

42/180

HIGH POINT OF DELRAY WEST PLAT NO. 3

180

A REPLAT OF PHEASANT RUN (P B 33 P.8) & A PART OF SECTION 11 & 14
T 46 S, R 42 E, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HIGH POINT OF DELRAY BUILDERS INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11 & 14, T46S, R42E, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "HIGH POINT OF DELRAY WEST PLAT NO. 3" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PARCEL OF LAND KNOWN AS PHEASANT RUN AS RECORDED IN PLAT BOOK NO. 33 PAGE NO. 8, ACCORDING TO THE PLAT THEREOF ON FILE IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S 89°05'56"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°05'56"W, A DISTANCE OF 1283.34 FEET; THENCE S 00°01'50"W, A DISTANCE OF 700.87 FEET; THENCE S 88°56'39"W, A DISTANCE OF 165.00 FEET; THENCE S 00°02'12"W, A DISTANCE OF 167.74 FEET; THENCE N 89°58'10"W, A DISTANCE OF 370.00 FEET; THENCE N 47°29'41"W, A DISTANCE OF 159.22 FEET; THENCE N89°54'14"W, A DISTANCE OF 640.00 FEET; THENCE N0°05'46"E, A DISTANCE OF 741.76 FEET; THENCE N0°05'07"W, A DISTANCE OF 673.83 FEET; THENCE N 89°09'42"E, A DISTANCE OF 2516.13 FEET; THENCE S 0°19'42"E, A DISTANCE OF 641.03 FEET; THENCE N89°05'56"E, A DISTANCE OF 24.75 FEET; THENCE S45°19'42"E, A DISTANCE OF 35.53 FEET; THENCE N89°05'56"E, A DISTANCE OF 10.00 FEET; THENCE S0°19'42"E, A DISTANCE OF 4.75 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. ROADS:

A. TRACT "A" AS SHOWN HEREON AND TRACT "C" AS SHOWN HEREON AND AS RECORDED AS A PART OF PHEASANT RUN IN PLAT BOOK NO. 33 PAGE NO. 8, ARE BOTH RESERVED FOR PRIVATE ROADS PURPOSES AND ARE HEREBY DEDICATED IN PERPETUITY TO HIGH POINT OF DELRAY WEST MASTER ASSOCIATION INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

B. ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON, FOR MILITARY TRAIL IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

C. TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

A. THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND THE DRAINAGE FACILITIES.

B. TRACT "A" AS SHOWN HEREON IS HEREBY DECLARED TO BE DRAINAGE AND UTILITY EASEMENTS, THE WATER MANAGEMENT TRACT (L) SHOWN HEREON IS HEREBY DECLARED TO BE DRAINAGE EASEMENT.

C. 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.

3. CANAL:

A. THE CANAL RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO THE LAKE WORTH DRAINAGE DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKE WORTH DRAINAGE DISTRICT.

4. WATER MANAGEMENT TRACT:

A. THE WATER MANAGEMENT TRACT (L) IS HEREBY DEDICATED TO "HIGH POINT OF DELRAY WEST MASTER ASSOCIATION, INC." FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. RECREATION AREA:

A. TRACT R-3 AS SHOWN HEREON IS RESERVED FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF "HIGH POINT OF DELRAY WEST CONDOMINIUM ASSOCIATION SECTION 3, INC."

IN WITNESS WHEREOF, THE ABOVE MENTIONED 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 7th DAY OF January 1983

HIGH POINT OF DELRAY BUILDERS INC.
A CORPORATION OF THE STATE OF FLORIDA

BY: Stanley G. Tate
STANLEY G. TATE, PRESIDENT

ATTEST: J. Kenneth Tate
J. KENNETH TATE, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

