

JUNE 1989

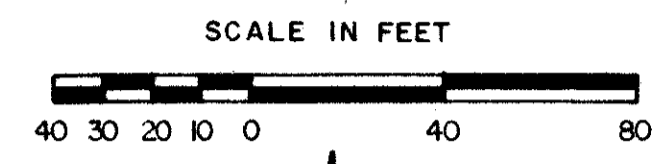
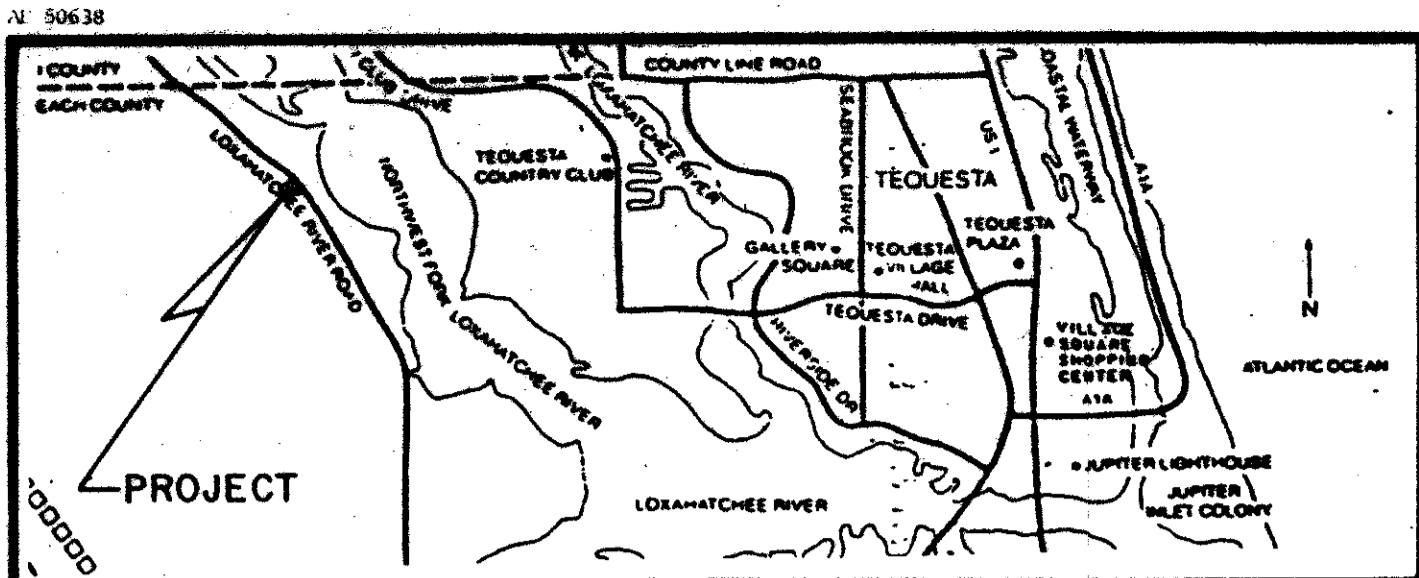
THIS PLAT WAS FILED FOR RECORD AT 10:10 A.M. THIS 28 DAY OF MAR. 1989 AND DULY RECORDED IN PLAT BOOK NO. 65 ON PAGE 128.

JOHN B. DUNKLE CLERK OF CIRCUIT COURT  
Richard J. Barron DEPUTY CLERK



# A PLAT OF LOT 13 FOX RUN

LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF LOT 13 FOX RUN  
AS RECORDED IN PLAT BOOK 32, PAGES 76 & 77  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



## DESCRIPTION

LOT 13, AS SHOWN ON THE PLAT OF FOX RUN, AS RECORDED IN PLAT BOOK 32, PAGES 76 AND 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LOT CONTAINING 1.847 ACRES.

## DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

THIS PLAT PREPARED BY:  
THOMAS C. VOKOUN, P.L.S.  
FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

KNOW ALL MEN BY THESE PRESENTS THAT CARO PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS A PLAT OF LOT 13 FOX RUN, BEING MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- CREKESIDE TRAIL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FEE SIMPLE OWNERS OF LOTS 1, 2 AND 3 FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS, THEIR SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING C.A.T.V.
- 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 ACCESS RIGHTS.
- THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS DEDICATED TO THE FEE SIMPLE OWNERS OF LOTS 1, 2 AND 3 FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS, THEIR SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF NOVEMBER, 1989.

