

DILLMAN ROAD

BEING A REPLAT OF PART OF TRACTS 47 AND 48, BLOCK 13, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 3 & 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY 1998 SHEET 1 OF 3

0721-001

80



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:48 P.M. this 17 day of September, 1998, and duly recorded in Plat Book No. 83 on Pages 80 through 82.
DOROTHY H. WILKEN
Clerk Circuit Court
By *Debra D. Hally* D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT DILLMAN FARMS ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP THE OWNERS OF THE LANDS SHOWN HEREON, BEING IN SECTION 3 AND 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DILLMAN ROAD, BEING A REPLAT OF PART OF TRACTS 47 AND 48, BLOCK 13, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°42'02" WEST A DISTANCE OF 40.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, PER PALM BEACH COUNTY RIGHT-OF-WAY MAP #86150, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°16'10" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD A DISTANCE OF 388.39 FEET; THENCE SOUTH 44°38'13" WEST A DISTANCE OF 34.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DILLMAN ROAD, PER PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°00'37" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF DILLMAN ROAD A DISTANCE OF 507.31 FEET TO THE SOUTHWEST CORNER OF TRACT 48, BLOCK 13 OF SAID PLAT; THENCE NORTH 00°59'23" WEST ALONG THE WEST LINE OF SAID TRACT 48, BLOCK 13 A DISTANCE OF 330.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF TRACT 47, BLOCK 13 OF SAID PLAT; THENCE SOUTH 89°00'48" WEST ALONG SAID NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID TRACT 47, BLOCK 13 A DISTANCE OF 690.00 FEET TO A POINT ON THE EAST LINE OF TRACT 46, BLOCK 13 OF SAID PLAT; THENCE NORTH 36°52'32" EAST A DISTANCE OF 171.06 FEET; THENCE NORTH 89°01'00" EAST A DISTANCE OF 255.00 FEET; THENCE NORTH 00°58'23" WEST A DISTANCE OF 195.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 38, BLOCK 13 OF SAID PLAT; THENCE NORTH 89°01'00" EAST ALONG THE SOUTH LINE OF TRACTS 38 AND 37, BLOCK 13 OF SAID PLAT A DISTANCE OF 877.25 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE SOUTH 00°29'41" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF JOG ROAD A DISTANCE OF 247.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.628 ACRES, MORE OR LESS.

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

1. PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED TO THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER 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 OR THE CITY OF GREENACRES, FLORIDA.

PALM BEACH COUNTY OR THE CITY OF GREENACRES SHALL HAVE INGRESS AND EGRESS RIGHTS TO PARCEL "A", FOR THE PURPOSE OF PROVIDING ACCESS BY PUBLIC SAFETY PERSONNEL TO THE CITY OF GREENACRES PARCEL (LYING WEST OF THIS PLAT), SHALL HAVE PERPETUAL VEHICULAR AND PEDESTRIAN ACCESS, ON, OVER AND THROUGH PARCEL "A" TO THE INTERSECTION OF JOG ROAD AND SUMMIT BOULEVARD, PER INTERLOCAL GOVERNMENTAL AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 9235, PAGE 1253, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. PARCELS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PARCELS B & C, IS SUBJECT TO THAT CERTAIN LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10517, PAGE 1908 OF THE PUBLIC RECORDS IN AND FOR PALM BEACH COUNTY, FLORIDA.

3. PARCEL D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE RECREATION AND PRIVATE CIVIC PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

4. PARCELS E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, PERIMETER WALLS, FENCING AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

5. PARCELS G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

6. 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.

