

0434-002

172

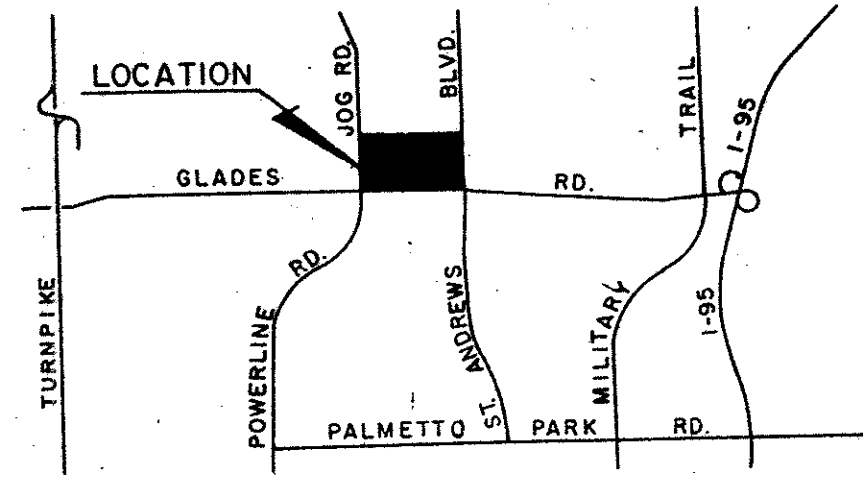
GLADES LANDING PLAT TWO

A PLANNED UNIT DEVELOPMENT

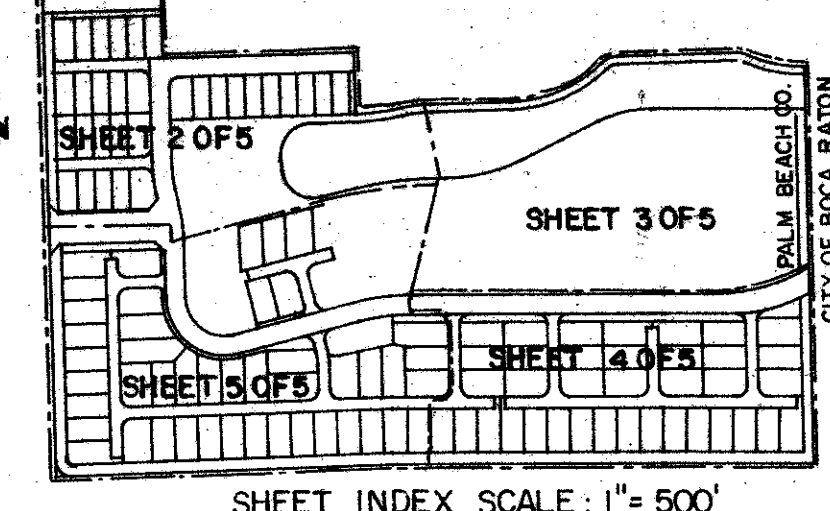
BEING A PLAT OF A PORTION OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND A REPLAT OF A PORTION OF GLADES LANDING PHASE 1B AS RECORDED IN PLAT BOOK 63, PAGES 200 AND 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:57 AM
on the 7th day of June
1990, and duly recorded in Plat Book
No. 65 on pages 172 thru 176
by B. DUNKLE, Clerk, Circuit Court
Barbara A. Blasi



LOCATION AND VICINITY MAP
N.T.S.



SHEET INDEX SCALE: 1" = 500'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS GLADES LANDING PLAT TWO (A PLANNED UNIT DEVELOPMENT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15 AND RUN THENCE NORTH 89°34'07" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 304.97 FEET; THENCE SOUTH 00°25'53" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 89°34'07" EAST, A DISTANCE OF 494.86 FEET; THENCE SOUTH 00°25'53" EAST, A DISTANCE OF 159.98 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 615.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 00°53'50" EAST; THENCE EASTERLY 117.59 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°57'19" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 395.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 11°51'09" EAST; THENCE EASTERLY 78.74 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'16" TO A POINT OF TANGENCY; THENCE NORTH 89°34'07" EAST, A DISTANCE OF 205.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 351.29 FEET; THENCE EASTERLY AND NORTHEASTERLY 263.02 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°53'58" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 60.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 43°19'51" EAST; THENCE NORTHEASTERLY AND EASTERLY 44.92 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°53'58" TO A POINT OF TANGENCY; THENCE NORTH 89°34'07" EAST, A DISTANCE OF 306.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 65.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY 29.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°10'22" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 335.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 25°44'29" EAST; THENCE SOUTHEASTERLY AND EASTERLY 152.03 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°00'08" TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15; THENCE SOUTH 00°05'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 1019.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 808 (GLADES ROAD); THENCE NORTH 88°38'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 390.82 FEET; THENCE NORTH 89°02'36" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 694.98 FEET; THENCE SOUTH 89°09'54" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 830.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY 63.13 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°25'59" TO THE EAST RIGHT-OF-WAY LINE OF LOG ROAD; THENCE NORTH 00°24'07" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, PARALLEL WITH, AND 64.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 1196.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 2,043,213 SQUARE FEET (46.906 ACRES) MORE OR LESS; AND ARE SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

STREETS:

A. TRACT 5-1 IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY, AND OTHER PROPER PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. TRACTS 5-2 THRU 5-6 ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS AND EGRESS, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS

A. UTILITY EASEMENTS - THE UTILITY EASEMENTS (SHOWN AS "U.E."), ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES PUBLIC AND PRIVATE (WATER, SEWER, ELECTRICAL, TELEPHONE, CABLE T.V., ETC.).