ATTEST: *Mary B. Casto* SECRETARY  
BY: *Jimmy A. Casto* PRESIDENT  
CARO PROPERTIES, INC., A FLORIDA CORPORATION

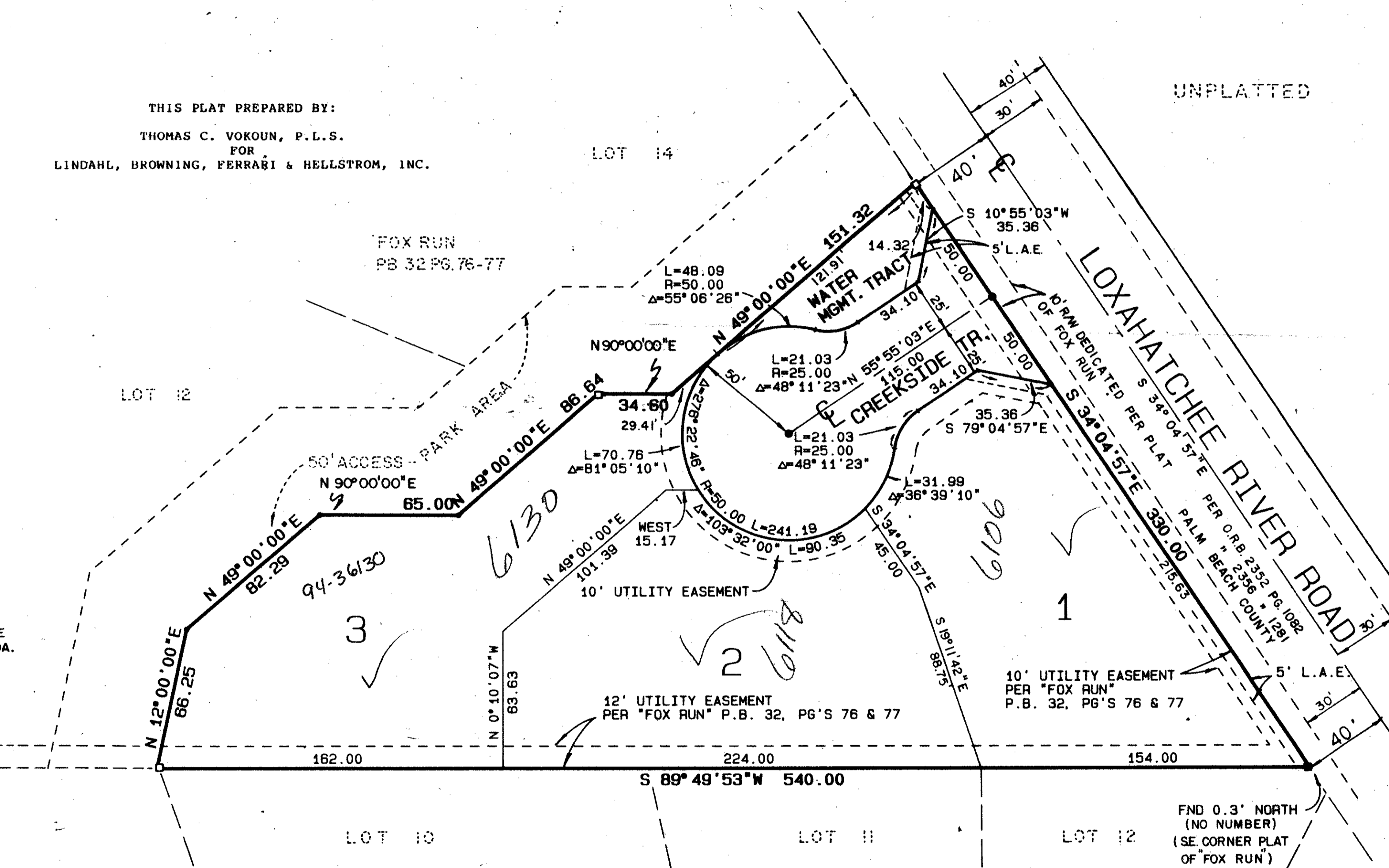
## ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIMMY A. CASTO AND MARY B. CASTO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CARO PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 17th DAY OF November, 1989.

MY COMMISSION EXPIRES: *Notary Public Seal*



- ### LEGEND
- DENOTES CONCRETE MONUMENT FOUND
  - SET PERMANENT REFERENCE MONUMENT #959
  - PERMANENT CONTROL POINT
  - LAE - LIMITED ACCESS EASEMENT
- NOTE BUILDING SETBACKS SHALL BE PER CURRENT PALM BEACH COUNTY ZONING CODE.

- ### 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 OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

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

## TITLE CERTIFICATION

STATE OF FLORIDA S.S.  
COUNTY OF PALM BEACH  
I, RICHARD J. BARRON, 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 CARO PROPERTIES, INC. AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES;  
DATED THIS 28th DAY OF FEBRUARY, 1989

*Richard J. Barron*  
RICHARD J. BARRON, ESQUIRE  
BARRON & BARRON, P.A.  
622 SOUTH OLIVE AVENUE  
WEST PALM BEACH, FLORIDA 33401

## SURVEYOR CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW. THAT PERMANENT CONTROL POINTS (P.C.P.'S) 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.

*Thomas C. Vokoun*  
THOMAS C. VOKOUN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 4382

## COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF MARCH, 1989  
BY: *Carol Elquist*  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: *Drilla Coussart*  
DEPUTY CLERK

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF MARCH, 1989  
BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E.

BEARING BASE:  
THE CENTERLINE OF LOXAHATCHEE ROAD IS TAKEN TO BEAR S 34° 04' 57" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

ADD. BY *BT*  
CHECKED BY *[Signature]*

PLAT OF LOT 13 FOX RUN

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
(CONSULTING ENGINEERS, PLANNERS & SURVEYORS)

NO. 4382  
STATE OF FLORIDA  
PROFESSIONAL LAND SURVEYOR

1 1

TAZ 16  
CORRECTION TO PLAT OF LOT 13 FOX RUN  
BOOK 65 PAGE 108  
FLOOD MAP #102B  
EQUIN RS  
CROSS 25  
ZIP CODE 33488