

DRAWING NUMBER
38-60

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TOTAL CURVE DATA

Curve	Δ	R	T	ARC
A	67°00'00"	91.00'	60.23'	106.41'
B	67°12'00"	94.00'	62.45'	110.25'
C	17°45'00"	706.00'	110.24'	216.72'
D	27°21'00"	261.66'	63.67'	124.91'
E	47°51'00"	173.56'	77.00'	144.95'
F	30°06'00"	546.35'	146.91'	287.42'
G	22°48'00"	90.00'	18.15'	35.81'
H	90°00'00"	50.00'	50.00'	78.58'

SEGMENT CURVE DATA

Segment	Δ	R	T	ARC
1	6°49'24"	94.00'	5.60'	11.19'
2	26°46'38"	94.00'	22.37'	43.94'
3	33°35'58"	94.00'	28.38'	55.12'
4	5°56'37"	706.00'	73.10'	73.24'
5	4°14'02"	706.00'	26.10'	52.17'
6	7°34'21"	706.00'	46.72'	93.31'
7	27°21'00"	91.00'	22.14'	43.44'
8	39°39'00"	91.00'	32.81'	62.97'
9	36°52'38"	50.00'	16.67'	32.18'

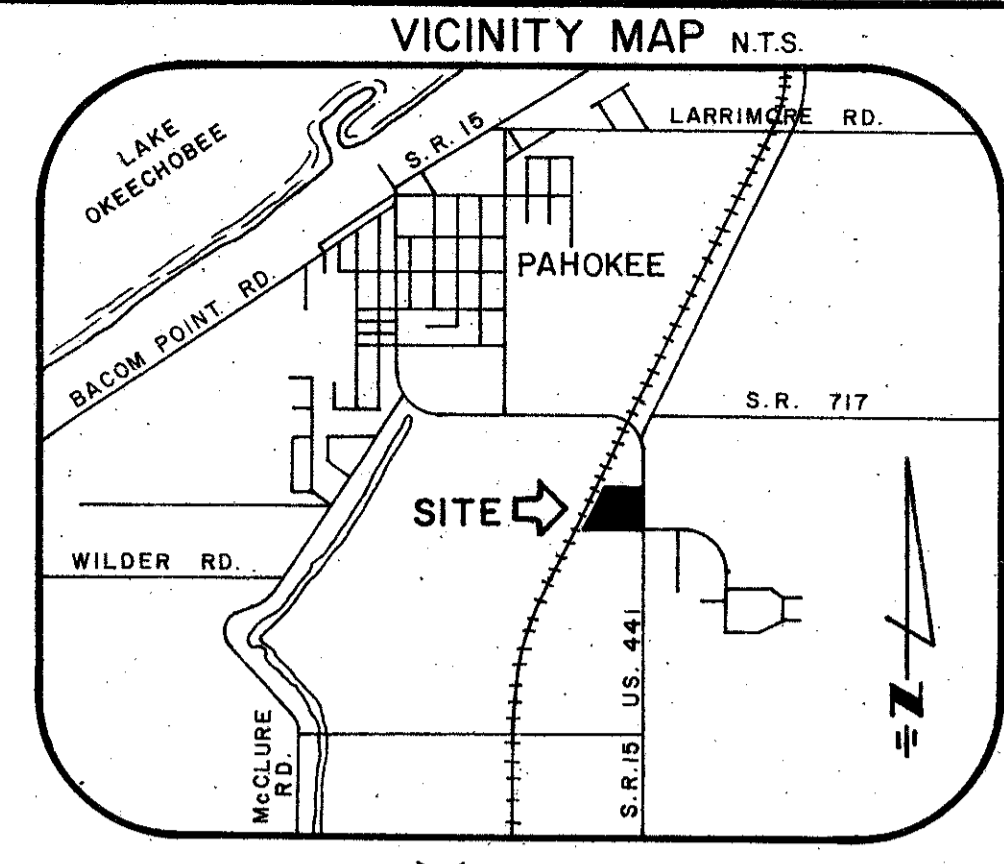
P.U.D. DATA

TOTAL AREA = 565,147 SQ. FT.
BUILDING AREA = 72,301 SQ. FT. (12.8%)
ROADWAY AND PARKING = 107,376 SQ. FT. (19.0%)
OPEN SPACE = 385,470 SQ. FT. (68.2%)
NUMBER OF LIVING UNITS = 87

