

GOLF ESTATE VILLAS REPLAT

LYING IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 1 THROUGH 15,
OF THE PLAT OF GOLF ESTATE VILLAS, AS RECORDED IN PLAT BOOK 63,
PAGES 182 AND 183, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

JUNE 1998
SHEET 1 OF 2



173

COUNTY OF PALM BEACH, FLORIDA
This Plat was filed for record on 10-27-98
this 27th day of October 1998
and duly recorded in Plat Book No. 63
on page 173-174
WITNESSED BY ME, CLERK OF SAID COURT
on 10-27-98 at Palm Beach, Florida, D.C.

LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH
TRACTS 1 THROUGH 15, INCLUSIVE, AS SHOWN ON PLAT OF GOLF ESTATE VILLAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 182, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 63,126 SQUARE FEET OR 1.449 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT TDM, INC., A
FLORIDA CORPORATION, AS OWNER OF THE LAND SHOWN HEREON,
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS
SHOWN HEREON AS GOLF ESTATE VILLAS REPLAT, AND DOES
HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY
FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AND DOES ALSO
HEREBY DEDICATE THE SPECIFIC PARCEL DESCRIBED HEREIN
AS FOLLOWS:

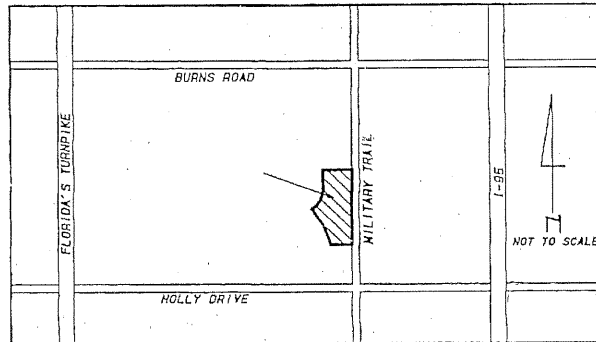
- PARCEL A, AS SHOWN HEREON IS HEREBY DEDICATED TO
GOLF ESTATE VILLAS HOMEOWNERS ASSOCIATION FOR USE
AS EXCLUSIVE COMMON AREAS OF THE ASSOCIATION.
SAID PARCEL A, AS SHOWN HEREON, SHALL BE THE
PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID
ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,
WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS
OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT
DISTRICT.
- UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY
DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND
MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE
TELEVISION SYSTEMS. THE INSTALLATION OF CABLE
TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE
CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN ARE
HEREBY DEDICATED SOLELY TO GOLF ESTATE VILLAS
HOMEOWNERS ASSOCIATION AND ARE THE PERPETUAL
MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION,
ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR
THE CITY OF PALM BEACH GARDENS.
- EASEMENTS FOR WATER LINE PURPOSES AS SHOWN HEREON ARE
HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS
SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION
AND MAINTENANCE OF WATER FACILITIES. SAID LANDS
ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL
MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF
THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS
AND/OR ASSIGNS.
- EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN HEREON
ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS
SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION
AND MAINTENANCE OF SEWER FACILITIES. SAID LANDS
ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL
MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF
THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS
AND/OR ASSIGNS.

IN WITNESS WHEREOF, TDM, INC., HAS CAUSED THESE PRESENTS
TO BE SIGNED BY ITS VICE PRESIDENT AND AFFIXES ITS CORPORATE
SEAL HERETO, THIS 27th DAY OF May, 1998,
AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY
OF May, 1998.

TDM, INC.
A FLORIDA CORPORATION
WITNESS: Arlene M. Brooks BY: Joseph W. Porten
PRINT NAME: Arlene M. Brooks TITLE: VICE-PRESIDENT
WITNESS: Leslie D. Fee
PRINT NAME: Leslie D. Fee

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 27th DAY OF May, 1998, (DATE) BY JOSEPH W. PORTEN
OF TDM, INC., A FLORIDA CORPORATION, ON BEHALF OF THE
CORPORATION. HE IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED FC-01 (TYPE OF
IDENTIFICATION) AS IDENTIFICATION.
Joseph W. Porten (SIGNATURE OF PERSON TAKING
ACKNOWLEDGEMENT)
Leslie D. Fee (NAME OF ACKNOWLEDGER TYPED,
PRINTED OR STAMPED)
Nancy D. Busch (TITLE OR RANK)
6559235 (COMMISSION NUMBER)



LOCATION MAP
N. T. S.

