

HUNTINGTON WALK - POD H, A P.U.D.

178

A Replat of Tract X of the plat of "Huntington Walk Plat No. 1, a P.U.D." as recorded in Plat Book 83, pages 44 through 50 inclusive of the Public Records of Palm Beach County, lying in the Southwest One-Quarter of Section 10, Township 46 South, Range 42 East, Palm Beach County, Florida

This Instrument prepared by James E. Park
Williams, Hatfield & Stoner, Inc. Engineers Planners Surveyors Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

Sheet 1 of 3



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 21 day of November 1998)
and duly recorded in Plat Book No.)
for page 178-180)
CORRIGTHY H. WILKEN, Clerk of Circuit Court)
by Joseph A. Stovall) D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA PROPERTIES, INC., A CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "HUNTINGTON WALK - POD H, A P.U.D.", A REPLAT OF TRACT X OF THE PLAT OF "HUNTINGTON WALK PLAT NO. 1, A P.U.D.", AS RECORDED IN PLAT BOOK 83, PAGES 44 THROUGH 50 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 14.26 ACRES, MORE OR LESS;

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

- TRACT H-A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACT H-I, AS SHOWN HEREON IS HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY; SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10542, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE 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.
- 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- TRACTS H-B AND H-C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS H-D, H-E, H-F, H-G AND H-J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE OVERHANG EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO THE ADJACENT LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ROOF OVERHANG AND MAINTENANCE AND UTILITY PURPOSES AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES SCARDINA AND RAMZI AKEL WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED PERSONALLY KNOWN IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF ANSCA PROPERTIES, INC., A 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 19 DAY OF October, 1998.

MY COMMISSION EXPIRES: MAY 11, 2001

Daisy Ravelo
NOTARY PUBLIC



ACCEPTANCE OF RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE "VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC." HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 19 DAY OF October, 1998.

ATTEST: Ramzi Akel
PRINTED NAME: RAMZI AKEL
TITLE: VICE PRESIDENT

BY: Charles Scardina
PRINTED NAME: CHARLES SCARDINA
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF

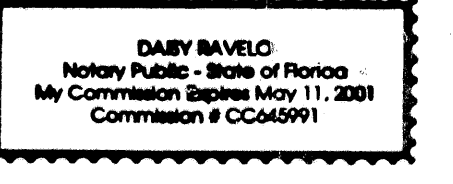
BEFORE ME PERSONALLY APPEARED CARMEN DE ESSAYE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PERSONALLY KNOWN CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF October, 1998.

MY COMMISSION EXPIRES: MAY 11, 2001

Daisy Ravelo
NOTARY PUBLIC

Daisy Ravelo
PRINTED NAME OF NOTARY



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MITCHELL A. SHERMAN, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, 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 ANSCA PROPERTIES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/19/98 BY: Mitchell A. Sherman
MITCHELL A. SHERMAN, P.A. ATTORNEY AT LAW
LICENSED IN FLORIDA

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 10048, AT PAGE 18 AND ALL AMENDMENTS THERETO, AND RERECORDED IN OFFICIAL RECORD BOOK 10048 AT PAGE 659 AND MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 9090, AT PAGE 21, AND ALL AMENDMENTS THERETO, 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF October, 1998.

WITNESS: Steven B. King
STEVEN B. KING

BY: Carmen de Essaye
NATIONS BANK, N.A.
A FLORIDA CORPORATION
PRINTED NAME: CARMEN DE ESSAYE
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF

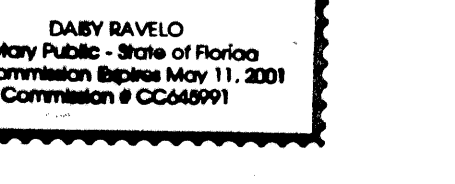
BEFORE ME PERSONALLY APPEARED CARMEN DE ESSAYE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PERSONALLY KNOWN CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF October, 1998.

MY COMMISSION EXPIRES: MAY 11, 2001

Daisy Ravelo
NOTARY PUBLIC

Daisy Ravelo
PRINTED NAME OF NOTARY



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 24 DAY OF November, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George J. Webb
GEORGE J. WEBB, P.E. - COUNTY ENGINEER

SEAL
NOTARY PUBLIC

SEAL
VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.

SEAL
ANSCA PROPERTIES, 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 PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 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.

James E. Park
JAMES E. PARK, P.S.M.
LICENSE NO 3915
STATE OF FLORIDA

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S89°12'46"W.
- COORDINATES SHOWN ARE:
GRID DATUM = NAD '83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000290
ALL DISTANCES ARE GROUND. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
S89°12'46"E (PLAT BEARING) = ZERO ROTATION
S89°12'46"E (GRID BEARING) = PLAT TO GRID
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3915
○-DENOTES PERMANENT CONTROL POINT (P.C.P.) LB-26
DE-DENOTES DRAINAGE EASEMENTS
UE-DENOTES UTILITY EASEMENT
LME-DENOTES LAKE MAINTENANCE EASEMENT
LMAE-DENOTES LAKE MAINTENANCE ACCESS EASEMENT
LWDD-DENOTES LAKE WORTH DRAINAGE DISTRICT
R/W-DENOTES RIGHT-OF-WAY
OHME-DENOTES OVERHANG MAINTENANCE EASEMENT
*-DENOTES ZERO LOT LINE OF INCLUDED LOT
ORB-DENOTES OFFICIAL RECORDS BOOK
D-DENOTES CENTRAL ANGLE
R-DENOTES RADIUS
L-DENOTES ARC LENGTH
LAE-DENOTES LIMITED ACCESS EASEMENT
**-DENOTES EASEMENT PREVIOUSLY PLATTED IN PLAT BOOK 83, PAGES 44 - 50
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED BY SEC. 8.20.B.14 (SUPPLEMENT 1).
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS.
- 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.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- PLATS AND OFFICIAL RECORD BOOKS SHOWN HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

| P.U.D. TABULAR DATA | PETITION NO. 95-59 |
|---------------------|--------------------|
| OPEN SPACE/BUFFER | 1.52 ACRES |
| LAKES (TRACT H-I) | 2.63 ACRES |
| TOTAL AREA | 14.26 ACRES |
| DWELLING UNITS | 56 |
| DENSITY | 5.56 DU/AC |
| ZONING | P.U.D. |

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF IT BOARD OF DIRECTORS, THIS 19 DAY OF October, 1998.

ATTEST: Ramzi Akel
PRINTED NAME: RAMZI AKEL
TITLE: VICE PRESIDENT

BY: Charles Scardina
PRINTED NAME: CHARLES SCARDINA
TITLE: PRESIDENT

SEAL
NOTARY PUBLIC

SEAL
ANSCA PROPERTIES, INC.

SEAL
VILLA BORGHESE HOMEOWNERS ASSOCIATION, INC.

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND SURVEYOR