

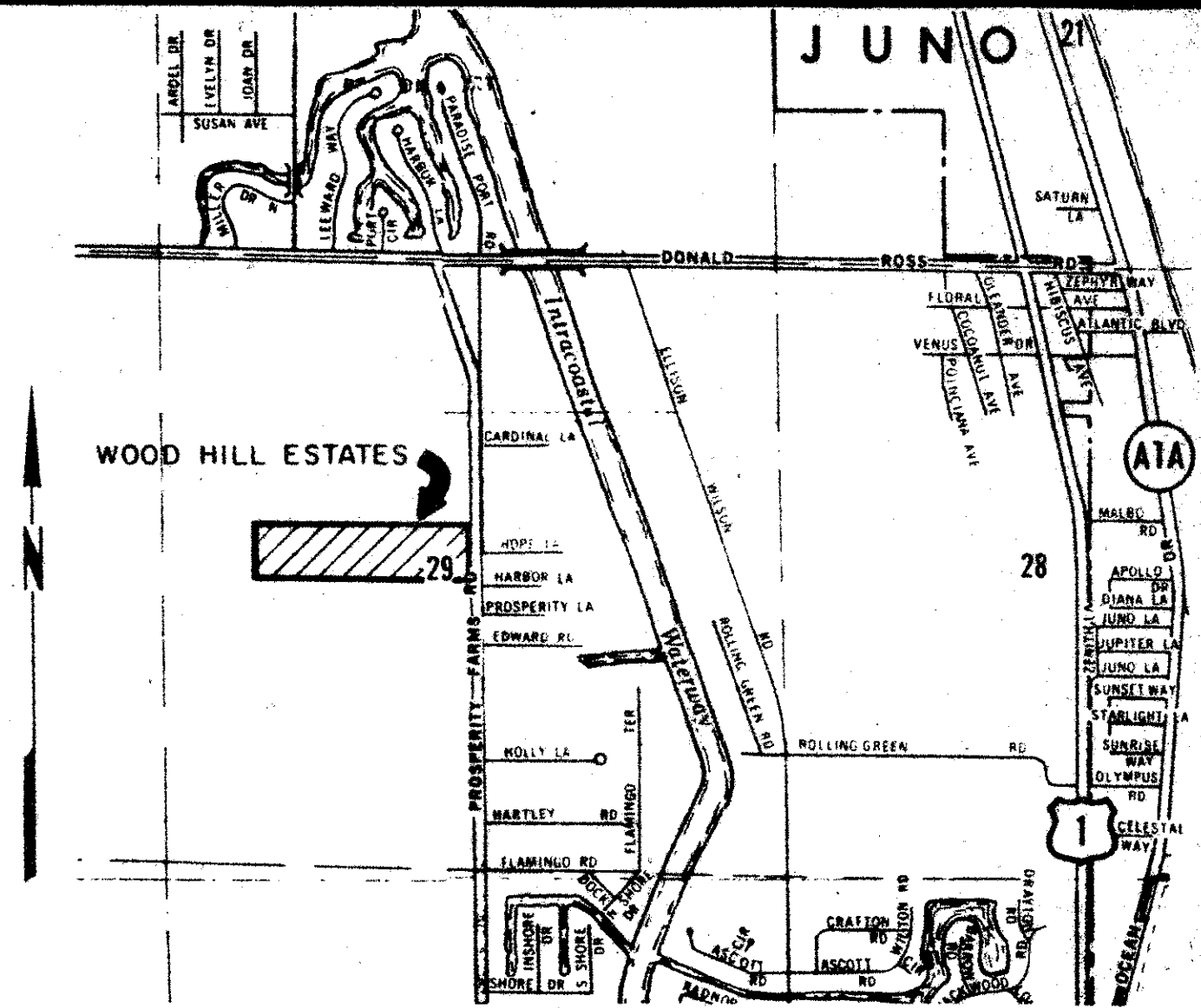
WOOD HILL ESTATES

BEING A SUBDIVISION OF A PORTION
OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 29 TWP. 41 S, RGE. 43 E
PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS SHEET NO. 1

FEBRUARY 1978

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
WEST PALM BEACH, FLORIDA



18 119175
40
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:05 AM
this 21 day of July, 1978
and duly recorded in Plat Book No. 35
on page 40 & 41
JOHN B. DUNKLE, Clerk Circuit Court
By: *Dyle Sherriff* D.C.

DESCRIPTION

THE EAST ONE-HALF (E¹/₂) OF THE SOUTH 300 FEET OF THE NORTH-
WEST ONE-QUARTER (NW¹/₄) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE
43 EAST, PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE RIGHT OF WAY OF PROSPERITY FARMS ROAD,
RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

CONTAINING 8.68 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT G. MUSTAPICK ENTERPRISES,
INC., A NEW YORK CORPORATION, OWNERS OF THE LAND SHOWN HEREON,
BEING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH
COUNTY, FLORIDA, SHOWN HEREON AS WOOD HILL ESTATES AND BEING MORE
PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED
AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

PROSPERITY FARMS ROAD AS SHOWN IS HEREBY DEDICATED TO THE
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY,
FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PUR-
POSES.

