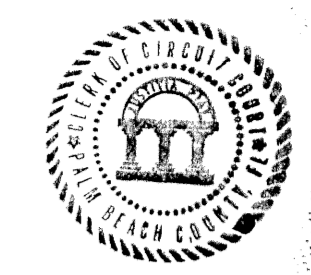
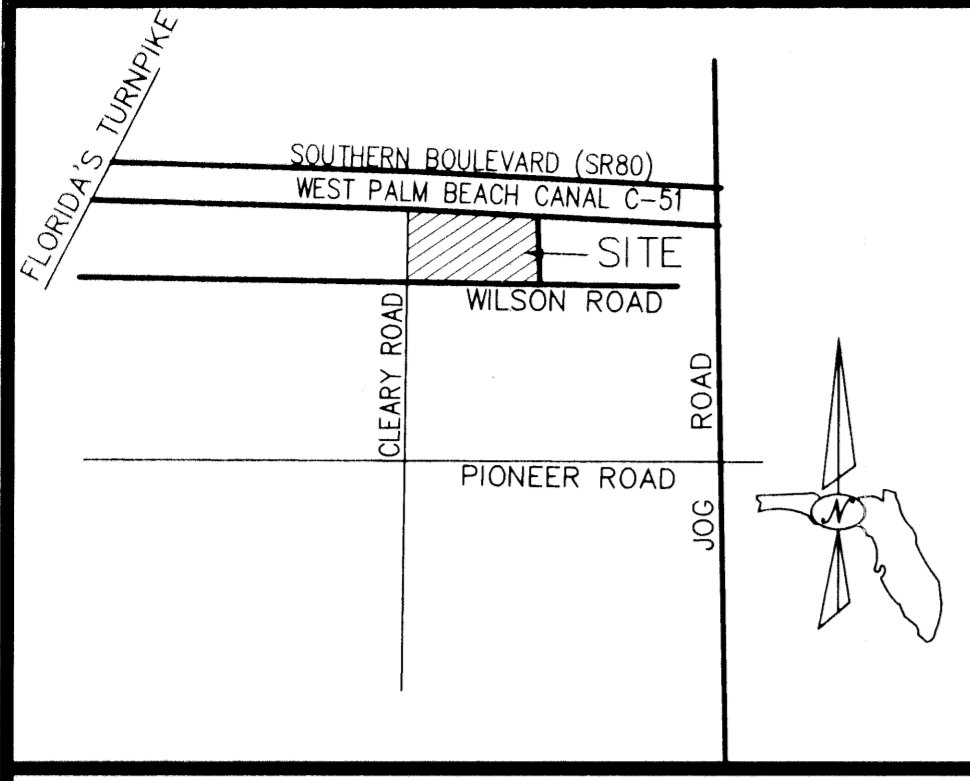


155



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This was filed for record at 9:00A.M.  
This day of May 2001  
and duly recorded in Plat Book No. 90  
on page 155-156  
Deborah C. Foreman, Clerk of Circuit Court  
Michele Keys



VICINITY MAP  
NOT TO SCALE

0705-002

# TALL PINES WATERWAY ESTATES

BEING A REPLAT OF TRACT 71 AND 72, LESS THE EAST 245 FEET,  
TOGETHER WITH A PORTION OF THAT 50 FOOT WIDE ROAD LYING ADJACENT TO AND WEST OF SAID TRACT 71,  
ALL IN BLOCK 5 OF PALM BEACH FARMS COMPANY PLAT No.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 42 EAST,

APRIL 2001

SHEET 1 OF 2

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT JOHN RAWN, BONNIE RAWN AND RONALD G. ORLOFF, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF TRACT 71 AND TRACT 72, LESS THE EAST 245 FEET, TOGETHER WITH A PORTION OF THAT 50 FOOT WIDE ROAD LYING ADJACENT TO AND WEST OF SAID TRACT 71, ALL IN BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

