

DECEMBER 1996 HIDDEN HOLLOW PLAT 2 SHEET 1 of 2

(A PLANNED UNIT DEVELOPMENT)

173

LYING IN THE EAST ONE-HALF OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
CITY OF PALM BEACH GARDENS) SS

KNOW ALL MEN BY THESE PRESENTS, THAT SABATELLO DEVELOPMENT CORPORATION V. INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "HIDDEN HOLLOW PLAT 2"; SAID LAND BEING THE SOUTH 483.00 FEET OF THE NORTH 967.45 FEET OF THE WEST 400.00 FEET OF THE EAST 1000.00 FEET OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 4.25 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROADWAY, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- A NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER STREET TRACT "A", IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER STREET TRACT "A" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER STREET TRACT "A".
- TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, FOR WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
- THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SABATELLO DEVELOPMENT CORPORATION V. INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARL M. SABATELLO, ITS PRESIDENT, AND ATTESTED BY MICHAEL J. SABATELLO, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF December, 1996.

BY: SABATELLO DEVELOPMENT CORPORATION V. INC.
A FLORIDA CORPORATION

ATTEST: Michael J. Sabatello BY: Carl M. Sabatello
MICHAEL J. SABATELLO, SECRETARY CARL M. SABATELLO, PRESIDENT

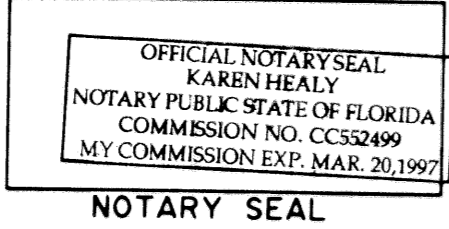
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO AND MICHAEL J. SABATELLO, OF SABATELLO DEVELOPMENT CORPORATION V. INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID 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 18 DAY OF December, 1996.

MY COMMISSION EXPIRES: Karen Stroup
KAREN STROUP, NOTARY PUBLIC



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF December, 1996.

HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Michael J. Sabatello BY: Carl M. Sabatello
MICHAEL J. SABATELLO, SECRETARY CARL M. SABATELLO, PRESIDENT

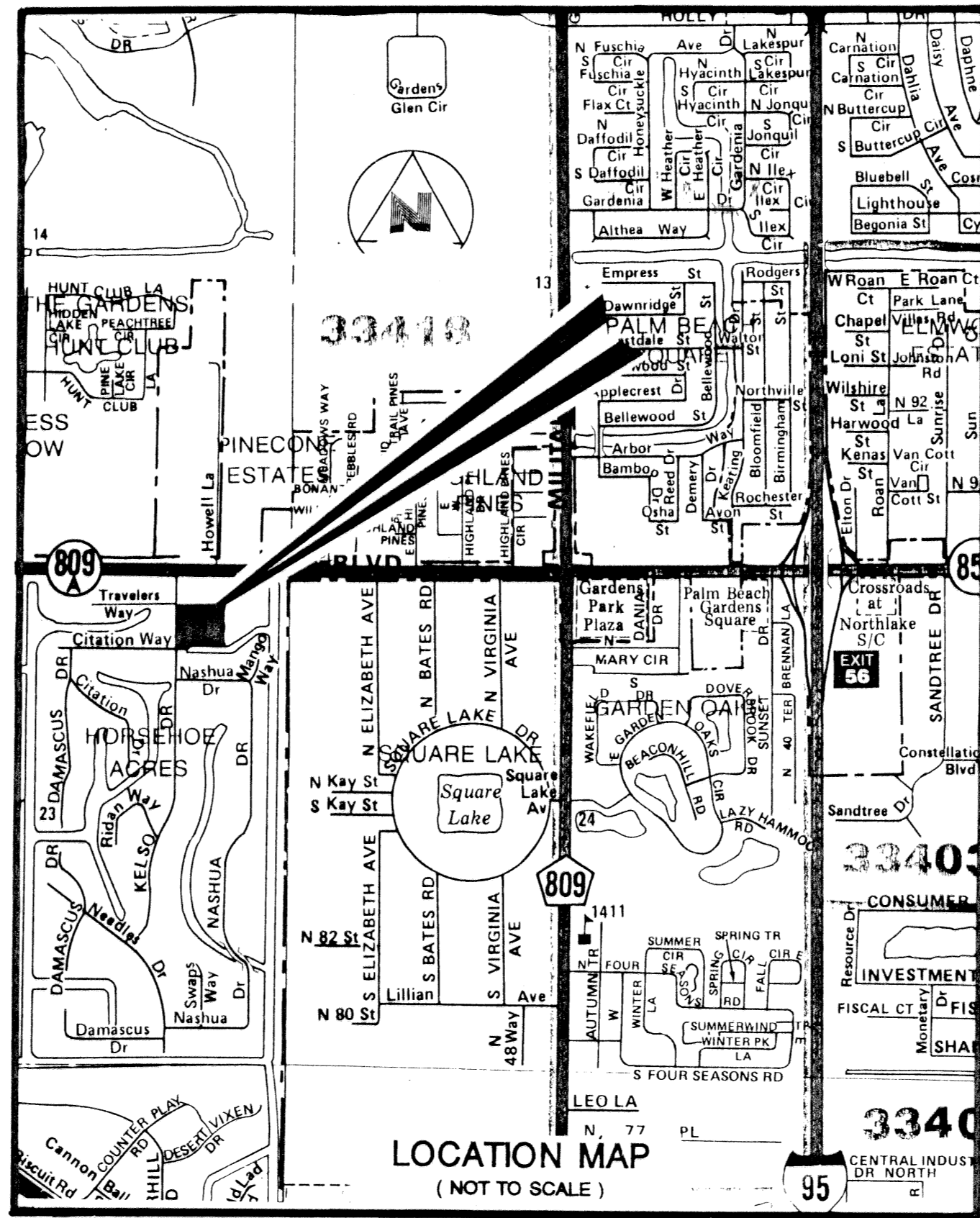
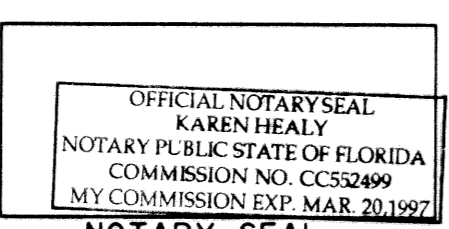
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CARL M. SABATELLO AND MICHAEL J. SABATELLO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 18 DAY OF December, 1996.

