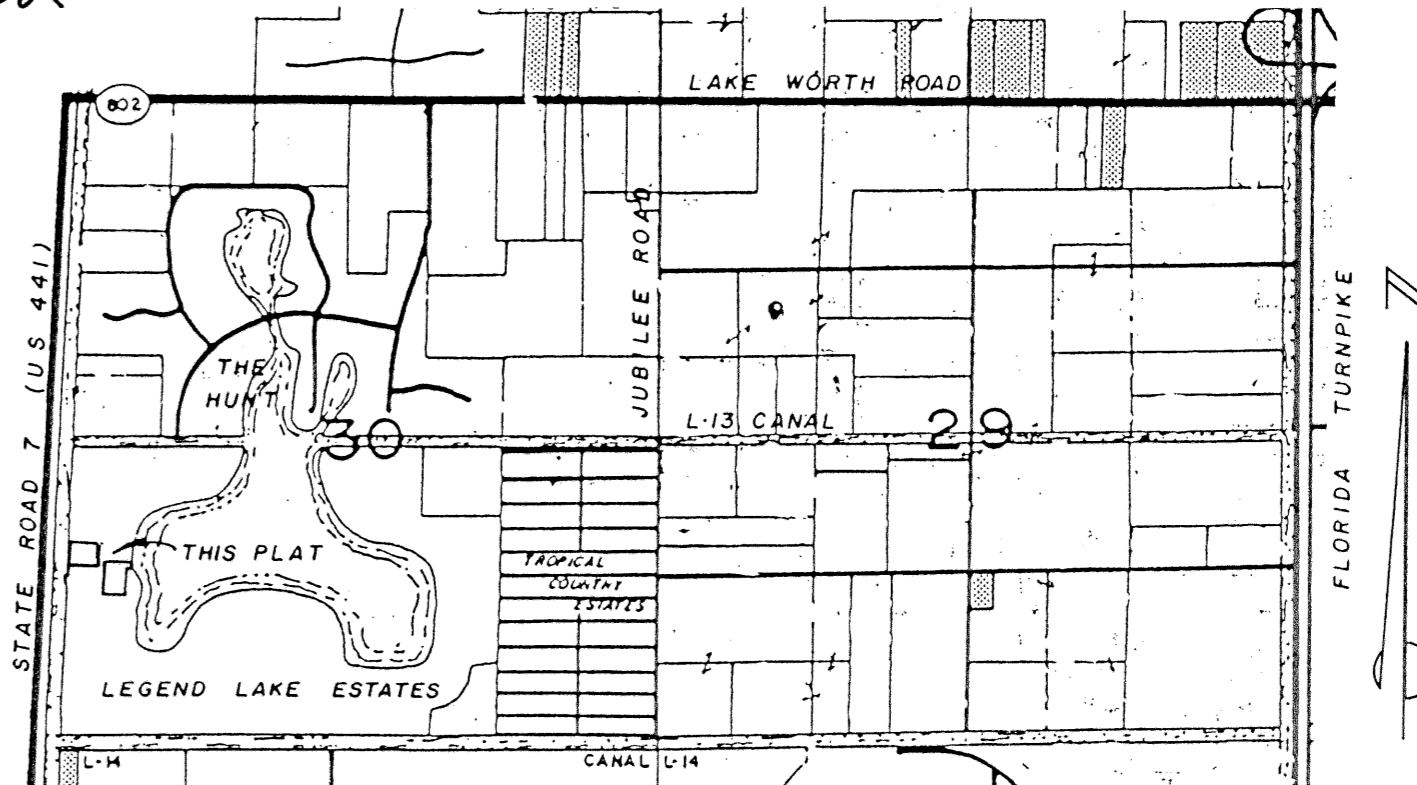


# LEGEND LAKE ESTATES REPLAT 1

BEING A REPLAT OF LOTS 112, 113 AND TRACT A, LEGEND LAKE ESTATES, A P. U. D., AS RECORDED IN PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 30 AND 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