### TALL PINES WATERWAY ESTATES

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 48, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°45'47" WEST ALONG THE EAST LINE OF SAID TRACT 48, BLOCK 6 FOR 330.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL C-51 (WEST PALM BEACH CANAL); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE SOUTH 88°27'53" EAST FOR 50.04 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 71, BLOCK 5; THENCE NORTH 00°45'47" WEST ALONG SAID WEST LINE OF TRACT 71, BLOCK 5 FOR 20.02 FEET; THENCE SOUTH 88°27'53" EAST FOR 660.87 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 72, BLOCK 5; THENCE NORTH 00°42'06" WEST ALONG THE SAID WEST LINE OF SAID TRACT 72, BLOCK 5 FOR 26.80 FEET; THENCE SOUTH 88°25'00" EAST FOR 415.95 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°44'20" EAST FOR 327.33 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 72, BLOCK 5 AND THE NORTH RIGHT-OF-WAY LINE OF WILSON ROAD; THENCE SOUTH 89°00'58" WEST ALONG SAID SOUTH LINE AND NORTH RIGHT-OF-WAY LINE FOR 415.84 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT 72, BLOCK 5; THENCE CONTINUE SOUTH 89°00'58" WEST ALONG THE SOUTH LINE OF SAID TRACT 71, BLOCK 5 AND THE NORTH RIGHT-OF-WAY LINE OF WILSON ROAD FOR 660.00 FEET TO THE INTERSECTION WITH THE SAID WEST LINE OF TRACT 71, BLOCK 5; THENCE CONTINUE SOUTH 89°00'58" WEST ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE OF TRACT 71 AND NORTH RIGHT-OF-WAY LINE OF WILSON ROAD FOR 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.648 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TALL PINES WATERWAY ESTATES PROPERTY OWNERS 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.
- THE UTILITY EASEMENT AS SHOWN HEREON, IS 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 15' PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED TO THE PRESENT AND FUTURE OWNERS OF THE EAST 1/2 OF TRACT 48, BLOCK 6, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR ACCESS PURPOSES ONLY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
- 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 TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN WITNESS WHEREOF, WE, JOHN RAWN, BONNIE RAWN & RONALD G. ORLOFF DO HEREBY SET OUR HANDS AND SEALS THIS 6th DAY OF May 2001.

BY: John Rawn  
JOHN RAWN

DATE: May 6, 2001

BY: Bonnie Rawn  
BONNIE RAWN

DATE: May 6, 2001

BY: Ronald G. Orloff  
RONALD G. ORLOFF

DATE: May 6, 2001

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN RAWN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May 2001.

PRINTED NAME Diane K. Wilson  
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. CC 672747

MY COMMISSION EXPIRES: 8/17/01

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BONNIE RAWN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May 2001.

PRINTED NAME Diane K. Wilson  
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. CC 672747

MY COMMISSION EXPIRES: 8/17/01

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD G. ORLOFF, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May 2001.

PRINTED NAME Diane K. Wilson  
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. CC 672747

MY COMMISSION EXPIRES: 8/17/01

### TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC. ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF May 2001.

TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: John Rawn  
JOHN RAWN, PRESIDENT

WITNESS: Deborah C. Foreman  
(PRINT NAME): Deborah C. Foreman

WITNESS: Mike R. Foreman  
(PRINT NAME): Mike R. Foreman

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN RAWN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TALL PINES WATERWAY ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA 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 6th DAY OF May 2001.

PRINTED NAME Diane K. Wilson  
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. CC 672747

MY COMMISSION EXPIRES: 8/17/01

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES HE 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9463 AT PAGES 906 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN.

IN WITNESS WHEREOF, I DAVID G. CORDES DO HEREBY SET MY HAND AND SEAL THIS 6th DAY OF May 2001.