B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS (SHOWN AS "D.E."), FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

C. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS (SHOWN AS "L.A.E."), ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

D. PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WHICH SERVES PUBLIC ROADS.

E. MAINTENANCE EASEMENTS - THE 20' MAINTENANCE EASEMENTS (SHOWN AS "MAINT. EASMT."), ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND CONSTRUCTION AND MAINTENANCE OF TRACT L-1, AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

F. OVERHANG EASEMENTS - THE OVERHANG EASEMENTS (SHOWN AS "O.E."), ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNER'S SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

G. LIFT STATION EASEMENT - THE LIFT STATION EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, FOR THE CONSTRUCTION AND MAINTENANCE OF A LIFT STATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

H. MAINTENANCE AND ACCESS EASEMENT - THE 20' MAINTENANCE AND ACCESS EASEMENT (SHOWN AS "MAINT. AND ACCESS EASEMENT"), IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE EASEMENT AND ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

I. P.U.D. BUFFER EASEMENT - THE 25' F.U.D. BUFFER EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND COMMON AREA, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT:

THE WATER MANAGEMENT TRACT, L-1, AS SHOWN, IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OPEN SPACE:

A. TRACTS 0-1 THRU 0-8 ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. TRACTS B-1, B-2 AND B-3, ARE HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

RECREATION TRACT:

THE RECREATION TRACT, "TRACT R-1", IS HEREBY DEDICATED TO THE GLADES LANDING MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR RECREATION PURPOSES AS OPEN SPACE AND COMMON AREAS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS A-1 & A-2:

TRACTS A-1 & A-2, AS SHOWN, ARE HEREBY RESERVED BY AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS AS RESIDENTIAL TRACTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND ARE TO BE REPLATTED PRIOR TO DEVELOPMENT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF MARCH, 1990.

AHMANSON DEVELOPMENTS, INC.
A CALIFORNIA CORPORATION.

ATTEST: Shirley Elliott, VICE PRESIDENT
Richard Werner, SENIOR V. PRES.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED RICHARD WERNER AND SHIRLEY ELLIOTT, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 IS 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 20th DAY OF March, 1990

MY COMMISSION EXPIRES: NOTARY PUBLIC: STATE OF FLORIDA
Virginia B. Perak, NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OFFICIAL RECORD BOOK 637 AT PAGE 100 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 VICE PRESIDENT AND ATTESTED TO BY ITS A.P.E. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF MARCH, 1990.

SOUTHEAST BANK, N.A.
A NATIONAL BANKING ASSOCIATION

ATTEST: Edward Krall, VICE PRESIDENT

BY: Keith E. Schlicker, A.V.P.

SEAL: SOUTHEAST BANK, N.A.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD KRALL AND Keith Schlicker, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND A.V.P. OF SOUTHEAST BANK, N.A., AND THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IT WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF March, 1990

MY COMMISSION EXPIRES: June 18, 1991
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE BERGER, BLASI AND SHAPIRO, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AGENT FOR LAWYERS 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 TITLE TO THE PROPERTY TO BE VESTED IN AHMANSON DEVELOPMENTS, INC., A CALIFORNIA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT THERE ARE NO OTHER MORTGAGES OR ENCUMBRANCES OF RECORD.

BERGER, BLASI AND SHAPIRO, P.A., ATTORNEYS AT LAW IN THE STATE OF FLORIDA AND AGENT FOR LAWYERS TITLE INSURANCE COMPANY

DATE: 3-26-90 BY: Andrew B. Blasi, ESQ.

NOTES:

- 1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING OR OTHER UTILITY EASEMENTS BEING OCCUPIED SOLELY BY OTHER UTILITIES SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL SUCH OTHER UTILITY COMPANIES OCCUPYING SAME.
- 3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 15/47S./42E. BEING SOUTH 00°24'07" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- 6. ● = DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3596.
- 7. ■ = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
- 8. L.A.E. = DENOTES LIMITED ACCESS EASEMENT.
- 9. U.E. = DENOTES UTILITY EASEMENT
- 10. D.E. = DENOTES DRAINAGE EASEMENT.
- 11. (O.A.) = DENOTES OVERALL DISTANCE.
- 12. (R) = DENOTES RADIAL LINE.
- 13. (NR) = DENOTES NON-RADIAL LINE.
- 14. O.E. = DENOTES OVERHANG EASEMENT
- 15. TYP. = TYPICAL
- 16. THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR THE LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 22HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

F.U.D. TABULAR DATA:

TOTAL AREA	46.906 AC.
TOTAL DWELLING UNITS	114 D.U.
DWELLING UNITS PER ACRE	2.43 D.U./AC.
COUNTY PETITION NUMBER	84-38

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
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 HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS (IF ANY) 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.

0434-002
Plat. 84-38
MICHAEL F. SEXTON
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3596

THIS INSTRUMENT WAS PREPARED BY MICHAEL F. SEXTON IN THE OFFICES OF METRIC ENGINEERING, INC., 1800 FOREST HILL BOULEVARD, SUITE A-9, WEST PALM BEACH, FLORIDA 33406.

METRIC ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
MIAMI - FORT LAUDERDALE
WEST PALM BEACH - PANAMA CITY
PLAT TWO
GLADES LANDING
SHEET 1 OF 5

SUBDIVISION OF GLADES LANDING PLAT 2
BOOK 65
PAGE 172
FLOOD ZONE 230B
QUAD # 28
ZONING RS
DATE 04-30
PUD NAME SAME

TAZ 606