

Pine Glen At Abbey Park Plat No. 1

184

A Part Of Abbey Park, A Planned Unit Development, Lying In Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida

Dedication:

Know all men by these presents, that Coronet Development Corporation, a Florida Corporation, owner of the land shown hereon as "Pine Glen At Abbey Park Plat No. 1"; said land lying in Section 11, Township 44 South, Range 42 East, Palm Beach County, Florida; said land being more particularly described as follows:

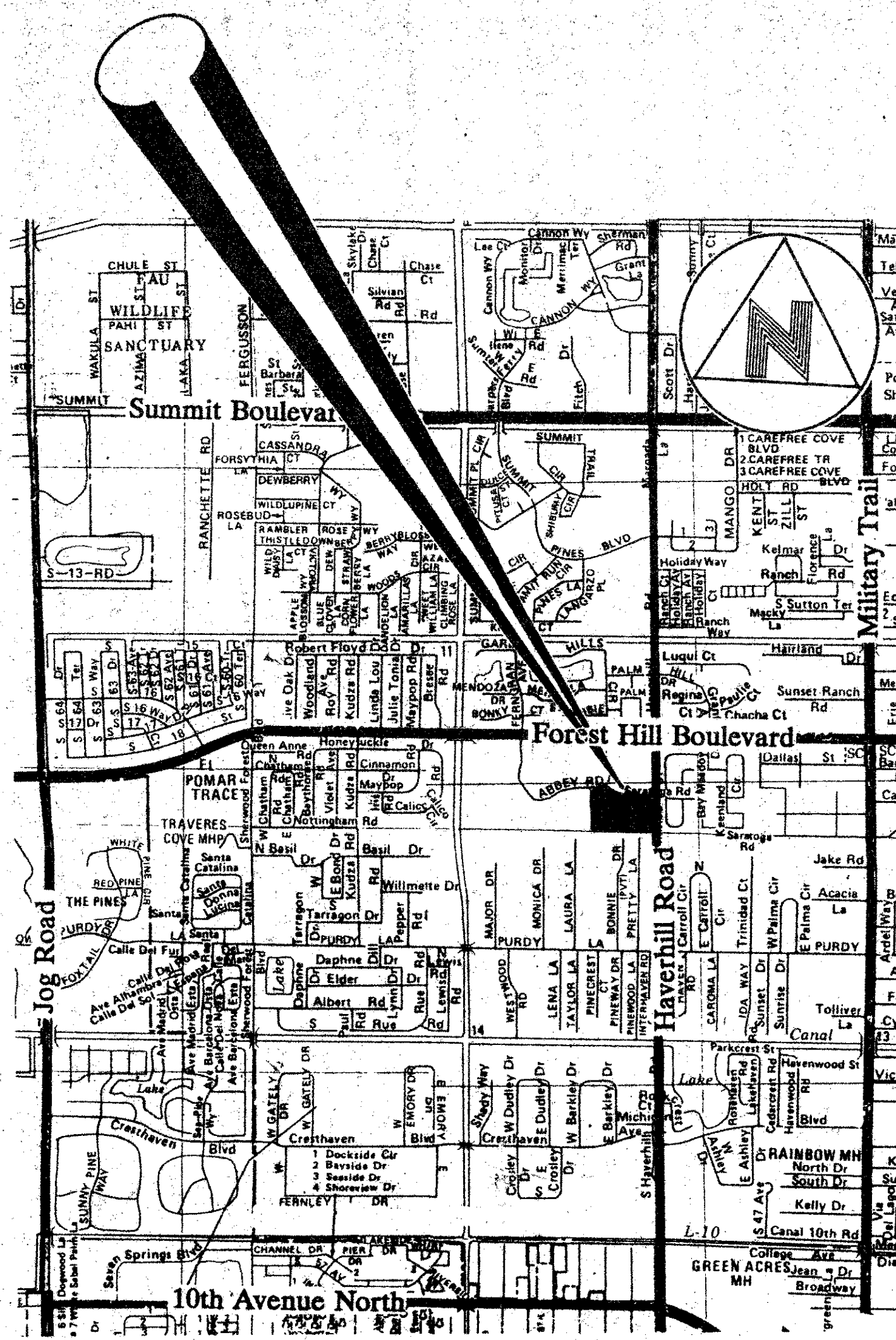
Commencing at the Southeast corner of Abbey Park Plat No. 5, according to the Plat thereof, as recorded in Plat Book 65, Pages 89 and 90, Public Records, Palm Beach County, Florida; Thence, North 00°00'00" East, along the Easterly boundary of said Abbey Park Plat No. 5, a distance of 10.00 feet for a point of beginning (P.O.B.)