APRIL 1997 SHEET 1 OF 1

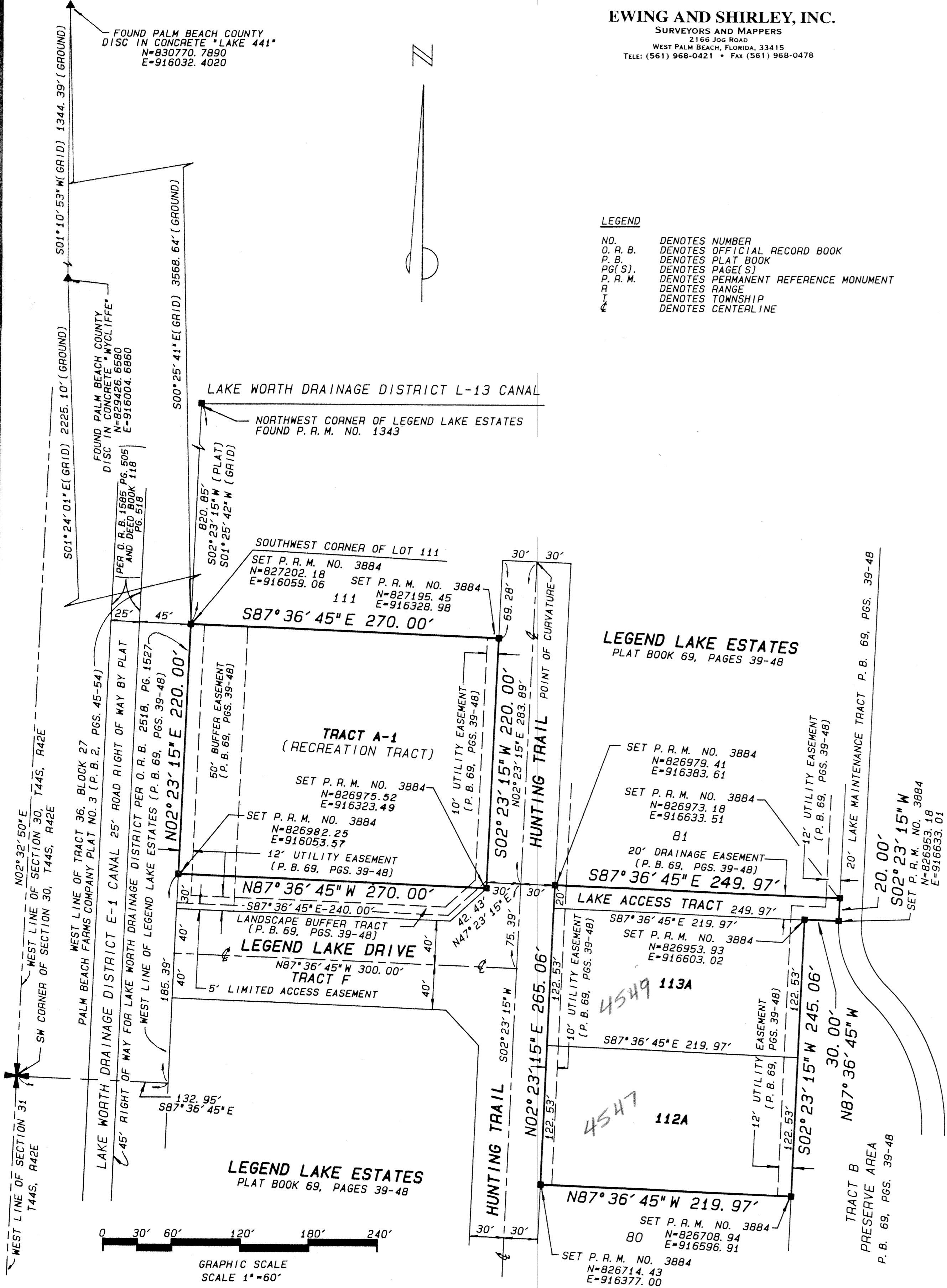
**EWING AND SHIRLEY, INC.**  
SURVEYORS AND MAPPERS  
2166 JOG ROAD  
WEST PALM BEACH, FLORIDA, 33415  
TELE: (561) 968-0421 • FAX (561) 968-0478



LOCATION MAP  
NOT TO SCALE

106

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This plat was filed for record at this day of October, 1998, and duly recorded in Plat Book No. 83 on page 106  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by \_\_\_\_\_ D.C.