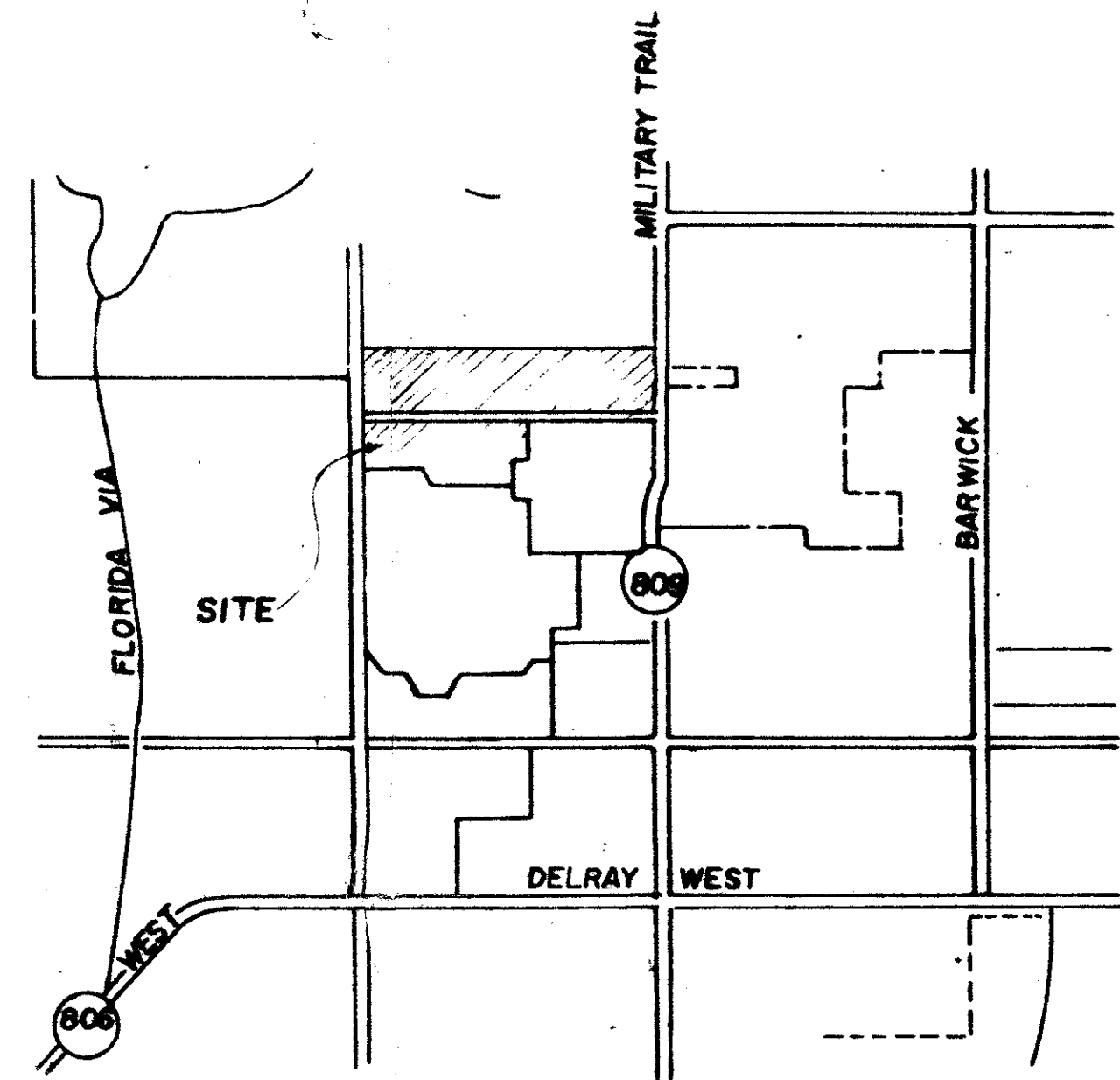
BEFORE ME PERSONALLY APPEARED STANLEY G. TATE AND J. KENNETH TATE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF HIGH POINT OF DELRAY BUILDERS INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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 SEAL THIS 7 DAY OF January 1983

MY COMMISSION EXPIRES 1-17-81

Anna Marie S. Brown
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY JOSEPH M. TUCKER, P.L.S. IN THE OFFICE OF ENVIROCIIVIL ENGINEERING CORPORATION, 95 MERRICK WAY, SUITE 103, CORAL GABLES, FLORIDA 33134.



