

45/41

A PLANNED UNIT DEVELOPMENT

# GOLDEN LAKES VILLAGE SECTION ELEVEN-B

IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
BEING A REPLAT OF A PORTION OF TRACT 9, BLOCK 3, PALM BEACH FARMS  
COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)

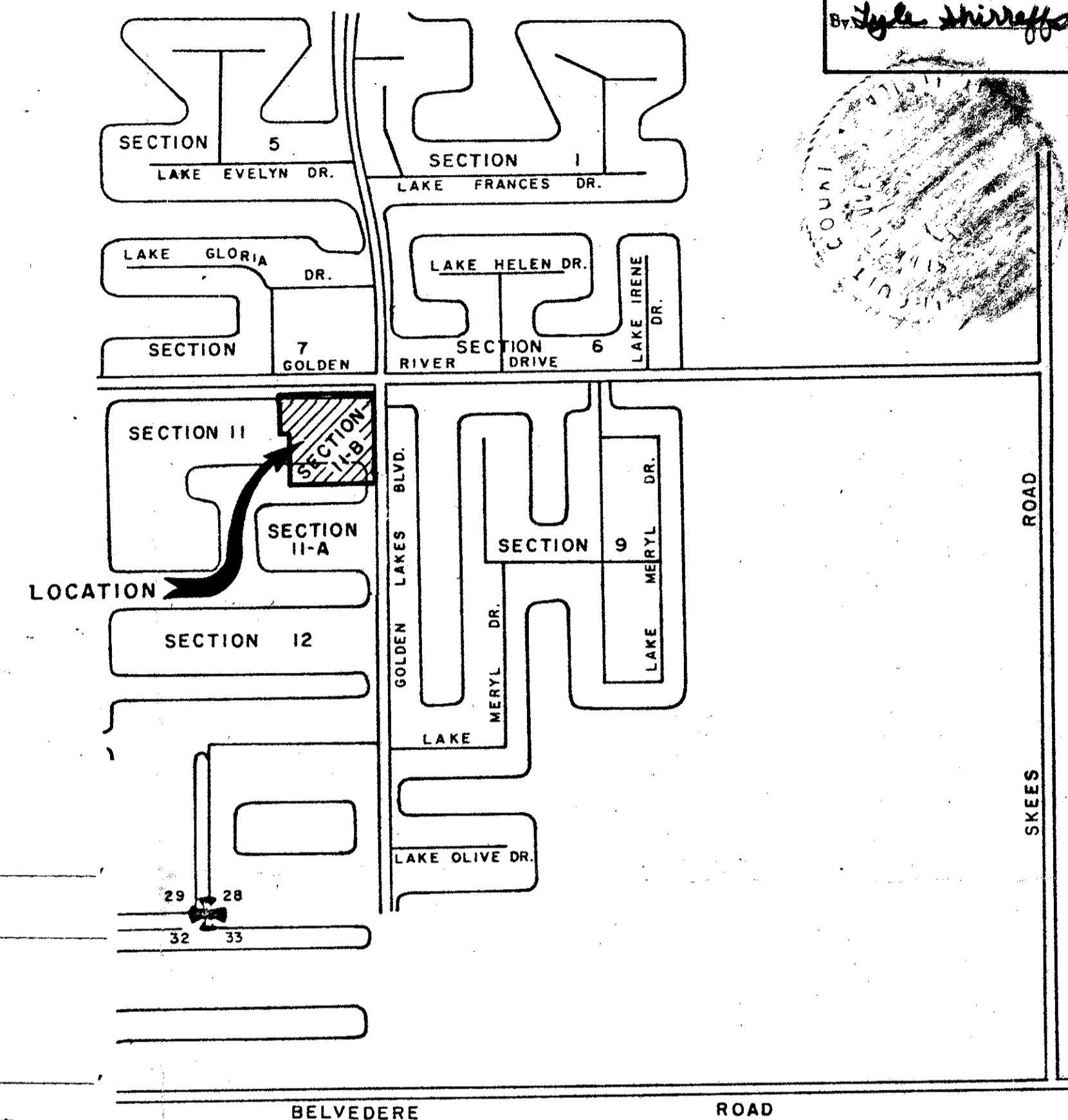
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

APRIL 1981

41

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 10:52 A.M.  
this 6 day of January  
1983, and duly recorded in Plat Book  
45 on page 41+42  
JOHN B. DUNKLE, Clerk Circuit Court  
By: *[Signature]*



