

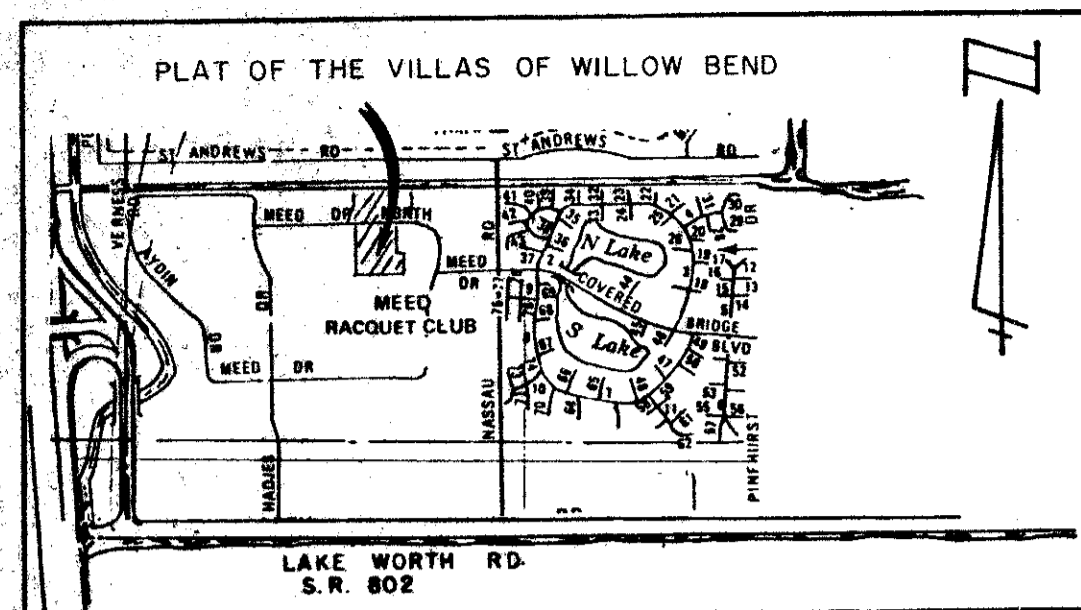
42/96

# PLAT OF THE VILLAS OF WILLOW BEND

BEING THE SIXTH PLAT OF MEED RACQUET CLUB, P.U.D.

IN THE SOUTHWEST QUARTER (S.W 1/4) OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

BEING, IN PART, A REPLAT OF A PART OF TRACTS 74, 75, 76, 77, 85 AND 86, BLOCK 23,  
THE PALM BEACH FARMS CO. PLAT NO. 3 PLAT BOOK 2 PAGE 47



LOCATION MAP (N.T.S.)

