

39-82

A PLANNED UNIT DEVELOPMENT
GOLDEN LAKES VILLAGE SECTION NINE
 IN SECTION 28 TOWNSHIP 43 SOUTH RANGE 42 EAST
 BEING A REPLAT OF A PART OF TRACTS 8, 9 & 13
 PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45 THRU 54)
 PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 4 SHEETS

SEE REPLAT 40/184

13
 20
 39
 22
 54

DESCRIPTION

A parcel of land lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida, being a part of Tract 8, Tract 9, and Tract 13, Block 3, PALM BEACH FARMS COMPANY PLAT NO. 3, as same is recorded in Plat Book 2, Pages 45 through 54, inclusive; Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southeast corner of Parcel "W", as shown on a map entitled "A Planned Unit Development, Golden Lakes Village, Section Six", recorded in Plat Book 34, Pages 71 and 72, Public Records of Palm Beach County, Florida; run South 30.00 feet (bearing cited herein are in the meridian of said Golden Lakes Village Section Six) to a point in the northerly right-of-way line of a platted road shown on said map and the POINT OF BEGINNING; thence South 00°00'30" West, 1348.59 feet to a point; thence South 89°54'10" West, 660.43 feet to a point; thence South 00°01'00" West, 690.80 feet to a point; thence South 89°54'40" West, 690.53 feet to a point; thence North 00°01'30" East, 690.75 feet to a point of curvature; thence Northerly along the arc of a 1970 foot radius curve concave westerly, having a central angle of 4°37'09", whose long chord bears North 02°17'04" West, a distance of 158.82 feet to a point of reverse curvature; thence Northerly along the arc of a 2030 foot radius curve, concave easterly, whose long chord bears North 02°26'02" West, an arc distance of 153.05 feet to a point tangency; thence North 0°16'27" West, 982.39 feet to a point; thence North 45°10'39" West, 35.42 feet to a point; thence North 00°04'50" West, 30.00 feet to the centerline of GOLDEN RIVER DRIVE; thence North 89°55'10" East, along the same 1393.74 feet to the POINT OF BEGINNING.

CONTAINING 53.218 acres.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FLORIDA PLANNED COMMUNITIES, INC., a Florida Corporation; GLUCKSTERN-TAYLOR ENTERPRISES, a Florida General Partnership; and GOLDEN LAKES TEMPLE, a Florida Corporation, owners of the lands shown hereon as GOLDEN LAKES VILLAGE SECTION NINE and as described hereon have caused the same to be surveyed and platted as shown hereon.

Roads (Parcel 1 and Parcel 2), as shown hereon, are hereby granted to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. for its perpetual non-exclusive use, and shall be maintained by said Association as required by documents recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, Official Record Book 2823, Pages 634 and 663, respectively. The roadway, drainage, utility easements and the areas within which the utilities will be installed under the said roads and Parcels 1 and 2 are hereby dedicated to the perpetual use of the Public for utility and drainage purposes. The private roads and roadway easements shown hereon may be used by the U. S. Postal Authority, Fire and Police Departments and other Governmental or Quasi-Governmental Agencies and their agents and employees while engaged in their respective official functions.

The Water Management Tracts shown hereon as Parcel "W", are hereby dedicated to the GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC. for proper purposes and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above named corporations and partnership have caused these presents to be signed by its VICE PRESIDENT, its PARTNER and its PRESIDENT, and attested to by its ASSISTANT SECRETARY, its SECRETARY, and its SECRETARY, and their corporate seals to be affixed hereto, this 28 day of JANUARY, A. D. 1980.

FLORIDA PLANNED COMMUNITIES, INC.,
 a Corporation of the State of Florida

ATTEST: Beatrice Grassing
 Beatrice Grassing
 Assistant Secretary

By: Murray Fields
 Murray Fields
 Vice President

GLUCKSTERN-TAYLOR ENT.,
 a Florida General Partnership

ATTEST: Jack Taylor
 Jack Taylor
 Partner

By: Jack Taylor
 Jack Taylor
 Partner

GOLDEN LAKES TEMPLE, INC.,
 a Florida Corporation

ATTEST: William Nash
 William Nash
 President

By: William Nash
 William Nash
 President

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared MURRAY FIELDS AND BEATRICE GRASSING to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as VICE PRESIDENT and ASSISTANT SECRETARY of FLORIDA PLANNED COMMUNITIES, INC., a corporation, and they 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 28 day of January, A.D. 1980

By: Frank Wilson
 Notary Public

My Commission Expires: 2/25/80

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared JACK TAYLOR, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as GENERAL PARTNER of GLUCKSTERN-TAYLOR ENT., a Florida General Partnership, and he acknowledged to and before me that he executed such instrument as such officer of said partnership and that the seal affixed to the foregoing instrument is the partnership seal of said partnership and that it was affixed to said instrument by due and regular partnership authority and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal, this 28th day of JANUARY, A.D. 1980.

