

CROWN QUAY LANE

IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

JUNE 1988

DEDICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JOHN C. ANTRIM, TRUSTEE, OWNER OF THE LAND HEREON, BEING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CROWN QUAY LANE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE PLAT OF WOODSIDE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 152, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS AND THE SOUTH LINE OF SAID SECTION 36; THENCE BEAR S.90°00'00"W. ALONG SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 258.73 FEET TO THE EAST LINE OF A 35 FOOT DRAINAGE EASEMENT, AS RECORDED IN O.R.B. 1049, PAGE 396, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE BEAR N.01°06'30"E. ALONG SAID EAST LINE OF 35 FOOT DRAINAGE EASEMENT, A DISTANCE OF 1227.85 FEET MORE OR LESS, TO THE WATERS OF THE LOXAHATCHEE RIVER; THENCE BEAR EASTERLY ALONG THE WATERS OF SAID LOXAHATCHEE RIVER TO THE INTERSECTION WITH SAID WEST LINE OF WOODSIDE ESTATES; THENCE BEAR S.01°17'25"W. ALONG SAID WEST LINE OF WOODSIDE ESTATES, A DISTANCE OF 1102 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6.88 ACRES, MORE OR LESS.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE, AS FOLLOWS:

1. ROADS AND STREET:

- A. TRACT "A" AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- B. TRACT "B" (CROWN QUAY LANE) AS SHOWN IS HEREBY DEDICATED FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE OF ROADS, UTILITIES AND DRAINAGE FACILITIES TO THE CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. LAKES:

- A. TRACT "D" AS SHOWN IS HEREBY DEDICATED FOR STORM WATER MANAGEMENT PURPOSES TO THE CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. OPEN SPACE:

- A. TRACT "C" AS SHOWN IS HEREBY DEDICATED TO CROWN QUAY LANE HOMEOWNERS ASSOCIATION FOR PURPOSE OF OPEN SPACE, LANDSCAPING, RECREATION AND ANY OTHER LAWFUL PURPOSE AS MAY BE EXPRESSLY PERMITTED BY SAID HOMEOWNERS ASSOCIATION. SAID TRACT "C" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. EASEMENTS:

- A. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION. WHEN UTILITY EASEMENTS INTERSECT DRAINAGE EASEMENTS, DRAINAGE EASEMENTS SHALL HAVE PRECEDENCE.
- B. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH PALM BEACH COUNTY MAINTAINED ROADS.
- C. THE LAKE MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO CROWN QUAY LANE HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.
- D. THE LIMITED ACCESS EASEMENTS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- E. THE BUFFER EASEMENTS AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CROWN QUAY LANE HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- F. THE RIVER ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO CROWN QUAY LANE HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CROWN QUAY LANE HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I JOHN C. ANTRIM, TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 29 DAY OF June A.D., 1988.

Betty Jane Zettle
WITNESS
John C. Antrim
JOHN C. ANTRIM, TRUSTEE
Patricia McEntire
WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO SS
COUNTY OF FRANKLIN

BEFORE ME PERSONALLY APPEARED JOHN C. ANTRIM AS TRUSTEE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29 DAY OF June, A.D. 1988.

Betty Jane Zettle
NOTARY PUBLIC

Oct 4 1988
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

WE, NATIONAL ATTORNEYS' 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 JOHN C. ANTRIM; THAT THE CURRENT TAXES HAVE BEEN PAID; AND WE FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