**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT M/I SCHOTTENSTEIN HOMES, INC., d/b/a M/I HOMES, AN OHIO CORPORATION, AND LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF LAND SHOWN HEREON BEING IN SECTION 30 AND 31, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LEGEND LAKE ESTATES REPLAT 1, BEING A REPLAT OF LOTS 112, 113 AND TRACT A, AS SHOWN ON THE PLAT OF LEGEND LAKE ESTATES, A P. U. D., AS RECORDED IN PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 112, 113 AND TRACT A, LEGEND LAKE ESTATES, A P. U. D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 39 THROUGH 48, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 2.716 ACRES, MORE OR LESS.

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

- A. THE LAKE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- B. TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DIVISION PRESIDENT AND PRESIDENT, RESPECTFULLY, THEIR CORPORATE SEALS TO BE AFFIXED HERETO AND LIT THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF SEPTEMBER, 1998.

M/I SCHOTTENSTEIN, INC.  
9163 M/I HOMES, AN OHIO CORPORATION, LICENSED  
TO DO BUSINESS IN FLORIDA

ATTEST: Mick E. Walsh  
WITNESS

BY: Thomas P. Dunn  
DIVISION PRESIDENT

ATTEST: Lynda C. Schies  
WITNESS

LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST: Lynda C. Schies  
WITNESS

BY: Martin L. DeFoor  
PRESIDENT

ATTEST: Phyllis A. H.  
WITNESS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS P. DUNN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED na AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF M/I SCHOTTENSTEIN HOMES, INC., d/b/a M/I HOMES, AN OHIO CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF September, 1998

MY COMMISSION EXPIRES: 4-3-99

(NOTARY PUBLIC)  
Rebecca J. Morce  
cc 450441

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARTIN L. DeFOOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED na AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>st</sup> DAY OF September, 1998

MY COMMISSION EXPIRES: 5/15/2002

(NOTARY PUBLIC)  
Cheryl V. Perry  
cc 737393

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.  
IN THE OFFICE OF EWING AND SHIRLEY, INC.  
2166 JOG ROAD WEST PALM BEACH, FLORIDA 33415

**COUNTY APPROVAL**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF Sept, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb  
COUNTY ENGINEER

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LYNDY HARRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR ATTORNEYS TITLE INSURANCE FUND, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO M/I SCHOTTENSTEIN HOMES, INC., d/b/a M/I HOMES, AN OHIO CORPORATION, AND LEGEND LAKE ESTATES HOME OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 9/22/98

Lynda Harris  
LYNDA HARRIS, AS AGENT FOR  
ATTORNEYS TITLE INSURANCE FUND, INC.

**SURVEYOR'S CERTIFICATE**

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P. R. M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: SEPT. 18, 1998

Kent W. Ewing, Jr.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA

**NOTES**

- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF THE PLAT OF LEGEND LAKE ESTATES BEING AN ASSUMED BEARING OF SOUTH 02°-23'-15" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P. R. M. NO. 3884
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS FOR SUCH ENCROACHMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING ORDINANCES.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

**COORDINATE NOTE:**

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT FLORIDA EAST ZONE  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT - US SURVEY FOOT  
ALL DISTANCES ARE GROUND  
SCALE FACTOR 1.00015  
S02°-23'-15"W (PLAT BEARING)(WEST LINE OF LEGEND LAKE ESTATES PLAT)  
S01°-25'-42"W (GRID BEARING)  
COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)

Subdivision Legend Lake Estates  
Book 83  
Flood Zone B  
Flood Map # 170A  
Quad # 48  
SE 87-4  
TAZ 75P  
PLAT NAME Legend Lake Estates