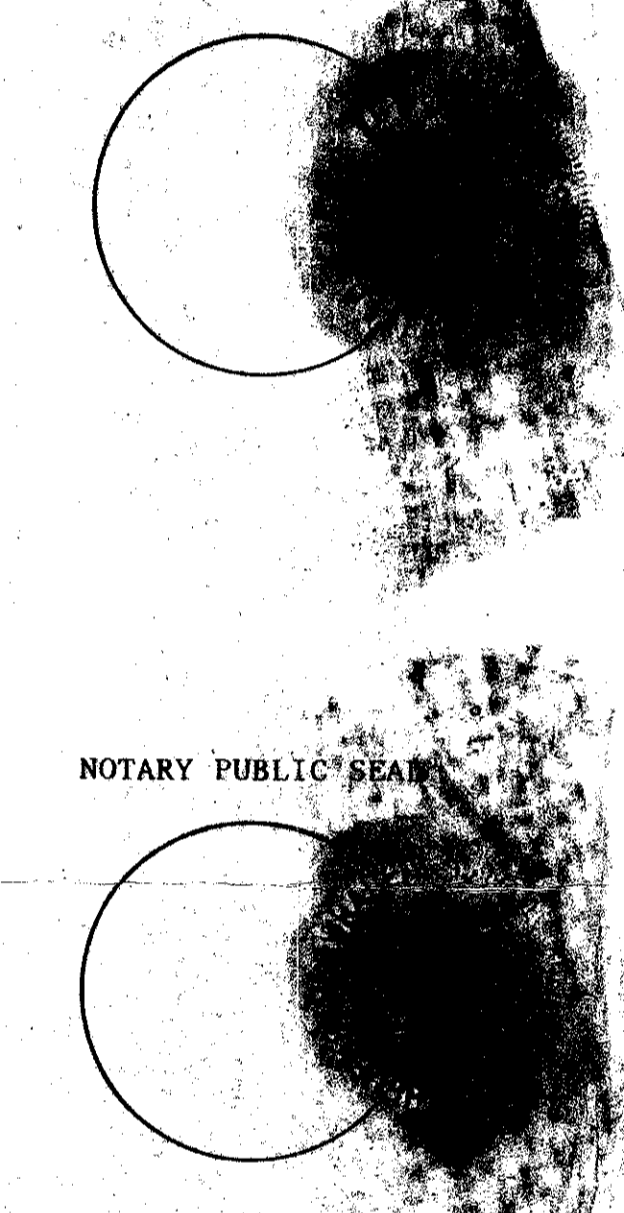
FEBRUARY, 1981

96

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:50 p.m.  
this 30 day of April  
1981 and duly recorded in Plat Book No.  
42 on page 96+97  
JOHN B. DUNKLE, Clerk, Circuit Court  
*[Signature]*

CORPORATE SEAL  
WILLOW BEND INCORPORATED

NOTARY PUBLIC SEAL



KNOWN ALL MEN by these present, that WILLOW BEND INC., a Florida Corporation, Owner of the Tract of land shown hereon as PLAT OF THE VILLAS OF WILLOW BEND, being in Section 21, Township 44 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

Said Tract of land being a replat of portion of Tracts 74, 75, 76, 77 and 85 and 86, Block 23, Palm Beach Farms Company, Plat No. 3, recorded in Plat Book 2, page 47 of the Public Records of said county and fully described as follows:

Beginning at the Northwest corner of the Plat of the MEED RACQUET CLUB PLAT NO. 5, as said corner is shown of said Plat recorded in Plat Book 38, pages 120-21, of the Public Records of said county; thence traversing along the Westerly boundary of said Plat No. 5, through the following three courses and distances.

1. South 320.00 feet.
2. East 100.00 feet.
3. South 127.00 feet to the South line of said Plat No. 5, thence departing from said Westerly boundary and continue on a bearing of South along the Southerly prolongation of the last described course, a distance of 10.00 feet;

thence West, a distance of 100.00 feet; thence South 10.00 feet; thence West 430.00 feet; thence North 345.10 feet; thence West 20.00 feet; thence North 71.90 feet to the Westerly prolongation of the South right-of-way line of MEED DRIVE NORTH, as said right-of-way line is shown on said Plat No. 5, of the MEED RACQUET CLUB; thence West along said Westerly prolongation, a distance of 123.77 feet; thence North 197.30 feet; thence North 35° 19' 05" East, a distance of 106.21 feet; thence North a distance of 139.96 feet to the required South right-of-way line of Lateral 11 Canal of the Lake Worth Drainage District, said required South right-of-way line, being a line 50.00 feet south of and parallel with (as measured at right angles) the North line of Block 23, of said Plat of Palm Beach Farms Company, Plat No. 3, (said required right-of-way line being shown in instrument recorded in O.R.B. 1732, page 612, of the Public Records of said county); thence South 89° 58' 18" East, along said required right-of-way line, a distance of 830.60 feet to the Northwest corner of Plat No. 4, of the MEED RACQUET CLUB, as said Plat is recorded in Plat Book 36, pages 23 and 24 of the Public Records of said county; thence traversing along the Westerly boundary of said Plat No. 4, through the following three courses and distances.

1. South 137.11 feet.
2. South 09° 26' 51" West, a distance of 127.94 feet.
3. South, a distance of 110.20 feet to the North right-of-way line of MEED DRIVE NORTH, as said right-of-way line is shown on said Plat No. 4, thence;

departing from said Westerly boundary and along the Westerly prolongation of said North right-of-way line on a bearing of West, a distance of 297.23 feet to the POINT OF BEGINNING.