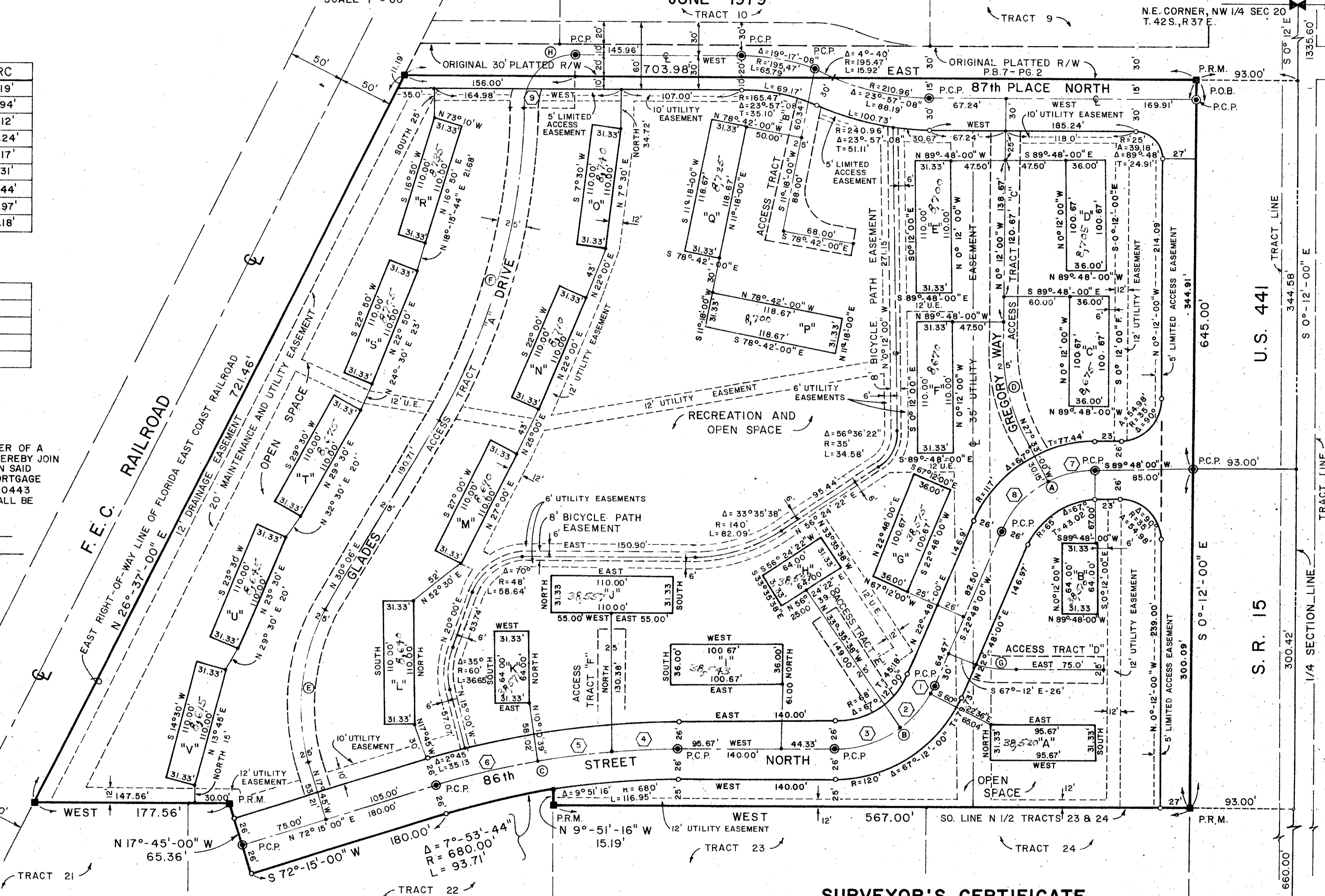
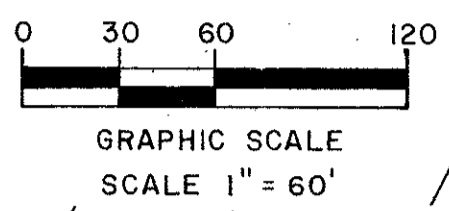
PLAT OF PEE HOKEY P.U.D.

BEING A RE-SUBDIVISION OF TRACTS 21, 22, 23 AND 24 ALL IN THE SUBDIVISION OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 7 AT PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DWIGHT R. WEYANT & ASSOCIATES INC.
ENGINEERS - SURVEYORS - PLANNERS
JUNE 1979



60



MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

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 3050 AT PAGE 0443 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF I CHARLIE B. HUDNICK
DO HERETO SET MY HAND AND SEAL THIS 29th
DAY OF JUNE, 1979.