7. THE 5' LIMITED ACCESS EASEMENTS, AS 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.

8. THE 20' LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

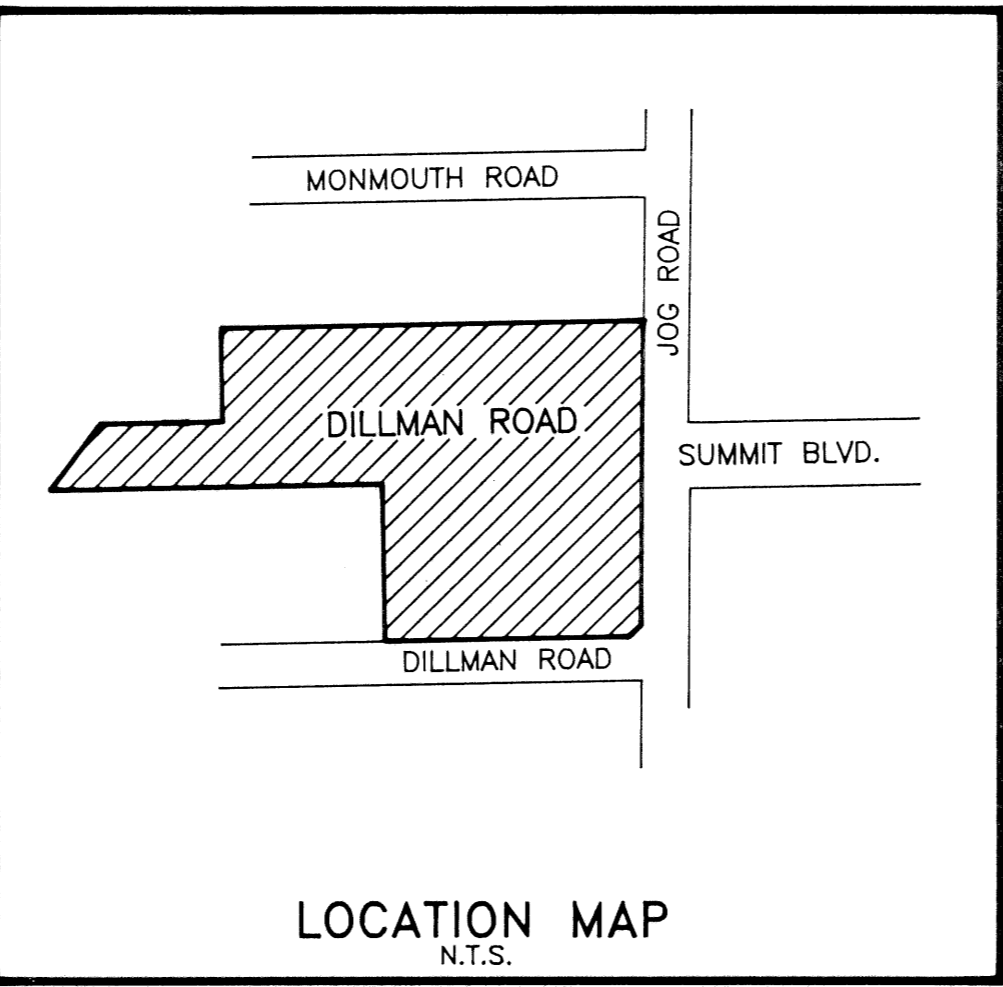
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE ACCESS EASEMENTS,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

9. THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

10. THE RIGHT-OF-WAY BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

11. THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.



IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, SGB AT DILLMAN FARMS, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 30 DAY OF JULY, 1998.

DILLMAN FARMS ASSOCIATES,
A FLORIDA GENERAL PARTNERSHIP
SGB AT DILLMAN FARMS, INC.,
A FLORIDA CORPORATION, PARTNER
WITNESS: *Lisett Fernandez*
WITNESS: *Thomas B. Williams*
MILTON A. BLOOM
PRESIDENT

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PASADENA AT DILLMAN FARMS, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 31 DAY OF JULY, 1998.

PASADENA AT DILLMAN FARMS, INC.,
A FLORIDA CORPORATION, PARTNER
WITNESS: *Robert Miller*
WITNESS: *John D. Parsons*
ROBERT MILLER
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MILTON A. BLOOM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Milton Bloom* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF SGB AT DILLMAN FARMS, INC., 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 31st DAY OF JULY, 1998.
Commissioner # 0722268
MY COMMISSION EXPIRES: APRIL 17, 2002
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT MILLER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Robert Miller* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF PASADENA AT DILLMAN FARMS, INC., 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 31st DAY OF July, 1998.
Commissioner # 0722268
MY COMMISSION EXPIRES: APRIL 17, 2002
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EDWARD H. GILBERT, 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 DILLMAN FARMS ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 7/31/98
EDWARD H. GILBERT
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR NO. 170575

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE DILLMAN FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION 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 30 DAY OF July, 1998.

