KNOW ALL MEN BY THESE PRESENTS THAT SHELTER ENTERPRISES, INC., A PLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABBEY PARK PLAT NO. 3, A PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABBEY PARK, PLAT NO. 2, AS RECORDED IN PLAT BOOK 45, AT PAGES 136, AND 137 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, BEAR S.00°00'00"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID ABBEY PARK PLAT NO. 2, A DISTANCE OF 373.26 FEET THENCE, N.90°00'00"W., CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 36.81 FEET; THENCE S.00°00'00"E., CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 75.00 FEET; THENCE, N.90°00 00 W., CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 75.00 FEET; THENCE, S.00°00'00"E. CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 230.21 FEET TO POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 231.00 FEET; A RADIAL LINE PASSING THROUGH SAID POINT BEARS N.22°15'31"W. THENCE, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 04°18'29", A DISTANCE OF 17.37 FEET TO THE END OF SAID CURVE; THENCE BEAR S.26°34'00"E., ALONG A LINE RADIAL TO SAID 231.00 FOOT RADIUS CURVE, AND CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 42.00 FEET TO A POINT ON A CURVE CONCENTRIC WITH SAID 231.00 FOOT RADIUS CURVE AND HAVING A RADIUS OF 189.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING FROM THE AFOREMENTIONED EASTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 26°34'00", A DISTANCE OF 87.63 FEET TO THE POINT OF TANGENCY; THENCE N.90°00'00"E., A DISTANCE OF 513.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 199.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°10'00", A DISTANCE OF 202.02 FEET TO THE POINT OF TANGENCY; THENCE N.31°50'00"E., A DISTANCE OF 30.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°23'00", A DISTANCE OF 158.30 FEET TO THE POINT OF TANGENCY; THENCE, N.10°33'00"W., A DISTANCE OF 189.46 FEET; THENCE, N.00°00'00"E., A DISTANCE OF 220.08 FEET; THENCE, N.45°00'00"E., A DISTANCE OF 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST WILL BOULEVARD; THENCE, N.90°00'00"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 693.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.58 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE

2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 25 FOOT ROAD EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE ABBEY PARK GARDENS I CONDOMINIUM ASSOCIATION INC., A NON-PROFIT CORPORATION, AS COMMON AREA FOR ACCESS, UTILITIES, DRAINAGE, AND OTHER LAWFUL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

4) TRACTS "D" & "E" AS SHOWN HEREON ARE HEREBY RESERVED BY SHELTER ENTERPRISES, INC., FOR CONSTRUCTION OF RESIDENTIAL DWELLING UNITS AND RELATED FACILITIES.

5) TRACT "F" AS SHOWN HEREON IS HEREBY RESERVED BY SHELTER ENTERPRISES, INC., FOR FUTURE COMMERCIAL USE AND OTHER LAWFUL PURPOSES.

6) TRACT "G" AS SHOWN HEREON IS HEREBY DEDICATED TO THE ABBEY PARK HOME OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

7) BUFFER EASEMENT- THE BUFFER EASEMENT AS SHOWN IS HEREBY RESERVED FOR LANDSCAPING AND/OR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABBEY PARK HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SHELTER ENTERPRISES INC., 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 DAY OF Fotamber, A.D. 1983.

> SHELTER ENTERPRISES, INC. A CORPORATION OF THE STATE OF FLORIDA

LENNARD J. KLIGLER PRESIDENT AND SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

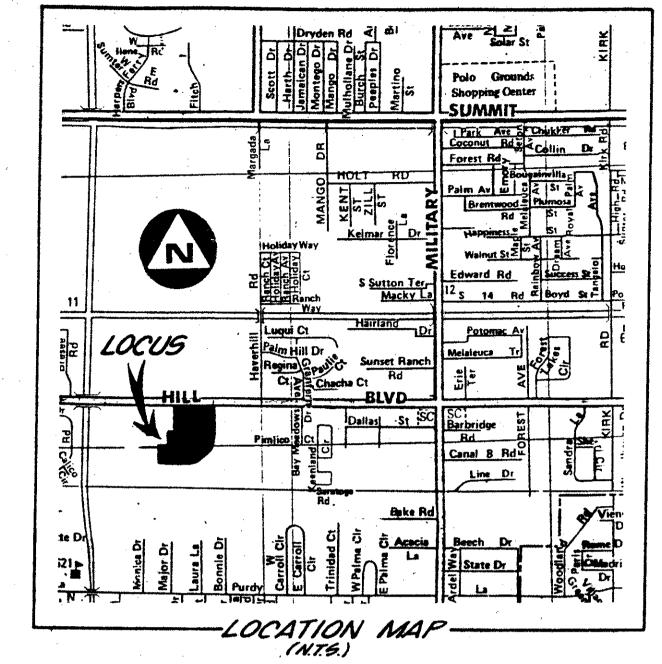
BEFORE ME PERSONALLY APPEARED LENNARD J. KLIGLER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF SHELTER ENTERPRISES INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 36"

