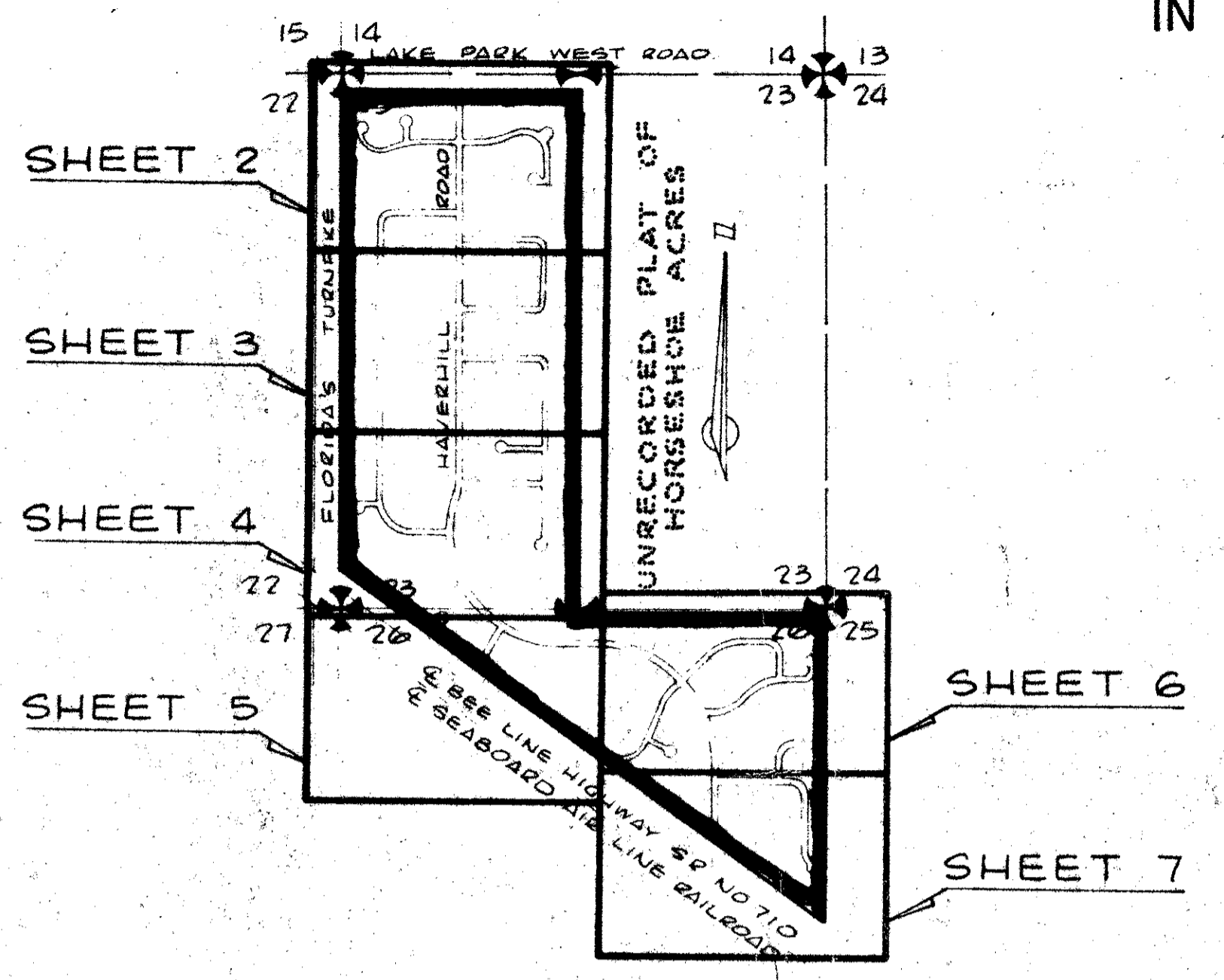


41-193

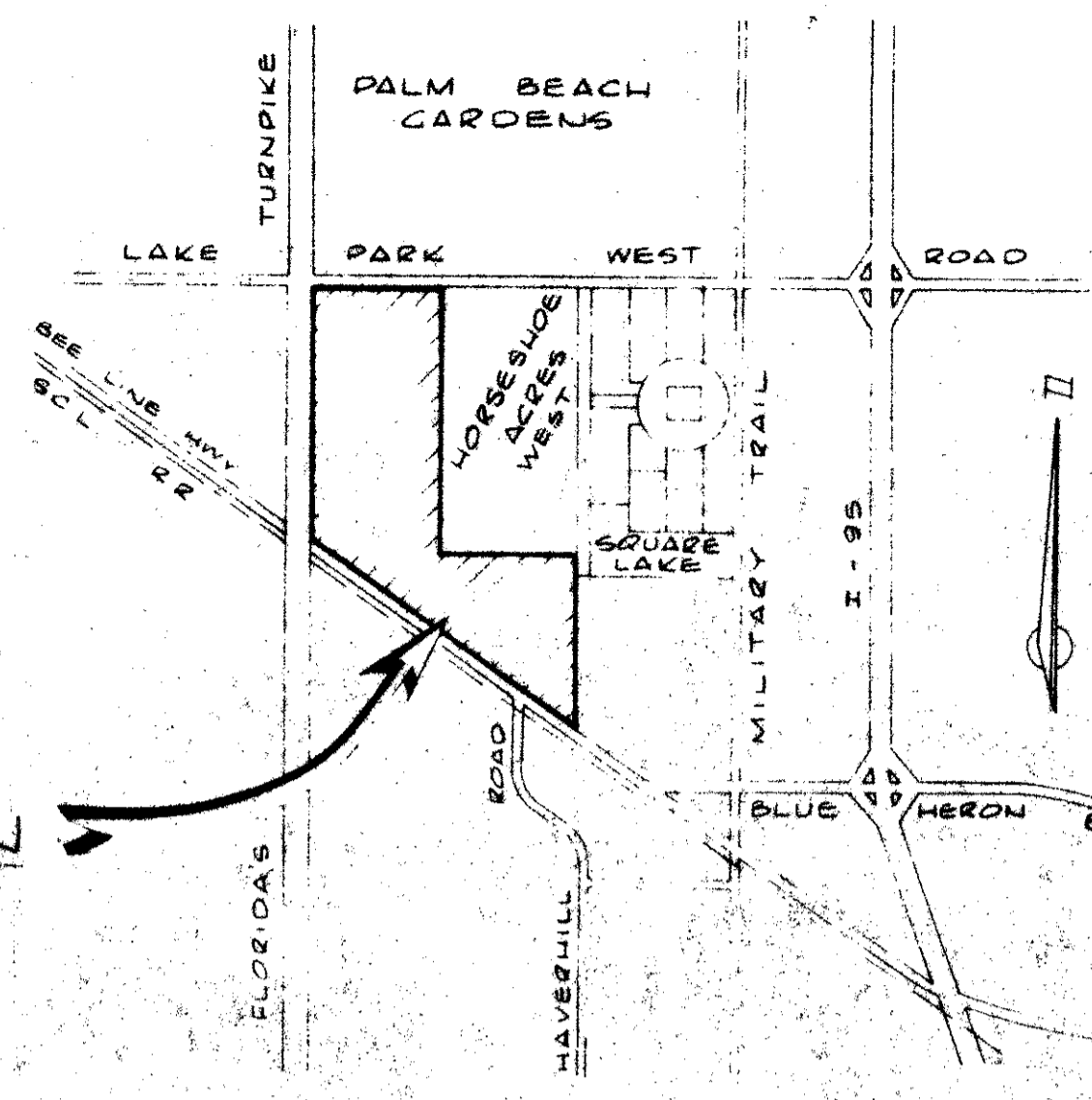
REPLAT OF THE PLAT OF HORSESHOE ACRES WEST

A PLANNED UNIT DEVELOPMENT
IN SECTIONS 23 AND 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST
BEING A REPLAT OF PLAT OF HORSESHOE ACRES WEST
PLAT BOOK 34, PAGES 49 THROUGH 55
PALM BEACH COUNTY, FLORIDA
IN 7 SHEETS - SHEET 1 OF 7

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KEY MAP
SCALE 1"=1500'



LOCATION MAP
SCALE 1/2"=1 MILE

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on this 5th day of March 1981 and duly recorded in Plat Book 41 on page 193-199
JOHN B. DUNKLE, Clerk of Court
By *Life Shreffler*