DILLMAN FARMS COMMUNITY ASSOCIATION, INC.,
A FLORIDA CORPORATION
WITNESS: *Lisett Fernandez*
WITNESS: *Thomas B. Williams*
MILTON A. BLOOM
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MILTON BLOOM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Milton Bloom* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF DILLMAN FARMS COMMUNITY ASSOCIATION, INC., 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 31st DAY OF JULY, 1998.
Commissioner # 0722268
MY COMMISSION EXPIRES: APRIL 17, 2002
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 ON OFFICIAL RECORD BOOK 10211, PAGE 780, 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 VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF JULY, 1998.

CITY NATIONAL BANK OF FLORIDA, NATIONAL BANKING CORP.
WITNESS: *Charles Torres*
WITNESS: *Barry R. Stempel*
CHARLES TORRES
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARRY R. STEMPEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Barry R. Stempel* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT, OF CITY NATIONAL BANK OF FLORIDA, NATIONAL BANKING 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 31st DAY OF July, 1998.
Commissioner # 0735052
MY COMMISSION EXPIRES: 7/4/02
NOTARY PUBLIC

TABULAR DATA

PETITION NUMBER	DRC/COZ 95-45
TOTAL AREA	11.628 ACRES
UNITS	32
DENSITY	2.75 UNITS PER ACRE

LEGEND

- C.B. -- DENOTES CHORD BEARING
- -- DENOTES PERMANENT REFERENCE MONUMENT, PSM 5158
- -- DENOTES PERMANENT CONTROL POINT, PLS 5158
- △ -- DENOTES DELTA ANGLE
- R -- DENOTES RADIUS
- L -- DENOTES ARC LENGTH
- L.M.E. -- DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. -- DENOTES NOT TO SCALE
- O.R.B. -- DENOTES OFFICIAL RECORD BOOK
- P.S. -- DENOTES PAGES
- P.R.M. -- DENOTES PERMANENT REFERENCE MONUMENT
- TYP. -- DENOTES TYPICAL
- R.O.W. -- DENOTES RIGHT-OF-WAY
- U.E. -- DENOTES UTILITY EASEMENT
- P.S.M. -- DENOTES PROFESSIONAL SURVEYOR & MAPPER
- L.B. -- DENOTES LANDSCAPE BUFFER
- U.E. -- DENOTES UTILITY EASEMENT
- L.A.E. -- DENOTES LIMITED ACCESS EASEMENT
- PCP -- DENOTES PERMANENT CONTROL POINT
- RRME -- DENOTES ROOF OVERHANG & RECIPROCAL MAINTENANCE EASEMENT
- P.B. -- DENOTES PLAT BOOK
- P.O.B. -- DENOTES POINT OF BEGINNING
- P.O.C. -- DENOTES POINT OF COMMENCEMENT
- C.D. -- DENOTES CHORD DISTANCE

APPROVALS

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 19 DAY OF July, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.
BY: *George F. Webb, P.E.*
GEORGE F. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH FOR THE EAST ZONE OF FLORIDA AND ARE BASED ON THE MONUMENTED LINE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 00°16'10" WEST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES AND ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, ON THE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SECTION. THE STATE PLANE COORDINATES SHOWN HEREON, FOR THE PERMANENT REFERENCE MONUMENTS, ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS WHICH EXCEED THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR COMMERCIAL HIGH RISK SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SCALE FACTOR USED FOR STATE PLANE COORDINATES IS 1.000030512

7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIST. FORM OF THE PLAT.

SURVEYOR'S 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; 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") AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.
DATE: 8-3-98
JOHN H. MANUCY JR., P.S.M.
FLORIDA CERTIFICATE NO. 5158
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA
FORD, ARMENTEROS & MANUCY, INC.
2827 EXCHANGE COURT, SUITE D
WEST PALM BEACH, FLORIDA 33409
561-689-1305

SUBDIVISION - Dillman Road
BOOK 80 PAGE 80
FLOOD MAP # 1604
FLOOD ZONE B
QUAD # 32
SE -
ZIP CODE 33415
PUD NAME Dillman Road