Stephen Covert
STEPHEN COVERT, TITLE EXAMINER

DATE: July 11, 1988

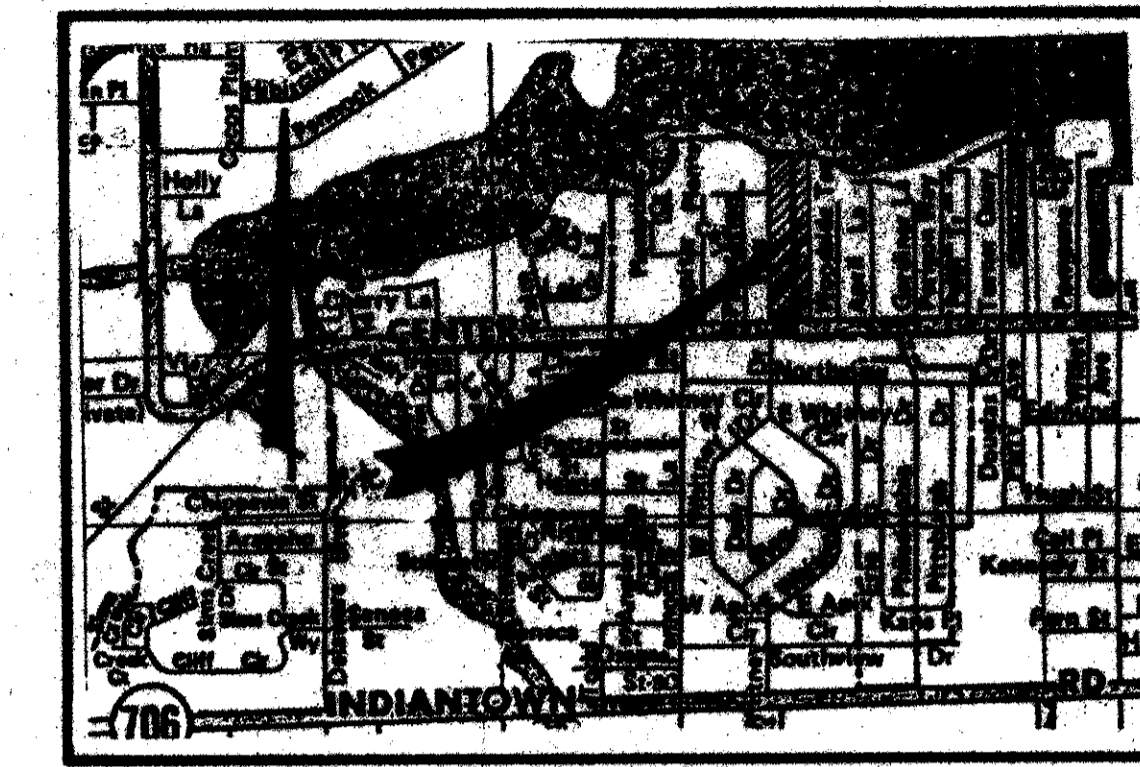
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH

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 AND (P.C.P.'S.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE CHARACTERS POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS PER CHAPTER 21 BR-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James M. O'Brien
JAMES M. O'BRIEN
FLORIDA CERTIFICATE NO. 1652
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: JAMES M. O'BRIEN
4115 W. INDIANTOWN ROAD
JUPITER, FLORIDA



LOCATION N/A

APPROVAL

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF SEPT. A.D., 1988.

Carol Roberts
BY: CAROL ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

Drina Dawat
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 6th DAY OF SEPT., 1988.

H.F. Kahler
H.F. KAHLERT - COUNTY ENGINEER

NOTES

- 1. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- 3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF DUE EAST, ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST.
- 5. ■ DENOTES PERMANENT REFERENCE MONUMENT, (P.R.M.)
- 6. ● DENOTES PERMANENT CONTROL POINTS, (P.C.P.)
- 7. ZONING INFORMATION:

TOTAL AREA	6.88 ACRES
LOT COVERAGE	4.23 ACRES
WATER BODIES	0.70 ACRES
TRACT "A"	0.24 ACRES
OPEN SPACE	1.71 ACRES
DWELLING UNITS	8
DENSITY	1.16 UNITS PER ACRE

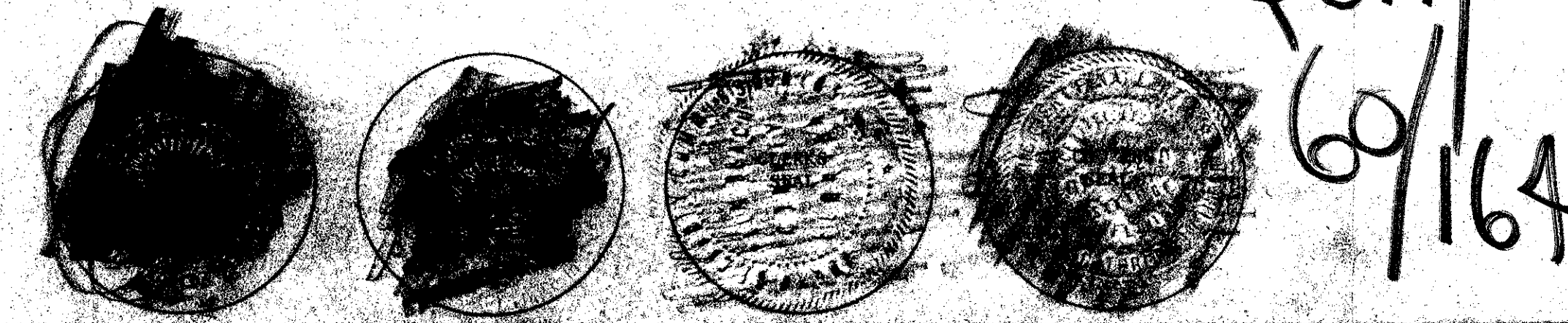
8. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON UTILITY EASEMENTS FOR WATER AND POWER. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

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

SHEET 1 OF 2 SHEETS

DAILEY AND ASSOCIATES

LAND SURVEYORS
4115 WEST INDIANTOWN ROAD
JUPITER, FLORIDA 33458
PHONE: (305) 745-8424



CROWN QUAY LANE
69/164

TAZ 18
Surveyor Crown Quay Lane
June 60
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