

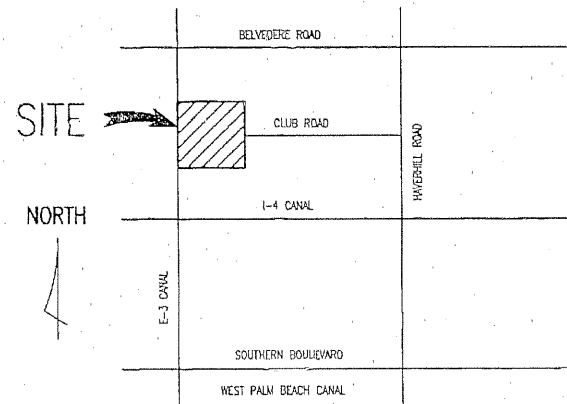
59

PLAT OF CLUB ROAD ESTATES

IN PART OF SECTION 35, TWP. 43 S., RGE. 42 E.,
A REPLAT OF PART OF "HAVERHILL RIDING ESTATES",
AS RECORDED IN PLAT BOOK 20, AT PAGE 98,
PALM BEACH COUNTY RECORDS,
PALM BEACH COUNTY, FLORIDA

MARCH 1998, SHEET 1 OF 2
BY: TARGET SURVEYING, INC.
WEST PALM BEACH, FLORIDA

SCALE: 1"=40'



VICINITY SKETCH
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
THIS 22ND DAY OF APRIL, 1998
AND DULY RECORDED IN
PLAT BOOK 20, PAGE 59, AND 60.
DOROTHY H. WILKINSON, CLERK
CIRCUIT COURT
West Palm Beach, FL (OC)



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY KENNEDY CONSTRUCTION ASSOCIATES, INC. GENERAL PARTNER, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CLUB ROAD ESTATES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF TRACT 23, HAVERHILL RIDING ESTATES, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 20, PAGE 98.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND/OR THE TOWN OF HAVERHILL.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND/OR THE TOWN OF HAVERHILL. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND/OR THE TOWN OF HAVERHILL.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ALL AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND/OR THE TOWN OF HAVERHILL.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT PRESIDENT AND ATTESTED BY ITS SECRETARY-TREASURER, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4TH DAY OF MARCH, 1998.

HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION

By: Robert J. Trautman, President
Attest: Robert N. Kennedy, Secretary
Witness: Margaret Kew, Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED Robert N. Kennedy and Robert J. Trautman who are personally known to me, or has produced Robert N. Kennedy as identification, and who executed the foregoing instrument as President of HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 4TH DAY OF MARCH, 1998

MY COMMISSION EXPIRES:

Margaret Kew, Notary Public

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., A
FLORIDA CORPORATION NOT FOR PROFIT

THE CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4TH DAY OF MARCH, 1998.

CLUB ROAD ESTATES HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

By: Robert J. Trautman, President

(CORPORATE SEAL)

Witness: Margaret Kew, Notary Public

Witness: Ronald L. Platt, Attorney

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

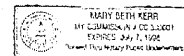
BEFORE ME PERSONALLY APPEARED Robert J. Trautman personally known to me, or has produced Robert J. Trautman as identification, and who executed the foregoing instrument as President of HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 4TH DAY OF MARCH, 1998

MY COMMISSION EXPIRES:

Margaret Kew, Notary Public

(SEAL)



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SEMINOLE

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 10177, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PAUL GARLAND, AS VICE PRESIDENT OF BANK UNITED, A FEDERAL SAVINGS BANK DOES HEREBY SET MY HAND AND SEAL THIS 5TH DAY OF MARCH, 1998.

Witness: Paul Garland

By: Paul Garland, Vice President
BANK UNITED, A FEDERAL SAVINGS BANK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED Paul Garland, who is personally known to me, or has produced Paul Garland as identification, and who executed the foregoing instrument as Vice President of BANK UNITED, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SAVINGS BANK, AND

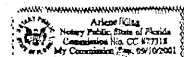
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF MARCH, 1998

MY COMMISSION EXPIRES:

Olivia King, Notary Public

(SEAL)



TOWN OF HAVERHILL

TOWN COUNCIL: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17TH DAY OF MARCH, 1998.

By: John Carroll, Mayor

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RONALD L. PLATT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS PRESIDENT OF INDEPENDENCE TITLE INSURANCE, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY AND IT IS VESTED IN HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/9/98
Ronald L. Platt, Esq.

RONALD L. PLATT, PRESIDENT OF
INDEPENDENCE TITLE INSURANCE, INC.

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENT; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

By: Clyde O. Moneal

CLYDE O. MONEAL, P.S.M.
LICENSE NO. 2883
STATE OF FLORIDA

(SEAL)

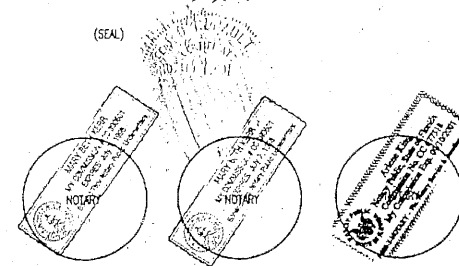
TOWN ENGINEER APPROVAL

TOWN ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO HAVERHILL SUBDIVISION ORDINANCE, CHAPTER 54-9 (C) AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 2ND DAY OF APRIL, 1998.

TOWN ENGINEER: Jeffrey D. Bennett

(SEAL)



THIS INSTRUMENT WAS PREPARED BY CLYDE O. MONEAL
2240 PALM BEACH LAKES BOULEVARD, SUITE 300
WEST PALM BEACH, FLORIDA 33409
(561) 340-4800