A certain 494.0935 acre parcel of land lying in Sections 23 and 26, Township 42 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the point of intersection of the West Line of the Southwest Quarter (SW 1/4) of said Section 23, said line being also the easterly right-of-way line of the Sunshine State Parkway (bearings cited herein are in a meridian assuming North 01°46'52" East along said line as called for on the Right-of-Way Map of Section Four of said Sunshine State Parkway) with the Northerly Right-of-Way line of that certain 200 foot wide Beeline Highway (State Road No. 710) as same is shown and recorded in Road Plat Book 2 at Pages 129 through 153, inclusive, Public Records of Palm Beach County, Florida; and from said POINT OF BEGINNING run, by the following numbered courses:

- North 01°46'52" East, along the said West Line of the Southwest Quarter (SW 1/4) of Section 23, 2344.91 feet, more or less, to the West Quarter Corner of said Section 23; thence...
- North 01°45'34" East, along the West Line of the Northwest Quarter (NW 1/4) of said Section 23 and continuing along the aforementioned easterly right-of-way line of the Sunshine State Parkway, 2455.59 feet, more or less, to a point in the southerly line of that certain right-of-way of Lake Park West Road, said southerly line being also the South line of the North 157.45 feet of said Section 23; thence...
- South 88°08'32" East, running along the said South Line of the North 157.45 feet of Section 23 and along the said southerly right-of-way line of Lake Park West Road, 200.79 feet; thence...
- North 86°08'46" East, continuing along the said southerly right-of-way line of Lake Park West Road, 502.41 feet, more or less, to a point in the South line of the North 157.45 feet of said Section 23; thence...
- South 88°08'32" East, running along the said South Line of the North 107.45 feet of Section 23 and continuing along the said southerly right-of-way line of Lake Park West Road, 1950.21 feet, more or less, to a point in the North-South Quarter Section Line of said Section 23; thence...
- South 01°53'27" West, along the said North-South Quarter Section Line, 5202.31 feet, more or less, to the Northwest Corner of the Northeast Quarter (NE 1/4) of said Section 26; thence...
- South 87°57'24" East, along the North Line of the said Northeast Quarter (NE 1/4) of Section 26 a distance of 2640.10 feet, more or less, to the Northeast Corner of said Section 26; thence...
- South 02°01'30" West, along the East Line of said Section 26, 2643.66 feet, more or less, to the Quarter Corner in the said East Line of Section 26; thence...
- North 88°02'07" West, running along the East-West Quarter Section Line of said Section 26, 50.00 feet, more or less, to a point in the West Line of the East 50 feet of said Section 26; thence...
- South 02°01'30" West, along the said West Line of the East 50 feet of Section 26, a distance of 628.80 feet, more or less, to a point in the aforementioned northerly right-of-way line of the Beeline Highway; thence...
- North 53°18'44" West, along the said Northerly right-of-way line of the Beeline Highway, 6360.58 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 494.0935 acres.

DEDICATION & RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS the THE LAKE PARK CORPORATION, a Florida Corporation, owner of the lands shown hereon as REPLAT OF THE PLAT OF HORSESHOE ACRES WEST, and as described hereon, being in Sections 23 and 26, Township 42 South, Range 42 East, Palm Beach County, Florida, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

- STREETS**
The streets and TRACTS S-1 and S-2 as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
- EASEMENTS**
 - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction, operation and maintenance of utility and drainage facilities.
 - The Access Control Easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.
 - The Recreational easements shown hereon are hereby dedicated to the HORSESHOE WEST CLUB, INC., its successors and assigns for recreational purposes and the use and enjoyment of the owners of the residential lots shown hereon and their guests and invitees and are the perpetual maintenance obligation of said Club.
 - The Buffer easements, as shown hereon, are hereby dedicated to the HORSESHOE WEST CLUB, INC., its successors and assigns, for the use and enjoyment of the owners of the residential lots as shown hereon, for the purpose of open space, and are the perpetual maintenance obligation of said Club.
- WATER MANAGEMENT TRACTS AND DRAINAGE RIGHTS-OF-WAY**
The water management tracts and drainage rights-of-way, shown hereon as Tracts D-1 through D-5 inclusive, are hereby dedicated in fee simple to the Northern Palm Beach County Water Control District and are the perpetual maintenance obligation of said District.
- RECREATION AREA**
Tract D-6 and Tract B as shown hereon, are hereby dedicated to the HORSESHOE WEST CLUB, INC., its successors and assigns for the use and enjoyment of the owners of the residential lots as shown hereon, and their guests or invitees and are the perpetual maintenance obligation of said Club.
- OTHER TRACTS**
 - Tract A, as shown hereon, is hereby reserved for commercial purposes.
 - Tract C as shown hereon is hereby dedicated to the OLD DIXIE FIRE CONTROL TAX DISTRICT NO. 2.