### DESCRIPTION

A parcel of land lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida, being a portion of Tract 9, Block 3, Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 to 54, inclusive, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of Golden Lakes Village Section Nine Replat, as recorded in Plat Book 40, Pages 184 through 187, inclusive, Public Records of Palm Beach County, Florida; thence from said POINT OF BEGINNING (the North line of the aforementioned Golden Lakes Village Section Nine Replat is assumed to bear North 89°55'10" East, 30.00 feet, and all other bearings are relative thereto) South 00°04'50" East, 30.00 feet; thence South 45°10'39" East 35.42 feet; thence South 00°16'27" East 330.75 feet; thence South 89°55'10" West 335.00 feet; thence North 00°16'27" West 185.75 feet; thence South 89°55'10" West 30.00 feet; thence North 00°16'27" West 200.00 feet; thence South 89°55'10" West 340.18 feet to the POINT OF BEGINNING.

Containing 3.080 Acres.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that TAYLOR DEVELOPMENT CORPORATION, a Florida Corporation, Owner of the land shown hereon, have caused the same to be surveyed and platted as shown hereon.

Golden River Drive (Parcel 1) and Parcel 2, as shown hereon, are hereby dedicated to GOLDEN LAKES HOMEOWNERS ASSOCIATION, INC., its successors and assigns, 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 Records Book 2823, Pages 634 and 663, respectively. The roadway, drainage, and utility easements and the areas within which the utilities will be installed under the said roads and Parcel 1 are hereby dedicated to the perpetual use of the Public for utility and drainage purposes. Golden River Drive 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 the 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 Corporation has caused these presents to be signed by its PRESIDENT, and attested to by its SECRETARY TREASURER, and their corporate seals to be affixed hereto, this 29 day of January, A.D. 1982.

TAYLOR DEVELOPMENT CORPORATION  
A Corporation of the State of Florida

ATTEST: *Mitchell Taylor*  
Secretary Treasurer

BY: *Murray Fields*  
President



### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared MURRAY FIELDS and MITCHELL TAYLOR to be well known, and known to me to be the individuals described in and who executed the foregoing instrument as PRESIDENT and SECRETARY TREASURER of TAYLOR DEVELOPMENT CORPORATION, a Corporation, and they severally acknowledged to and before me that he 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 29th day of January, A.D. 1982.

By: *John Dominic Malachuk*  
Notary Public

My Commission Expires: January 17, 1985

### COUNTY APPROVALS

COUNTY ENGINEER

This plat is hereby approved for record this 4 day of JAN A.D. 1983.

By: *[Signature]*  
HERBERT F. RAHLERT, Engineer  
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 4 day of JAN A.D., 1983.

By: *[Signature]*  
Chairman  
Board of County Commissioners

ATTEST: *John B. Dunkle* CLERK  
BOARD OF COUNTY COMMISSIONERS

By: *Elizabeth Richards*  
Deputy Clerk

### 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 hereon described property; that I find the title to the property is vested in TAYLOR DEVELOPMENT CORPORATION; that the current taxes have been paid; and that the property is free of any encumbrances.

Date: 16 JULY, 1982  
16 Dec, 1982

*[Handwritten signatures]*

### NOTES

1. Permanent reference monuments to (P.R.M.'s) are designated thus:
2. 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).
3. Section lines passing through the plat are, by survey, not readily determinable and are not shown.
4. There shall be no buildings or any kind of construction placed on utility or drainage easements.

### 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and Ordinances of Palm Beach County, Florida.

Date: 2/1/82 By: *Peter T. Krick*  
Peter T. Krick, P.L.S.  
Florida Cert. No. 3748

This instrument was prepared by PETER T. KRICK  
Robert E. Owen & Associates, Inc., Engineers, Planners, Surveyors,  
2300 Fla-Mango Road, West Palm Beach, Florida.

### P.U.D. Data

Total Number of Units = 21 D.U.  
Total Area = 3.1 Acres  
Density = 6.8 D.U./AC.

Field Book No. Pg.  
Design R. BIBY  
Drawn A. FIELD  
Checked

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

45/41 0251-005  
GOLDEN LAKES VILLAGE  
SECTION ELEVEN-B  
SHEET 1 OF 2 SHEETS

Job No. 80-1138  
Scale NONE  
Date APRIL 1981  
Sheet 1  
of 2  
File No. BF-2319-D