

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:54 P.M.  
THIS 9 DAY OF DEC  
AD, 1987 AND DULY RECORDED  
IN PLAT BOOK 38 ON PAGES  
737 AND 739  
JOHN B. DUNKLE, CLERK  
By: *[Signature]*, D.C.

# PINE HOLLOW, P.U.D.

SITUATED IN SECTIONS 4 AND 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 22, 26 & 27, BLOCK 12, PALM BEACH FARMS COMPANY, PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54.

SHEET 1 OF 2 NOVEMBER 1987

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT KEJAN - FLORIDA CORPORATION, A FLORIDA CORPORATION, AND A & A ELECTRIC CO., INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HERON, BEING IN SECTIONS 4 AND 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HERON AS PINE HOLLOW, P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PINE HOLLOW, P.U.D.

THE WEST HALF OF TRACT 22, THE EAST HALF OF TRACT 26, AND THE WEST HALF OF TRACT 27, BLOCK 12, PALM BEACH FARMS COMPANY, PLAT No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LESS THE NORTH 18 FEET OF TRACT 22, SAID BLOCK 12, BEING RIGHT OF WAY FOR PIONEER ROAD.

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

THE ABOVE DESCRIBED PARCEL CONTAINS 14.86 ACRES, MORE OR LESS.

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

- TRACT A, SHOWN HERON IS HEREBY DEDICATED TO PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND IS RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THIS TRACT, AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B AS SHOWN HERON IS HEREBY DEDICATED TO THE PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C, THE WATER MANAGEMENT TRACT, AND THE MAINTENANCE EASEMENTS ENCOMPASSED THEREIN, AS SHOWN HERON, IS HEREBY DEDICATED TO THE PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT PURPOSES AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS SHOWN HERON ARE HEREBY DEDICATED IN PERPETUITY TO THE PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE BUFFER EASEMENT SHOWN HERON IS HEREBY DEDICATED TO THE PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE CYPRESS STAND PRESERVATION EASEMENT SHOWN HERON IS HEREBY DEDICATED TO THE PINE HOLLOW OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES AND IS RESTRICTED AGAINST ANY CONSTRUCTION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE - NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND ATTESTED BY THEIR VICE-PRESIDENTS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 24 DAY OF DECEMBER 1986.

ATTEST: *[Signature]*  
JANICE JEWELL, VICE-PRESIDENT

KEJAN - FLORIDA CORPORATION,  
A CORPORATION OF THE STATE  
OF FLORIDA.  
BY: *[Signature]*  
KENNETH JEWELL, PRESIDENT

ATTEST: *[Signature]*  
LINDA ILLSLEY, VICE-PRESIDENT

A & A ELECTRIC CO., INC.,  
A CORPORATION OF THE STATE  
OF FLORIDA.  
BY: *[Signature]*  
ROBERT WHITAKER, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH JEWELL AND JANICE JEWELL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE KEJAN-FLORIDA CORPORATION, A 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 OFFICIAL SEAL THIS 24 DAY OF DECEMBER, 1986.

MY COMMISSION EXPIRES:  
10-26-88

*[Signature]*  
NOTARY PUBLIC

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT WHITAKER AND LINDA ILLSLEY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE A & A ELECTRIC CO., INC., A 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 OFFICIAL SEAL THIS 24 DAY OF DECEMBER, 1986.

MY COMMISSION EXPIRES:  
10-26-88

*[Signature]*  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WILLIAM L. KEMP, JR. & BEVERLY JO KEMP, HIS WIFE HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONTEST TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HERON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 4347 AT PAGE 1010 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HEREBY SUBORDINATES SAID MORTGAGE TO THE DEDICATION.

IN WITNESS WHEREOF WILLIAM L. KEMP, JR. & BEVERLY JO KEMP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22 DAY OF DECEMBER, 1986.

### WITNESS TO BOTH:

BY: *[Signature]*  
WILLIAM L. KEMP, JR.