IN WITNESS WHEREOF the above named Corporation has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 18th day of February, A.D. 1981.

THE LAKE PARK CORPORATION, a corporation of the State of Florida
By: *William E. Finley*
William E. Finley, President

ATTEST:
George E. Weaver
George E. Weaver, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared William E. Finley and George E. Weaver to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of the above named THE LAKE PARK CORPORATION; and they severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, 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 18th day of February, 1981.

Elizabeth LeMonte
Notary Public

My Commission Expires: August 29, 1983

NOTES

- Building setback lines shall be as follows: 30 feet from street lines; 20 feet from side lot lines and 40 feet from rear lot lines, whereby corner lots shall be considered as having at least one side lot line and one rear lot line; OR as required by Palm Beach County Zoning Regulations, if said Regulations are more restrictive than the just cited setbacks.
- Permanent Reference Monuments denoted thus: -R- PRM. Permanent Control Points denoted thus: -C-.
- Bearings cited herein are in a meridian assuming North 01°46'52" East along the West Line of the Southwest Quarter of Section 23, Township 42 South, Range 42 East.
- There shall be no buildings or other structures placed on utility easements, drainage easements, Recreational Ingress/Egress easements and Buffer easements. There shall be no trees or other shrubs placed in utility easements, drainage easements and Recreational easements which will interfere with the construction, maintenance of operation of drainage and utility facilities.
- 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. U.E. denotes utility easements. D.F. denotes drainage easements.

P.U.D. INFORMATION

Description	Area (Acres)	Percent Of Total
1. P.U.D. Gross Density (Max.)...0.6 Du/Ac		
2. Total Acreage.....	494.09	100.0
3. Water Bodies.....	45.7	9.2
4. Recreation Area.....	6.94	1.4
5. Government Service Area.....	1.45	0.3
6. Commercial Area.....	3.71	0.8
7. Open Space.....	380.0	76.9
8. Number of Single Family Residential Lots.....	324	
9. Density.....	0.66 Du/Ac.	

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Steven Cohen, 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 in THE LAKE PARK CORPORATION, a Florida Corporation; that the current taxes have been paid and that the property is free of encumbrances.

DATE: February 18, 1981
Steven Cohen
Steven Cohen, Attorney At Law

COUNTY APPROVALS

This plat is hereby approved for record, this 18th day of February, A.D. 1981.

BY: *Herbert F. Kahlert*
Herbert F. Kahlert, P.E., County Engineer

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 18th day of February, A.D. 1981.

BY: *Frank Foster*
Frank Foster, Chairman
Board of County Commissioners

ATTEST: John A. Dunkle, CLERK

BOARD OF COUNTY COMMISSIONERS
By: *John A. Dunkle*
Deputy Clerk

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the plat shown hereon is a true and correct presentation of a survey made under my responsible direction and vision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) placed as required by law and Permanent Control Points (P.C.P.'s) be set under the guarantees posted in a Performance Bond with the County Commissioners, Palm Beach County, Florida, and the improvements and I further certify that the survey complies with all the requirements of Chapter 177 Florida Statutes, as amended Ordinances of Palm Beach County, Florida.

DATE: FEBRUARY 25, 1981
Lawrence A. Matthes
Lawrence A. Matthes, P.E., S.
Fla. Certificate No. 2244
This instrument was prepared by Lawrence A. Matthes in the office of E. OWEN & ASSOCIATES, INC., 2300 Fla-Rango Road, West Palm Beach, Florida, 33409.

TURNOUT REQUIRED DO NOT ENCROACH AND EASEMENTS.

Field Book
No. L-78 Pg. 40
Design
J.C. YESTE
Drawn
M. SIKORA
Checked
P. KRICK

ROBERT E. OWEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
WEST PALM BEACH
FLORIDA

REPLAT OF THE PLAT OF HORSESHOE ACRES WEST

Job No. 81-
Scale AS
Date FEB
Sheet of 7
File No. BF-2

HC 316
CF 75P23