2. TRACT "A" FOR PRIVATE ROAD PURPOSES AND THE BICYCLE/PED-
ESTRIAN PATH, AS SHOWN, IS HEREBY DEDICATED TO WOOD HILL
ESTATES PROPERTY OWNERS' ASSOCIATION, INC. AND IS THE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

3. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN
PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF
UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF
THE WOOD HILL ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

4. THE LIMITED ACCESS EASEMENT AS SHOWN IS HEREBY DEDICATED
TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY,
FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION
OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE
PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH
THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF JUNE,
1978.

G. MUSTAPICK ENTERPRISES, INC.

ATTEST: *Drew Giles*
VICE PRESIDENT
BY: *Gerald Mustapick*
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD MUSTAPICK AND DREW S.
GILES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT
AND VICE PRESIDENT OF THE ABOVE NAMED G. MUSTAPICK ENTERPRISES, INC.,
A NEW YORK CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME
THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE
PRESIDENT RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AF-
FIXED 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 9th DAY OF June,
1978.

Susan D. Corkum
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-20-80

Notary Public, State of Florida at Large
My Commission Expires Sept. 20, 1980

MORTGAGEE'S CONSENT

STATE OF CONNECTICUT
COUNTY OF LITCHFIELD

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF
(A) MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED
PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE
LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF
AND AGREE THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS
RECORDED IN OFFICIAL RECORD BOOK 2786, PAGE 1788 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO
THE DEDICATION SHOWN HEREON.

WITNESS: *William D. Dorwin* BY: *Millard B. Dorwin*
MILLARD B. DORWIN, HUSBAND
WITNESS: *Ann E. Chapin* BY: *Lillian W. Dorwin*
LILLIAN W. DORWIN, WIFE

ACKNOWLEDGMENT

STATE OF CONNECTICUT
COUNTY OF LITCHFIELD

BEFORE ME PERSONALLY APPEARED MILLARD B. DORWIN AND LILLIAN W.
DORWIN, HIS WIFE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE
INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOW-
LEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE
PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 6th DAY OF June,
A.D., 1978.

Ann E. Chapin
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-31-80

ANNA E. CHAPIN
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1980

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, PATRICK M. GORDON, 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 G. MUSTAPICK ENTERPRISES, INC., THAT THE CURRENT TAXES HAVE
BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE
MORTGAGE SHOWN HEREON; AND THAT I FIND THAT THE MORTGAGE SHOWN IS
TRUE AND CORRECT.

Patrick M. Gordon
PATRICK M. GORDON
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)

DATE: June 9, 1978

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 11
day of July, 1978.

Peggy W. Swatt
PEGGY W. SWATT, CHAIRMAN

ATTEST:

JOHN B. DUNKLE, CLERK

BY: *Margie B. Jennings*
MARGIE B. JENNINGS, DEPUTY CLERK

COUNTY ENGINEER:

This plat is hereby approved for record this 10
day of July, 1978.

H. F. Kahler
H. F. KAHLERT, COUNTY ENGINEER

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS
HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL
POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF
RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY,
AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS
OF CHAPTER 177 FLORIDA STATUTES, PART I, AS AMENDED, AND ORDINANCES
OF PALM BEACH COUNTY, FLORIDA.

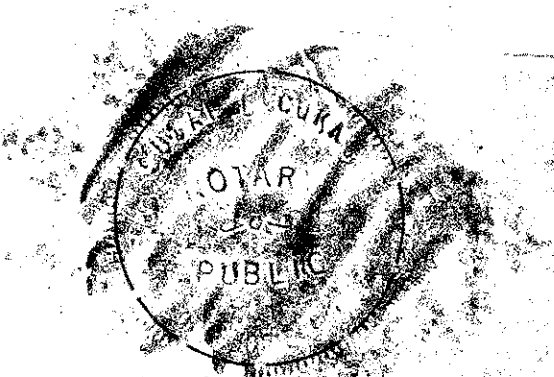
Sanford V. Howard
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA
6-28-78

Turnout
29/41/43

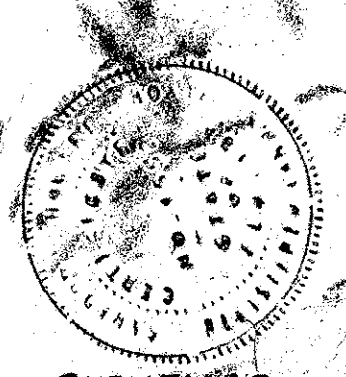
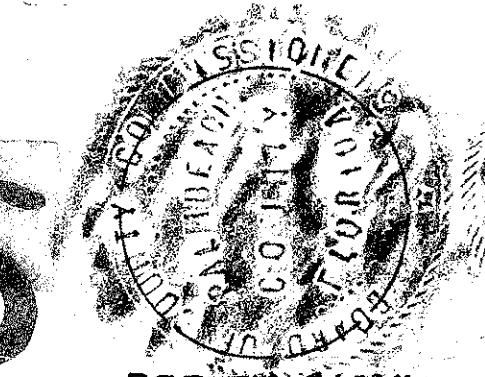
Flood zone NO
Tone RS
Insp area 1

12

35/40



WOOD HILL ESTATES



THIS INSTRUMENT WAS PREPARED BY
V. HOWARD
MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
2930 OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA 33409