NOTARY PUBLIC MY COMMISSION EXPIRES: A PLANNED UNIT DEVELOPMENT

ABBEY PARK PLAT NO. 3

LYING IN THE 5 1/2 OF THE. GE. 1/4 OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



MORTGAGEES CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3827 PAGE 320, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHFPEOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS OFFICIAL SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 300 DAY OF ______ , A.D. 1983.

SUNRISE SAVINGS AND LOAN ASSOC. OF

ROBERT A. CALSIN EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AND OF THE ABOVE NAMED SUNRISE SAVINGS AND LOAN ASSOC. OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE BEFORE ME PERSONALLY APPEARED POLICE (A/S) AND ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS At DAY OF 24t , A.D. 1983.

LINE/ Course NOTARÝ PUBLIC MY COMMISSION EXPIRES

- 1A, NO BUILDINGS, OR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 1B. NO STRUCTURES, TREES OR SHRUBS, SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 1C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER OR SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 2. BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 3. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS: 10 No. 2424
- 4. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS: No. 2424
- 5. THIS INSTRUMENT WAS PREPARED BY EARL LEROY OSGARD JR. IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.
- 6. A BEARING OF N.90°00'00"E. WAS ASSUMED FOR THE CENTERLINE OF FOREST HILL

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 OFFICIAL RECORD BOOK 1430 . PAGE 1884, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON:

IN WITNESS WHEREOF, I DC HEREUNTO SET MY HAND AND SEAL THIS 30 DAY OF

SUNRISE SAVINGS AND LOAN ASSOC. OF BEFORE ME PERSONALLY APPEARED BY COLOR AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AND OF SUNRISE SAVINGS AND LOAN ASSOC. OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF

BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT GAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK. WITNESS MY HAND AND OFFICIAL SEAL THIS SOME DAY OF SEAT , A.D. 1983

SAID BANK, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL GEAL OF SAID

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

WE. FIRST AMERICAN TITLE INSURANCE COMPANY (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 SHELTER ENTERPRISES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES ON THIS

FIRST AMERICAN TITLE INSURANCE COMPANY

APPROVALS:

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF NOU. , A.D.

COUNTY ENGINEER:

PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF Nov.

HERB KAHLERT COUNTY ENGINEER

ATTEST: JOHN B. DUKLE, CLERK BOARD OF COUNTY COUNTS IONERS
BY: DEPUTY CLERK

ARFA SUMMARY:

TRACT "D" 4.55 ACRES TRACT "E" 3.91 ACRES TRACT "F" 1.55 ACRE 1.57 ACRE TRACT "G"

TOTAL AREA THIS PLAT 11.58 ACRES

PLANNED UNIT DEVELOPMENT TABULATIONS TOTAL AREA THIS PLAT ------ 11.58 ACRES LESS ROAD RIGHTS OF WAY ----- 1.57 ACRES

EQUALS EFFECTIVE BASE RESIDENTIAL AREA ----- 10.01 ACRES TOTAL UNITS THIS PLAT ------ 160 PROPOSED OPEN SPACE THIS PLAT ----- 8.13 ACRES DENSITY ----- 13.8 UNITS PER ACRE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT 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 (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS 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 WM. R. VAN CAMPEN REGISTERED SURVEYOR NO. 2424 STATE OF FLORIDA



DATE

SURVEYOR

REVISIONS

DULY RECORDED IN PLAT BOOK
ON PAGES / C AND

JOHN B. DUNKLE, CLERK

BY FUNT CONF.

