

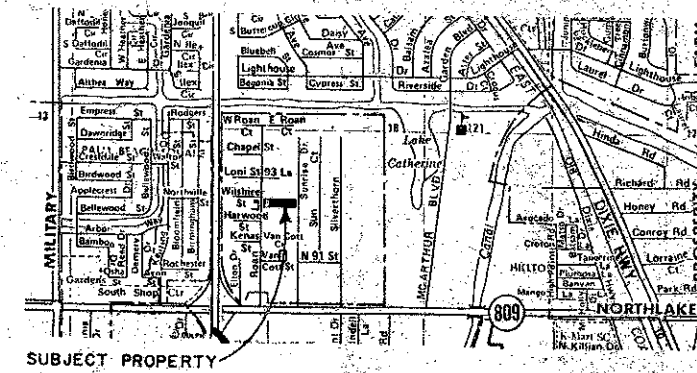
40-5

PLAT OF

# ACACIA GARDENS

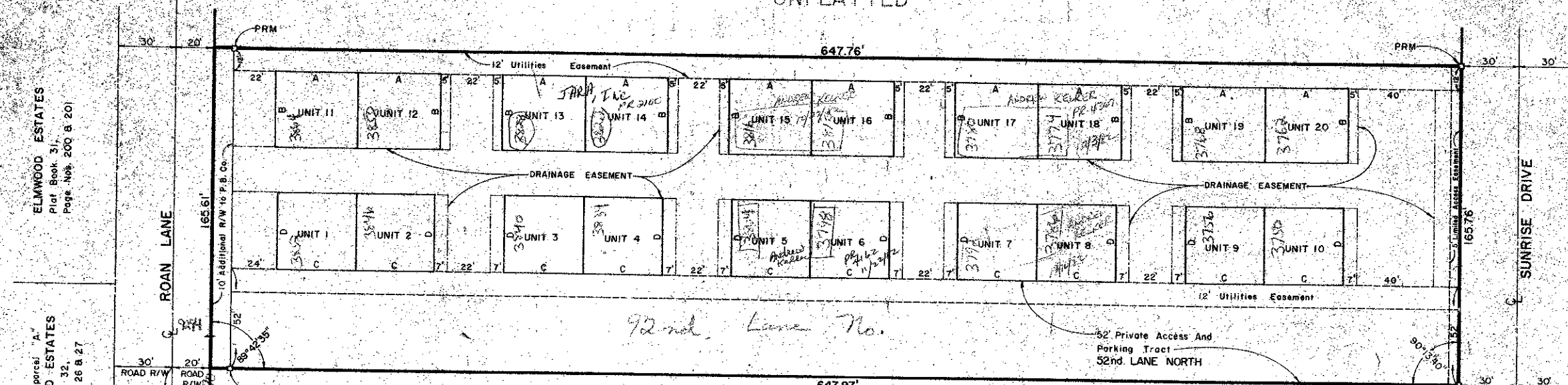
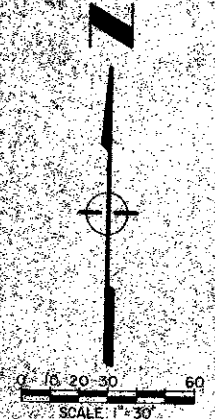
SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

"B"



5

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:10 AM  
on the 19th day of JUNE  
1980 and duly recorded in that the  
40 5  
JOHN B. DUNKLE, Clerk of the County Court  
by *Kyle S. ...*



### LEGEND

- "A" DIMENSION = 43'
- "B" DIMENSION = 38'
- "C" DIMENSION = 41'
- "D" DIMENSION = 40'

### NOTE

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that KATY DEVELOPMENT CORP., INC., a Florida corporation, owner of the land shown hereon, being in Section 18, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as ACACIA GARDENS, being more particularly described as follows:

The Northern half portion of all that certain lot or piece of ground situated and lying and being in the County of Palm Beach, State of Florida, description of entire lot being as follows to wit: The South 1/2 of the southeast quarter of the Northwest quarter of the Southwest quarter less the South 40 feet, and less the West 20 feet for road right of way and the South 40 feet of the North 1/2 of the Southeast quarter of the Northwest quarter of the Southwest quarter, less the West 20 feet for road right of way, all in Section 18, Township 42, South, Range 43 East.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Right-of-way  
Additional road right-of-way, as shown, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
2. Private Access and Parking  
That tract for private access and parking as shown is hereby dedicated to the ACACIA GARDENS, INC. HOMEOWNERS ASSOCIATION and is the perpetual maintenance obligation of said association.
3. Easements:
  - a. Utility and Drainage Easements-The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
  - b. Limited Access Easements-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, the above-named corporation has caused these and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30th day of JAN, 1980.

KATY DEVELOPMENT CORP., INC., a corporation of the State of Florida  
By: *Gene R. Tylander*, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared GENE R. TYLANDER and ROBERT CRAMBERLAIN, 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 KATY DEVELOPMENT CORP., INC., a corporation, and severally acknowledged to me 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 3rd day of January, 1980.

*John S. ...*  
Notary Public

My commission expires: 7/26/82

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, *John B. Dunkle*, agent and authorized signature for Commonwealth Land Title and Insurance Company in the State of Florida hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested to KATY DEVELOPMENT CORP., INC., a Florida corporation; that the current taxes have been paid; and that I find that the property is free of encumbrances.

### 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 Permanent Reference Monuments have been placed as required by law, and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes as amended.

*Norman H. Gumpel*  
Norman H. Gumpel 1480  
Registered Land Surveyor  
No. 1413  
State of Florida

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 19th day of June, 1980.

By: *Dennis P. Koehler*, Chairman

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: *H.F. Kahlert*  
H.F. Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS  
By: *John B. Dunkle*  
Deputy Clerk

This instrument was prepared by:  
Stephen J. Genbrink  
HUTCHCOX ENGINEERS, INCORPORATED  
1201 Belvedere Road  
West Palm Beach, Florida 33405