By: Jack Taylor
 Notary Public

My Commission Expires: 4/2/80

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared WILLIAM NASH AND MILLIE SCHOGGERS to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY of GOLDEN LAKES TEMPLE, INC., a corporation, and they 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 28 day of January, A.D. 1980

By: Frank Wilson
 Notary Public

My Commission Expires: 2/25/80

P.U.D. DATA

TOTAL AREA - 53.218 Ac
 WATER AREA - 19.1 Ac
 TOTAL UNITS - 302 Units
 DENSITY - 5.67 DU/Ac

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, HAROLD ZINN, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in Florida Planned Communities, Inc. that the current taxes have been paid.

Date: Jan. 28, 1980 By: Harold Zinn

COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 4 day of MARCH, A.D. 1980

By: Herbert E. Kamler
 Herbert E. Kamler, Engineer
 Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA



This plat is hereby approved for record this 4 day of MARCH, A.D. 1980

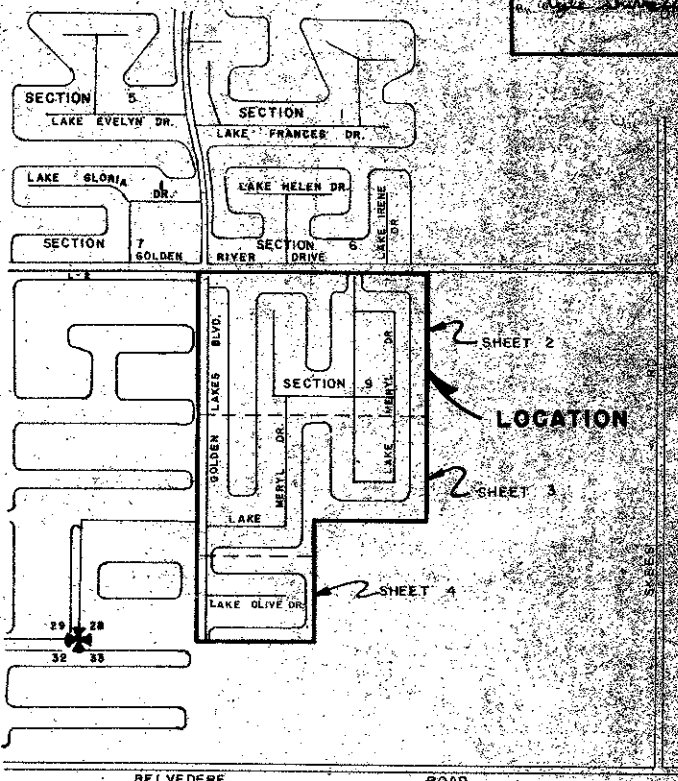
By: Luigi Vesilic
 Chairman
 Board of County Commissioners

ATTEST: John P. Duff CLERK
 BOARD OF COUNTY COMMISSIONERS

By: John P. Duff
 Deputy Clerk

NOTES

- Permanent Reference Monuments (P.R.M.'s) are designated thus: 
- Permanent Control Points (P.C.P.'s) are designated thus: 
- Bearings and coordinates cited hereon are in the meridian and coordinate system of GOLDEN LAKES VILLAGE SECTION SIX, (Plat Book 34, Pages 71 and 72).
- Section lines passing through the plat are, by survey, not readily determinable and are not shown. Ties to original tract line of PALM BEACH FARMS COMPANY PLAT NO. 3 (Plat Book 2, Page 45) are shown in their stead.
- There shall be no buildings or any kind of construction, placed on utility or drainage easements.



LOCATION MAP

0251-308

SURVEYOR'S CERTIFICATION

I hereby 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 and that (P.C.P.'s) Permanent Control Points will be established in accordance with the guarantees posted with PALM BEACH COUNTY, FLORIDA Chapter 177, Florida Statutes, as amended and ordinances of the PALM BEACH COUNTY, FLORIDA.

Date: FEBRUARY 20, 1980 By: Lawrence Matthews, P.E.
 Lawrence Matthews, P.E.
 Florida Cert. No. 2204

This instrument was prepared by Robert E. Owen & Associates, Inc. Engineers, Planners, Surveyors
 West Palm Beach, Florida

Field Book No.	Page	ROBERT E. OWEN & ASSOCIATES, INC.	79-1069
Design		ENGINEERS - PLANNERS - SURVEYORS	NONE
Drawn		WEST PALM BEACH, FLORIDA	SEPT. 80
Checked			
Approved			

GOLDEN LAKES VILLAGE
SECTION NINE
 SHEET 1 OF 4 SHEETS