Thence, North 00°00'00" East, continuing along the Easterly boundary of said Abbey Park Plat No. 5, a distance of 522.24 feet to the intersection thereof with the Southerly boundary of said Abbey Park Plat No. 3, according to the Plat thereof, as recorded in Plat Book 46, Pages 180 and 181, Public Records, Palm Beach County, Florida; Thence, North 90°00'00" East, along the Southerly boundary of said Abbey Park Plat No. 3, a distance of 173.31 feet to the point of curvature of a curve to the left, having a radius of 199.00 feet; Thence, Northeasterly along said curve, continuing along the boundary of said Abbey Park Plat No. 3, through a central angle of 58°10'00", a distance of 202.02 feet to the point of tangency; Thence, North 31°50'00" East, continuing along the boundary of said Abbey Park Plat No. 3, 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, Northerly along said curve, continuing along the boundary of said Abbey Park Plat No. 3, through a central angle of 04°42'12", a distance of 17.57 feet to the end of said curve; Thence, South 15°31'06" East, departing the boundary of said Abbey Park Plat No. 3, a distance of 33.87 feet; Thence, South 58°10'00" East, a distance of 75.80 feet to the point of curvature of a curve to the left, having a radius of 125.49 feet; Thence, Easterly along said curve, through a central angle of 23°50'00", a distance of 52.20 feet to the point of tangency; Thence, South 82°00'00" East, a distance of 520.46 feet to the point of curvature of a curve to the left, having a radius of 70.00 feet; Thence, Easterly along said curve, through a central angle of 11°00'00", a distance of 13.44 feet to the point of tangency; Thence, North 87°00'00" East, a distance of 88.91 feet to the intersection thereof with the Westerly right-of-way line of Haverhill Road, Thence, South 03°00'00" East, along the Westerly right-of-way line of said Haverhill Road, and along a line 54.00 feet Westerly of, as measured at right angles to the East line of said Section 11, a distance of 497.27 feet to the intersection thereof with the Northerly right-of-way line of Lake Worth Drainage District Lateral Canal L-8; as recorded in Official Records Book 6621, Page 1077, Public Records, Palm Beach County, Florida; Thence, South 89°53'27" West, along the Northerly right-of-way line of said Lake Worth Drainage District Lateral Canal L-8, and along a line 50.00 feet Northerly of, as measured at right angles to the South line of said Section 11, a distance of 1132.86 feet to the point of beginning (P.O.B.)

Containing 13.81 Acres, more or less.

Has caused the same to be surveyed and Platted, and does hereby make the following dedications.

1. Tract "A", as shown hereon, is hereby dedicated to the Board Of County Commissioners of Palm Beach County for perpetual use of the Public for right-of-way purposes.
2. Tract "B", as shown hereon, is hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for ingress-egress, paving, drainage and utility easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. Tract "L", as shown hereon, is hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for water management and drainage easement purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. Tracts "O-1", "O-2" and "O-3", as shown hereon, are hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for open space and other proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
5. Tract "R", as shown hereon, is hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for recreational and other proper purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
6. The utility easements, as shown hereon, are hereby dedicated in perpetuity, for the construction and maintenance of utility facilities, including "Cable Television Systems".
7. The drainage easements, as shown hereon, are hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for drainage easement purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
8. Palm Beach County shall have the right, but not the obligation, to maintain those portions of the drainage system which drain County maintained roads.
9. The lake maintenance easements, as shown hereon, are hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for lake maintenance purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
10. The buffer easements, as shown hereon, are hereby dedicated to the Abbey Park Homeowners Association, Inc., a Florida Corporation, not-for-profit, for proper purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
11. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.