BY: David G. Cordes  
DAVID G. CORDES

WITNESS: Mike R. Foreman  
(PRINT NAME): Mike R. Foreman

WITNESS: Spencer Hickey  
(PRINT NAME): SPENCER HICKEY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID G. CORDES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL.D.L.# CC 672747 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May 2001.

PRINTED NAME Diane K. Wilson  
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. CC 672747

MY COMMISSION EXPIRES: 8/17/01

### ABBREVIATIONS

- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- C - CENTERLINE
- P.B. - PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- D.B. - DEED BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SFWM - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- D.U. - DWELLING UNITS

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, WILLIAM BROOME, ESQUIRE, 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 JOHN RAWN, BONNIE RAWN AND RONALD G. ORLOFF; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: May 7, 2001 BY: William Broome  
WILLIAM BROOME, ESQUIRE

### 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 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips, III  
JOHN E. PHILLIPS, III, P.S.M. LICENSE NO. 4826  
STATE OF FLORIDA

### COUNTY APPROVAL

COUNTY ENGINEER

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 23 DAY OF May 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC 177.081(1)(F).  
George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF SOUTH 88°27'53" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL C-51 (WEST PALM BEACH CANAL) PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWM) LAND ACQUISITION MAP (SPECIFIC PURPOSE SURVEY) FOR THE WEST PALM BEACH CANAL (C-51).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- DENOTES SET PERMANENT REFERENCE MONUMENT, PLS #4826
- DENOTES FOUND 4" X 4" CONCRETE MONUMENT. (NO NUMBER)
- THE NORTHERLY 65 FEET OF LOTS 1 THROUGH 8 ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE TALL PINES WATERWAY ESTATES PROPERTY OWNERS, INC. HOMEOWNERS ASSOCIATION DOCUMENTS.
- COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000287  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
S 88°27'53" E (PLAT BEARING) = 00°38'34" = CLOCKWISE BEARING ROTATION  
S 87°49'19" E (GRID BEARING) (PLAT TO GRID)

### SITE PLAN DATA

ZONING PETITION NO. \_\_\_\_\_ 96-94  
TOTAL AREA \_\_\_\_\_ 8.648 ACRES  
TOTAL DWELLING UNITS \_\_\_\_\_ 8 D.U.  
DENSITY \_\_\_\_\_ 1.08 D.U./ACRE

TALL PINES WATERWAY  
PROPERTY OWNERS  
ASSOCIATION, INC.

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

NOTARY FOR  
TALL PINES WATERWAY  
PROPERTY OWNERS  
ASSOCIATION, INC.

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

SURVEYOR

COUNTY ENGINEER

CLERK OF THE  
CIRCUIT COURT

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

NOTARY FOR  
JOHN RAWN

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

NOTARY FOR  
BONNIE RAWN

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

NOTARY FOR  
MORTGAGEE

DIANE K. WILSON  
COMMISSION # CC 672747  
EXPIRES AUG 17, 2001  
BONDED THRU  
ATLANTIC BONDING CO., INC.

NOTARY FOR  
RONALD G. ORLOFF

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
3970 RCA BOULEVARD, SUITE 7005, P.B.G. FLORIDA 33410 561-775-9337, 626-7866 FAX

THIS INSTRUMENT WAS PREPARED BY:  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 4826  
FOR: BROWN & PHILLIPS, INC.  
3970 RCA BOULEVARD, SUITE 7005  
PALM BEACH GARDENS, FL 33410

## PLAT OF TALL PINES WATERWAY ESTATES

DRAWN: JAO  
CHECKED: JEP  
F.B. N/A  
PAGES: N/A

PROJ. No. 96030  
SCALE: N/A  
DATE: MARCH 2000  
SHT. 1 OF 2

REVISION: TALL PINES WATERWAY ESTATES  
BLOCK 90  
PAGE 155  
FLOOD ZONE B  
ZONING RT  
CLUB # 47  
ZIP CODE 33413  
TAX 284  
PUD NAME