE CONSTRUCTION AND

(A P.U.D.)

ALLEGRO REPLAT

BEING A REPLAT OF THE PLAT OF ALLEGRO AS RECORDED IN PLAT BOOK 60, PAGES 3 THROUGH 7 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

MAY. 1989

15) LIMITED COMMON AREAS - LÍMITED COMMON AREAS LCA-15, LCA-69 AND LCA-107 ARE HEREBY DEDICATED TO THE SPRING TIDE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES, HOWEVER, THE PERPETUAL MAINTENANCE OBLIGATION OF EACH LIMITED COMMON AREA IS HEREBY DEDICATED TO THE OWNER OF THE LOT WHICH BEARS THE SAME NUMERICAL DESIGNATION OF SUCH LIMITED COMMON AREA, AND SHALL ONLY BE MAINTAINED BY SAID ASSOCIATION IF THE OWNER FAILS TO

DO SO, ALL WITHOUT RECOURSE TO PALM BEACH COUNTY. 16) LIMITED COMMON AREA ACCESS EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPRING -TIDE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT / SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 HDAY OF JUNE

AHNCORP OF FLORIDA, INC. HOWARD SIEGEL VICE PRESIDENT / SECRETARY

ACKNOWLEDGEMENT:

STATE OF Florida COUNTY OF Polin Beach

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME NED L. SIEGEL AND HOWARD SIEGEL, PRESIDENT AND VICE-PRESIDENT/SECRETARY, RESPECTIVELY, OF AHNCORP OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN BY ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS $_$ 2A.D., 1989.

MORTGAGEE'S CONSENT

STATE OF NEW YORK

COUNTY OF NEW YORK

THE UNDERSIGNED 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 RECORD BOOK 5585 AT PAGE 677 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS See DVP AND ATTESTED TO BY ITS ECONOMIC POPULATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF

CHASE MANHATTAN BANK, N.A.

<u>ACKNOWLEDGEMENT</u>

BEFORE ME PERSONALLY APPEARED 1 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND ____ AND ____ OF CHASE MANHATTAN BANK, N.A., AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANKING ASSOCIATION 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 BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS

NOTARY PUBLIC - STATE OF NEW YORK

P.U.D. TABULAR DATA:

TOTAL DWELLING UNITS 130 UNITS 4.27 UNITS / ACRE TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, IRWIN FAYNE A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AHNCORP OF FLORIDA, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT ALL MORTGAGES ENCUMBERING THE PROPERTY AF HOWN AND ARE TRUE AND CORRECT, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERT RESHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE AUGUST 28 1989 at 11:00 pm.

HOL W & KNIGHT ONE T BROWARD BLVD. P.C. 7X 14070 FORT LAUDERDALE, FLORIDA 33302

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECO

ATTEST: JOHN B. DUNKLE, CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR

BERT F. KAHLERT, P.E.

SURVEYOR'S NOTES:

1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).

2.) • DENOTES PERMANENT CONTROL POINT (P.C.P.).

3.) D.E. DENOTES DRAINAGE EASEMENT 4) U.E. DENOTES UTILITY EASEMENT.

5) O.E. DENOTES OVERHANG EASEMENT

6.) THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°35'06"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (STATE ROAD 7), WITHIN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

7.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY, DRAINAGE, 20' LAKE MAINTENANCE, INTERSECTION SIGHT DISTANCE OR LAKE ACCESS EASEMENTS.

8.) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS AND INTERSECTION SIGHT DISTANCE EASEMENTS WITHOUT THE CONSENT OF PALM BEACH COUNTY.

9.) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

10.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED: N.R. (NON-RADIAL). 11.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

12.) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION. 13.) BUILDING SETBACKS SHALL CONFORM TO PALM BEACH COUNTY ZONING REQUIREMENTS. 14.) T.D.E. DENOTES TYPICAL DRAINAGE EASEMENT.

15.) L.C.A.A.E. DENOTES LIMITED COMMON AREA ACCESS EASEMENT

SURVEYOR'S CERTIFICATE:

COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PROFESSIONAL LAND SURVEYOR NO. 4213 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC.





