ACCEPTANCE

JOINER AND CONSENT
OF GOLF ESTATE VILLAS HOMEOWNERS ASSOCIATION, INC.
STATE OF FLORIDA
COUNTY OF PALM BEACH

GOLF ESTATE VILLAS HOMEOWNERS ASSOCIATION, INC., A
FLORIDA CORPORATION, NOT-FOR-PROFIT, DOES HEREBY CONSENT TO
AND JOIN IN THOSE DEDICATIONS OF LAND, EASEMENTS,
RESTRICTIONS AND COVENANTS BY THE OWNER THEREOF AND DOES
FURTHER CONSENT TO AND JOIN IN THE FILING AND RECORDATION OF
A PLAT AFFECTING SAID PROPERTY AND ALL MATTERS APPEARING
THEREON.

DATE THIS 27th DAY OF May, 1998.

GOLF ESTATE VILLAS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT-FOR-PROFIT

WITNESS BY: Arlene M. Brooks BY: Joseph W. Porten
PRINT NAME: Arlene M. Brooks TITLE: VICE-PRESIDENT
WITNESS BY: Leslie D. Fee
PRINT NAME: Leslie D. Fee

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 27th DAY OF May, 1998, (DATE) BY JOSEPH W. PORTEN
OF GOLF ESTATE VILLAS HOMEOWNERS ASSOCIATION, A FLORIDA
CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED FC-01 (TYPE OF
IDENTIFICATION) AS IDENTIFICATION.
Joseph W. Porten (SIGNATURE OF PERSON TAKING
ACKNOWLEDGEMENT)
Leslie D. Fee (NAME OF ACKNOWLEDGER TYPED,
PRINTED OR STAMPED)
Nancy D. Busch (TITLE OR RANK)
6559235 (COMMISSION NUMBER)

TITLE CERTIFICATION

I, DONALD L. BROOKS, ESQUIRE, AN ATTORNEY DULY LICENSED TO PRACTICE LAW
IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
RECORD TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THAT THE
TITLE TO SAID PROPERTY AS OF THIS 27th DAY OF May,
1998, IS VESTED IN TDM, INC., A FLORIDA CORPORATION, AND THAT THE CURRENT
TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: May 27, 1998

Donald L. Brooks
DONALD L. BROOKS, ESQUIRE
FLORIDA BAR NO. 172280

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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; THAT PERMANENT REFERENCE MONUMENTS (P. R. M.'S) HAVE BEEN
PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P. C. P.'S) WILL
BE SET AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH
ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND
ORDINANCES OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY,
FLORIDA.

David Dailey
DAVID DAILEY
PROFESSIONAL LAND SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 2439

APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 27th DAY OF June, 1998.

BY: Joseph R. Russo, MAYOR

CITY ENGINEER:
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 27th DAY OF June, 1998.

ATTEST: Linda V. Koster, CLERK
Joseph R. Russo, MAYOR
Joseph R. Russo, CITY ENGINEER

SURVEYOR'S NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT,
DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING
PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE
EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL
DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
- THERE SHALL BE NO BUILDINGS OR IMPROVEMENTS OF ANY
KIND 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 ENCROACHMENT.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER
THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL
OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD).
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH-
SOUTH QUARTER SECTION LINE OF SECTION 12, BEING
S01° 50' 20" W.
- SET PERMANENT REFERENCE MONUMENT (P. R. M.) PSM- 2439



**DAILEY
AND ASSOCIATES, INC.**
SURVEYING & MAPPING
112 N. U.S. HIGHWAY NO. 1
TEQUEETA, FLORIDA 33469
PHONE: (888) 740-0424