P.U.D. TABULATION

TOTAL ACREAGE (NOT INCLUDING CANALS)	59.21 ACRES
TOTAL RESIDENTIAL AREA	53.30 ACRES
PARK & RECREATION AREA	2.00 ACRES
LAKE AREA	2.00 ACRES
BUILDING COVERAGE	11.32 ACRES
STREET AREA	8.45 ACRES
NUMBER OF UNITS	3.88 UNITS
DENSITY	6.55 UNITS/ACRE

SURVEYOR'S NOTE:

1. THERE SHALL BE NO BUILDING OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED UPON THE EASEMENTS.
2. INDICATE PERMANENT REFERENCE MONUMENTS
3. INDICATE PERMANENT CONTROL POINTS
4. DRIVEWAYS, AND PARKING AREAS AND ALL OTHER COMMON AREAS SHALL BE DESCRIBED IN THE CONDOMINIUM DOCUMENTATION AND MASTER ASSOCIATION DOCUMENTATION FOR HIGH POINT OF DELRAY WEST.

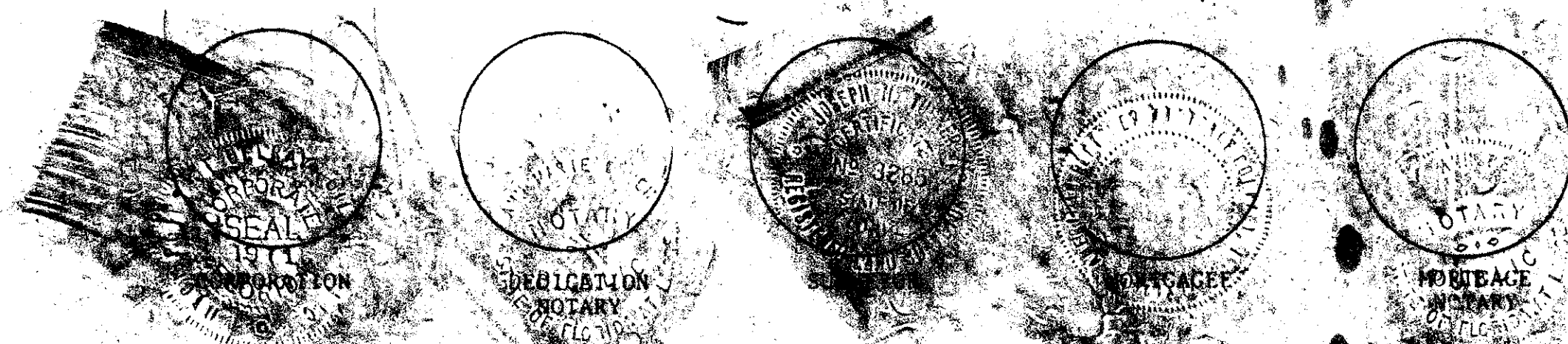
BEARING NOTE:

THE NORTH LINE OF SECTION 14, T46S, R42E, IS ASSUMED TO BE S 89° 05'56"W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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 AND FURTHER (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AS REQUIRED BY LAW, 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

Joseph M. Tucker
JOSEPH M. TUCKER P.L.S.# 3285
STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF Palm Beach

WE, American Fidelity Title Co., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO HIGH POINT OF DELRAY BUILDERS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT. THIS July 1981

Michael Chy Conitt

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Broward

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 ORB 2982, AT PAGE 1018 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 PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL AFFIXED HERON, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 29th DAY OF December, 1980

American Fidelity Title Co.
CORPORATION OF THE STATE OF INDIANA
BY: Lawrence A. Mullins
VICE PRESIDENT

WITNESS Charles W. ...
Anna E. ...

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Broward

LAURENCE A. MULLINS

BEFORE ME PERSONALLY APPEARED LAURENCE A. MULLINS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF American Fidelity Title Co., A CORP., AND 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 29th DAY OF December 1980

MY COMMISSION EXPIRES 11-25-83

Mary Anna Parley
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July 1981

BY: Frank H. Foster, Jr.
FRANK H. FOSTER, JR.
CHAIRMAN

0254-300

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF July 1981

BY: John B. Dunkle
JOHN B. DUNKLE
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: John B. Dunkle
DEPUTY CLERK

High Point of Delray West #3

ENVIROCIIVIL ENGINEERING CORP.
CONSULTING AND ENVIRONMENTAL ENGINEERS
95 MERRICK WAY, CORAL GABLES, FLORIDA 33134

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