MY COMMISSION EXPIRES: Karen Stroup
KAREN STROUP, NOTARY PUBLIC



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY 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 AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-18-96 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. #424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF NORTH 88°30'27" WEST, ALONG THE NORTH LINE OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND ARE BASED ON STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERING DEPARTMENT SECTIONAL DATUM, PALM BEACH COUNTY, FLORIDA.
- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- BOUNDARY LINES AND/OR LOT LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO SAID CURVES, UNLESS OTHERWISE NOTED.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS, SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE INSTANCES WHERE DRAINAGE AND UTILITY SYSTEMS INTERSECT, THE AREAS WITHIN THE INTERSECTION SHALL BE DRAINAGE AND UTILITY EASEMENTS. THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
CITY OF PALM BEACH GARDENS) SS

HIDDEN HOLLOW PLAT 2 IS HEREBY APPROVED FOR RECORD

THIS 19th DAY OF December, 1996.

BY: Joseph R. Russo
JOSEPH R. RUSSO, MAYOR

BY: Lenkart E. Lindahl, Jr.
LENKART E. LINDAHL, JR., P.E., CITY ENGINEER

BY: Linda Rossier
LINDA ROSSIER, CITY CLERK

AREA TABULATION:

TRACT "A"	0.60 ACRES
TRACT "C"	0.45 ACRES
LOTS (19)	3.20 ACRES
TOTAL	4.25 ACRES
DENSITY	4.47 D.U./ACRE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "C", AS SHOWN HEREON, AND SAID DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO, NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 18th DAY OF December, 1996.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: William L. Kerslake
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, STEPHEN S. MATHISON, P.A., A DULY LICENSED ATTORNEY 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 SAID PROPERTY IS VESTED TO SABATELLO DEVELOPMENT CORPORATION V. THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORE MORTGAGES OF RECORD, AND THAT ARE NO OTHER ENCUMBRANCES OF RECORD.

MATHISON AND MATHISON, P.A.

DATE: 12/18/96 BY: Stephen S. Mathison
STEPHEN S. MATHISON, ESQUIRE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 11:00 AM, THIS 26 DAY OF December, 1996, AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 173 THROUGH 174 AJS

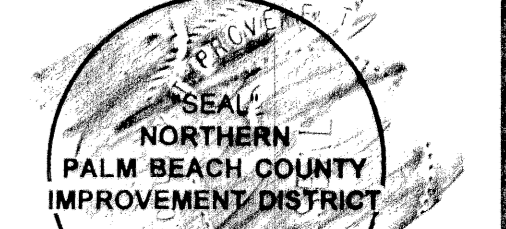
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn Martin
DEPUTY CLERK



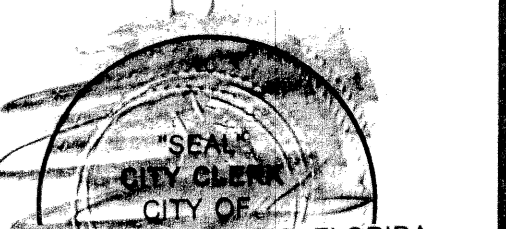
"SEAL" SABATELLO DEVELOPMENT CORPORATION V. INC.



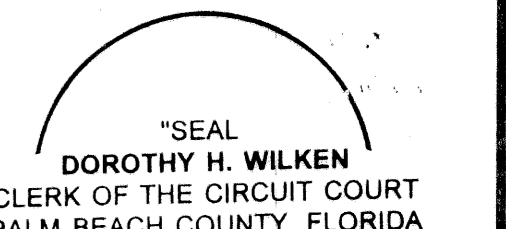
"SEAL" HIDDEN HOLLOW HOMEOWNERS' ASSOCIATION, INC.



"SEAL" NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



"SEAL" CITY OF PALM BEACH GARDENS, FLORIDA



"SEAL" DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT PALM BEACH COUNTY, FLORIDA

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9659 Phone (407) 848-2102

RECORD PLAT
HIDDEN HOLLOW PLAT 2

DWN S.E.C.	FB	DATE 06/24/96	WO.# P23H
OKD	FILE P23H-TR.dwg	SCALE 1" = 30'	SHEET 1 OF 2

SUBDIVISION * HIDDEN HOLLOW
BOOK 78 PAGE 173
FLOOD MAP *
QUAD * ZONING
SR * ZIP CODE
PUD NAME * City of Palm Beach Gardens

TAZ - 110