- Location Map -
Not To Scale

ZONING PETITION NO. 79-161(B)

Mortgagee's Consent:

State Of Florida)
County Of Dade) ss

William C. Sussman, Irving Sussman, Maurice Sussman and Selig Sussman, as trustees of the Sunshine State Mortgage Trust #90-185, hereby certify that the Trust is the holder of a mortgage upon the property described hereon, and do hereby join in and consent to the dedication of the land described hereon, and agree that the mortgage, which is recorded in Official Record Book 6618, Page 650, et. seq., of the Public Records Of Palm Beach County, Florida, shall be subordinated to this Plat.

Sunshine State Mortgage Trust #90-185
William C. Sussman, as Trustee

In Witness Whereof, I William C. Sussman, as Trustee for Sunshine State Mortgage Trust #90-185, do hereunto set my hand and seal this 23rd day of April, A.D., 1991.

Witness: *[Signature]* By: *[Signature]*
William C. Sussman, as Trustee

Acknowledgment:

State Of Florida)
County Of Dade) ss

Before Me, personally appeared William C. Sussman, a trustee of Sunshine State Mortgage Trust #90-185, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledgement before me that he executed said instrument for the purposes expressed therein on behalf of the Trust.

Witness My Hand and official seal this 23rd day of April, A.D., 1991.

Notary Public: *[Signature]* My Commission Expires: 12/31/92

Title Certification:

State Of Florida)
County Of Dade) ss

We, Sunshine State Title & Trust 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 in Coronet Development Corporation, a Florida Corporation; that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon; that we find the mortgage shown hereon is true and correct, and that there are no other encumbrances of record.

Sunshine State Title & Trust Company
Date: 2/20/91 By: William C. Sussman, President

Surveyor's Certification:

State Of Florida)
County Of Palm Beach) ss

I Herby Certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.S) permanent reference monuments have been placed as required by law; that (P.C.P.'S) permanent control points will be set under the guarantees posted with Palm Beach County for the required improvements; that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida, and that the boundary survey encompassing the property shown hereon is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.
Date: 2-15-91 By: *[Signature]*
Wm. R. Van Campen, R.L.S. 2424

Surveyor's Notes:

1. Bearings shown hereon are based on or are relative to the bearing of North 89°53'27" East, along the South line of Section 11, Township 44 South, Range 42 East, as defined by the State Plane Coordinate System, Florida East Zone, Palm Beach County Engineers Office, Survey Section Datum.
2. □ Denotes A Set #2424 Permanent Reference Monument (P.R.M.)
3. ⊙ Denotes A Set #2424 Permanent Control Point (P.C.P.)
4. Lines which intersect curves are radial unless otherwise noted.
5. In those instances where utility/drainage structures are constructed in conflict with the Platted Permanent Control Points (P.C.P) position, straddlers monumented as Permanent Control Points will be set to reference the Platted Permanent Control Point positions.
6. This instrument was prepared by Wm. R. Van Campen, R.L.S., I; and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 3-404. Telephone (407) 848-2102.

General Easement Notes & Restrictive Covenants:

1. Building setback lines shall be as required by current Palm Beach County zoning regulations.
2. There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements, must be in conformance with ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County, Florida.
3. There shall be no trees or shrubs placed upon utility easements which are provided for water or sewer use, or upon drainage, lake maintenance or lake maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after the written consent of all utility companies occupying same.
5. Where drainage and utility easements intersect, the areas within the intersection are utility and drainage easements. Construction and maintenance of utility facilities within these areas of intersection shall not interfere with the drainage facilities therein.
6. NOTICE: There may be additional restrictions, not shown on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

Area Tabulations:

Tract "A"	=	0.97 Acres
Tract "B"	=	0.21 Acres
Tract "C"	=	0.54 Acres
Tract "D"	=	0.87 Acres
Tract "L"	=	0.46 Acres
Tract "O-1"	=	1.52 Acres
Tract "O-2"	=	2.36 Acres
Tract "O-3"	=	0.62 Acres
Tract "R"	=	0.50 Acres
Lots (144)	=	5.76 Acres
Total	=	13.81 Acres
Density	=	10.43 Dwelling Units/Acre

Approvals:

Board Of County Commissioners:

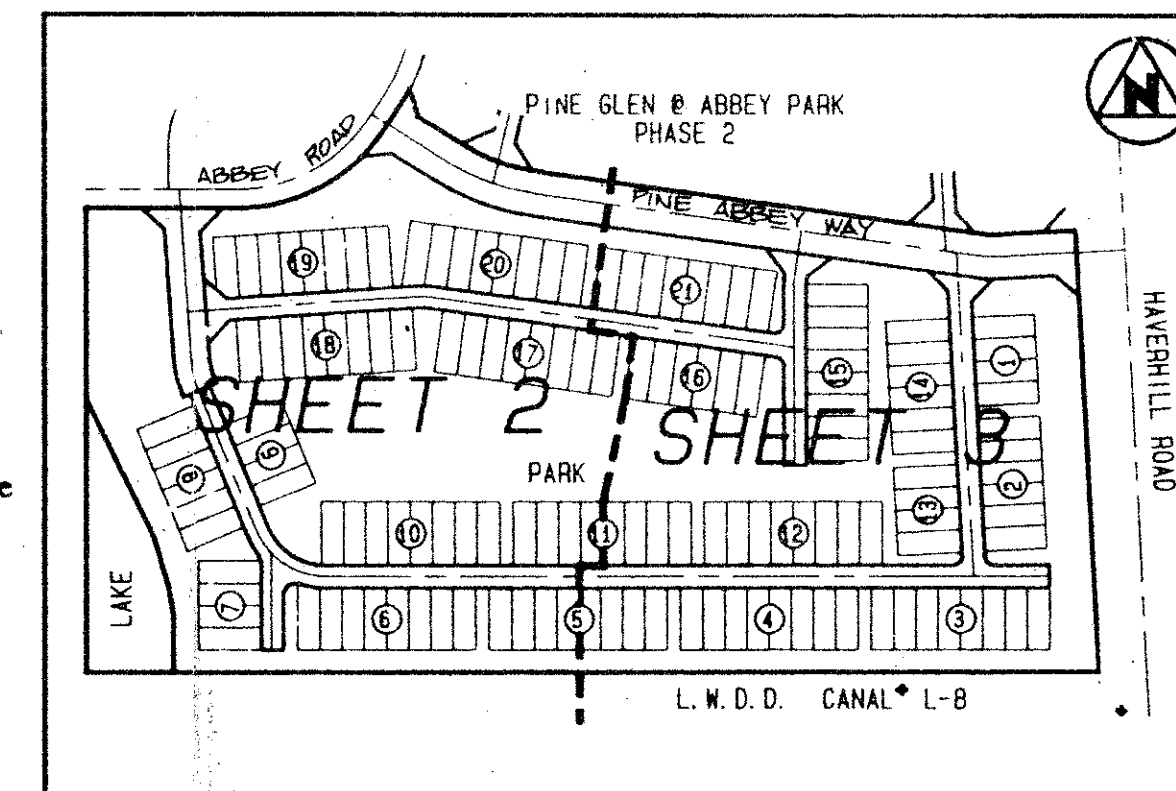
This Plat is hereby approved for record this 23 day of April, A.D., 1991.
By: *[Signature]*
KAREN MARCUS, Chair

Attest:

John B. Dunkle, Clerk
By: *[Signature]*
Deputy Clerk

County Engineer:

This Plat is hereby approved for record this 23 day of April, A.D., 1991.
By: *[Signature]*
GEORGE T. WEBB, R.E. ACTING County Engineer



KEY MAP
(N.T.S.)

0190-007
Pet. 79-161

Seal
Wm. R. Van Campen, R.L.S. 2424

Seal
Board Of County Commissioners
Of Palm Beach County, Florida

Seal
Acting County Engineer
Palm Beach County, Florida

67/184

BENCH MARK
LAND SURVEYING & MAPPING, INC.
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

Record Plat
Pine Glen At Abbey Park Plat No. 1

Scale: GDB N/A
Date: August 90
Sheet: 1 of 3

TAL 289

BOOK 7
PAGE 184
FLOOD ZONE B
QUAD # 22
ZONING RM
CE 79-161
PID NAME PINE GLEN
DATE 2/20/91