CONTAINING: 12.433 acres, more or less.

Has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or reserve as follows:

1. STREETS
  - A.) TRACTS A1, A2, and A3 as shown hereon are hereby dedicated to THE VILLAS OF WILLOW BEND, INC. for ingress and egress purposes and are the perpetual maintenance obligation of WILLOW BEND ASSOCIATION, INC.
  - B.) TRACT "E", as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
2. LAKES
 

TRACTS B1, B2, & B3 (Water Management Tract) as shown hereon are hereby dedicated to THE VILLAS OF WILLOW BEND, INC. for lake and water retention purposes and are the perpetual maintenance obligation of WILLOW BEND ASSOCIATION, INC.
3. EASEMENTS
  - A.) The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of utilities.
  - B.) The drainage easements, as shown hereon, are hereby dedicated in perpetuity for the construction, operation and maintenance of drainage facilities.
  - C.) The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction over access rights.
  - D.) Tracts B1, B2, and B3 as shown hereon are hereby dedicated in perpetuity as drainage easements.
  - E.) Tracts A1, A2, and A3 as shown hereon are hereby dedicated in perpetuity as drainage and utility easements.

#### 4. LANDSCAPING TRACT

TRACT L as shown hereon is hereby dedicated to THE VILLAS OF WILLOW BEND, INC. for landscaping purposes and is the perpetual maintenance obligation of WILLOW BEND ASSOCIATION, INC.

IN WITNESS WHEREOF WILLOW BEND, INC. has caused these presents to be signed by its Vice President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 3rd day of March, A.D., 1981.

ATTEST: C.F. Radice Secretary By Stanley C. Brown Vice President

#### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me personally appeared Stanley C. Brown and C.F. Radice to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Secretary of the above named WILLOW BEND, INC. and they severally acknowledged to and before me that they executed such instrument as such Vice President and Secretary, respectively, 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, on this 3rd day of March, A.D. 1981.

Helene M. Whalen  
NOTARY PUBLIC

My Commission expires: 12-17-84

#### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

SS: We, Gibraltar Title and Escrow Company, agents for Safeco Title Insurance Company, a title insurance corporation duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in WILLOW BEND INC., that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Gibraltar Title and Escrow Company

Philip H. Hopkins  
Philip H. Hopkins  
Date: March 4, 1981

Subscribed and sworn to before me this 4th day of March, A.D., 1981, City of Fort Lauderdale, County of Broward, State of Florida.

Lain A. Duncan  
NOTARY PUBLIC

My Commission expires: 9-12-82

0396-301

This instrument was prepared by CHARLES PALOMBA in the offices of Florida Surveying & Mapping, Inc., 941 North Military Trail, West Palm Beach, Florida 33409

SHEET 1 OF 2

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH, FLORIDA 33409

SCALE		BY	DATE
DATE	FEB 1981		
DR. N.	CRD.		
PG.			

PLAT OF THE VILLAS OF WILLOW BEND  
Being the sixth plat of Meed Racquet Club, P.U.D.

#### P.U.D. DENSITY TABULATION

PLAT NO.	ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
II	11.046	57	5.16
III	9.533	45	4.72
4	8.984	64	7.12
5	3.666	16	4.36
6	12.433	81	6.51
TOTALS	45.662	263	(5.57, AVERAGE)

#### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

This Plat is hereby approved for record this 14th day of April, A.D., 1981.

By: Frank Foster  
Frank Foster, Chairman

#### ATTEST:

John B. Dunkle, Clerk

By: Deo Tuley  
Deputy Clerk

#### COUNTY ENGINEER:

This Plat is hereby approved for record this 14th day of April, A.D., 1981.

By: H.F. Kahlert  
H.F. Kahlert, County Engineer

#### 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 and that (P.R.M.'s) Permanent Reference Monuments have been set and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; 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.

Date: 3/23/81

Rafael Salazar  
RAFAEL SALAZAR, P.L.S.  
FLORIDA CERTIFICATE No. 2345

OFFICIAL SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

NOTARY PUBLIC SEAL