BY: *[Signature]*  
BEVERLY JO KEMP

### ACKNOWLEDGEMENT

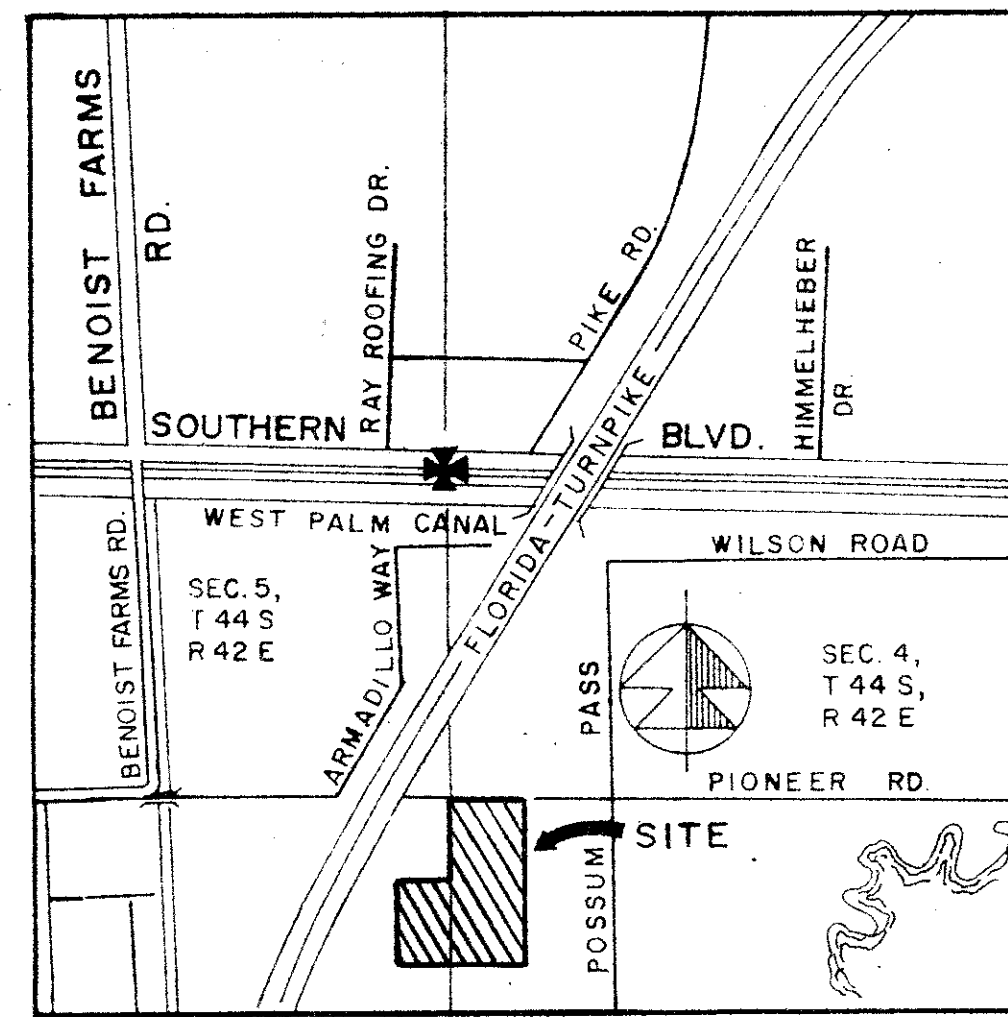
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM L. KEMP, JR. AND BEVERLY JO KEMP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF DECEMBER, 1986.

MY COMMISSION EXPIRES:  
10-26-88

*[Signature]*  
NOTARY PUBLIC



LOCATION MAP N.T.S.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, RICHARD E. CLARK, AN ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KEJAN-FLORIDA CORPORATION, A B & A ELECTRIC CO., INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HERON, AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BY: *[Signature]*  
RICHARD E. CLARK, ATTORNEY AT LAW  
OCT. 23, 1987

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HERON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21-446 OF THE FLORIDA ADMINISTRATION CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH, FLORIDA.

THIS 24 DAY OF December, 1986.

*[Signature]*  
RICHARD D. ADAMS, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3366

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8<sup>th</sup> DAY OF DECEMBER 1987.

BY: *[Signature]*  
CARLOS A. ASBARTS, Chair

ATTEST: *[Signature]*  
BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8<sup>th</sup> DAY OF DECEMBER 1987.

BY: *[Signature]*  
HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARING SHOWN HERON REFER TO AN ASSUMED BEARING OF N 90°00'00" W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
  - U.E. DENOTES UTILITY EASEMENT
  - D.E. DENOTES DRAINAGE EASEMENT
  - L.A.E. DENOTES LIMITED ACCESS EASEMENT
  - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
  - P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE PRIORITY. UTILITY EASEMENT SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IF CLASS III SOIL IS ENCOUNTERED WITHIN EACH PROPOSED SEPTIC TANK LOCATION, IT WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO REMOVE IT TO A DEPTH OF 6 FEET AND REPLACE IT WITH CLASS I SOIL.

### SENATE BILL N° 790:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P.U.D. TABLE	
TOTAL ACREAGE	14.86 AC.
DENSITY	0.4 DU/AC.
TOTAL DWELLING UNITS (SINGLE FAMILY DETACHED RESIDENTIAL)	6 DU
WATER AREA	1.0 AC.
ROADS	1.43 AC.

THIS INSTRUMENT WAS PREPARED BY PATRICIA R. ROEBLING IN THE OFFICES OF WEYANT B ASSOCIATES, INC., 1280 N. CONGRESS AVENUE, WEST PALM BEACH, FLORIDA 33409

**Weyant & Associates, Inc.**  
Engineers - Planners - Surveyors  
Palm Beach  
683-6333  
Stuart  
286-7033

PINE HOLLOW, P.U.D. 58/136

TAZ 284 10/14/92  
SUBDIVISION # Pine Hollow  
BOOK 58  
FLOOD ZONE B  
QUAD # 42  
SE PUD  
PUD NAME PUD

CORPORATE SEAL  
KEJAN - FLORIDA CORPORATION

CORPORATE SEAL  
A & A ELECTRIC CO., INC.

NOTARY SEAL  
KENNETH JEWELL  
JANICE JEWELL

NOTARY SEAL  
ROBERT WHITAKER  
LINDA ILLSLEY

NOTARY SEAL  
WILLIAM L. KEMP, JR.  
BEVERLY JO KEMP