WITNESSES:
Amelia Hurin
Donna O'Neal

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED Charlie Hudnick TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL
THIS 29th DAY OF JUNE, 1979.

Amelia Hurin
NOTARY PUBLIC
MY COMMISSION EXPIRES:

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, GEORGE HARRIS, 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 PEE HOKEY, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

George Harris
GEORGE HARRIS
DATE: 6/28/79

APPROVALS
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF September, 1979.

BY: Bill Bailey
BILL BAILEY, CHAIRMAN

ATTEST:
JOHN B. DUNKLE, CLERK

BY: Deputy Clerk
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25 DAY OF Sept, 1979.

H.S. Kahlert
H.S. KAHLERT, RE., COUNTY ENGINEER

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED 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.

Dwight R. Weyant
REGISTERED SURVEYOR No. 3142
STATE OF FLORIDA

- NOTES:
1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 6" X 24" CONCRETE MONUMENTS AND ARE DESIGNATED HEREON THUS: ■
 2. BEARINGS CITED HEREON ARE IN A MERIDIAN ASSUMING S 0°-12' E ALONG THE EAST LINE OF NW 1/4 OF SEC. 20, T. 42 S., R. 37 E.
 3. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY.
 4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR ANY TREES OR SHRUBS PLACED ON DRAINAGE AND UTILITY EASEMENTS.
 5. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
 6. PERMANENT CONTROL POINTS TO BE SET ARE DESIGNATED THUS: ⊙
 7. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES OR THEIR OPERATION WITHIN THESE AREAS OF INTERSECTION.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PEE HOKEY, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PEE HOKEY APARTMENTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 37 EAST; THENCE S 0°-12' E ALONG THE EAST LINE OF SAID N.W. 1/4 A DISTANCE OF 1335.60 FEET; THENCE WEST 93.00 FEET TO THE POINT OF BEGINNING; THENCE S 0°-12' E ALONG THE WEST LINE OF S.R. 15 AS IT IS NOW LAID OUT AND IN USE A DISTANCE OF 645.00 FEET; THENCE WEST 567.00 FEET; THENCE N 9°-51'-16" W 151.9 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, THROUGH AN INTERNAL ANGLE OF 7°-53'-44" ALONG AN ARC LENGTH OF 93.71 FEET; THENCE S 72°-15' W 180.00 FEET; THENCE N 17°-45' W 65.36 FEET; THENCE WEST 177.56 FEET TO THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD; THENCE N 26°-37' E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 721.46 FEET; THENCE EAST A DISTANCE OF 703.98 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 12,974 ACRES MORE OR LESS.

ALL IN THE SUBDIVISION OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 2, PALM BEACH COUNTY RECORDS.

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

1. THE ADDITIONAL STREET RIGHT-OF-WAYS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE INTERNAL STREETS AND ACCESS TRACTS AS SHOWN HEREON ARE HEREBY RESERVED BY PEE HOKEY, LTD., ALSO THE RECREATION AND OPEN SPACE AREAS AS SHOWN ARE HEREBY RESERVED BY PEE HOKEY, LTD., UNTIL FORMATION OF A HOMEOWNER'S ASSOCIATION AT WHICH TIME SAID TRACTS AND AREAS SHALL BE CONVEYED TO THE ASSOCIATION. THE ACCESS TRACTS AND RECREATION / OPEN SPACE AREAS SHALL BE THE MAINTENANCE OBLIGATION OF PEE HOKEY LTD., UNTIL CONVEYANCE TO THE HOMEOWNER'S ASSOCIATION.
3. THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, WILLIAM H. ACREE, JR. DO HERETO SET MY HAND AND SEAL THIS 25th DAY OF JUNE, 1979.

Dwight R. Weyant
WITNESS

William H. Acree, Jr.
WILLIAM H. ACREE, JR.
GENERAL PARTNER

Pam S. Yourens
WITNESS

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED WILLIAM H. ACREE, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE GENERAL PARTNER OF PEE HOKEY, LTD., A LIMITED PARTNERSHIP AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE GENERAL PARTNER OF SAID LIMITED PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF JUNE, 1979.

Pam S. Yourens
NOTARY PUBLIC
MY COMMISSION EXPIRES:

0292-300

38/60

THIS INSTRUMENT WAS PREPARED BY
ERNEST E. MITCHELL
OF DWIGHT R. WEYANT & ASSOCIATES, INC.
2889 TENTH AVE. NORTH,
LAKE WORTH, FL. 33461