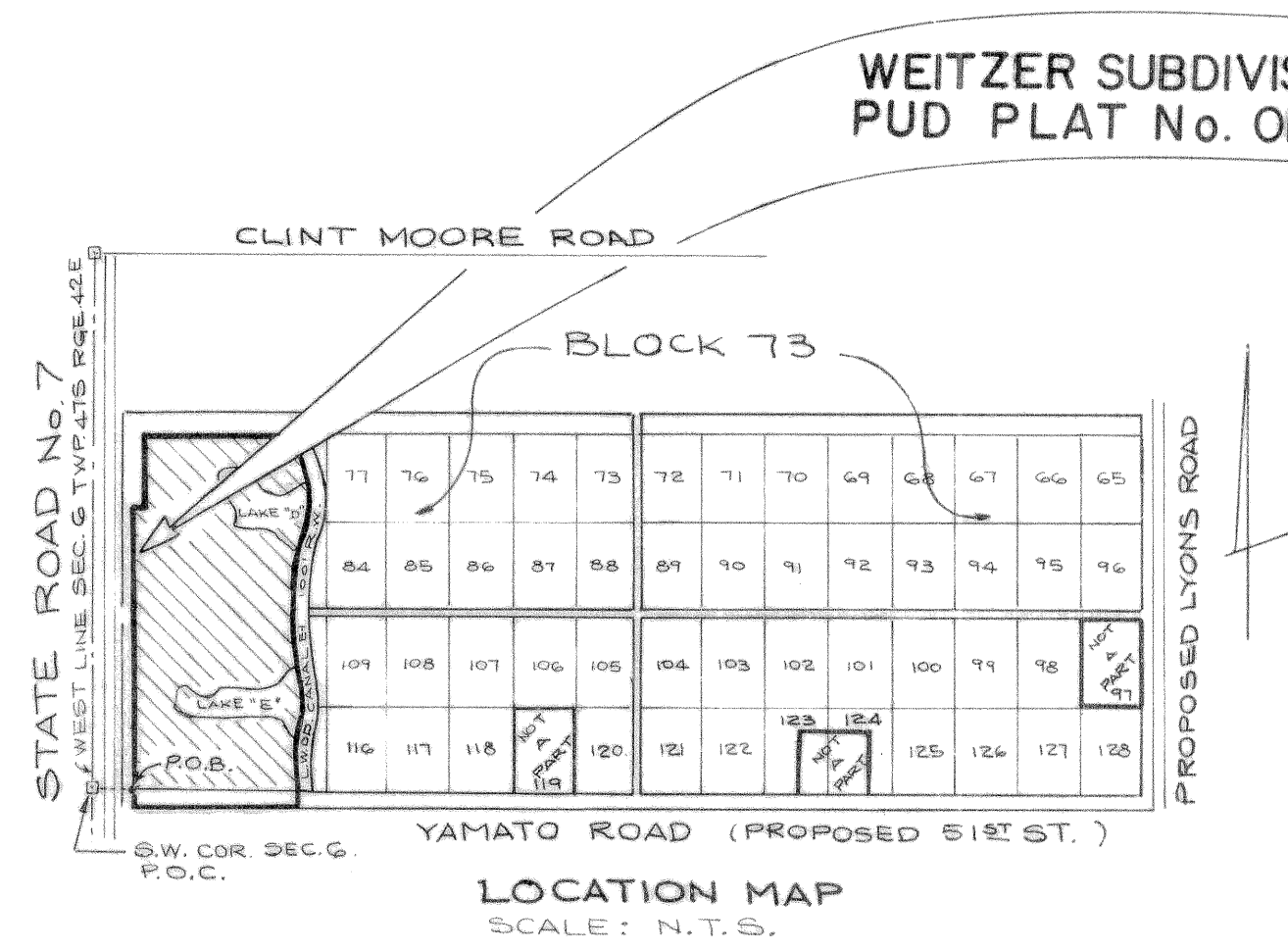
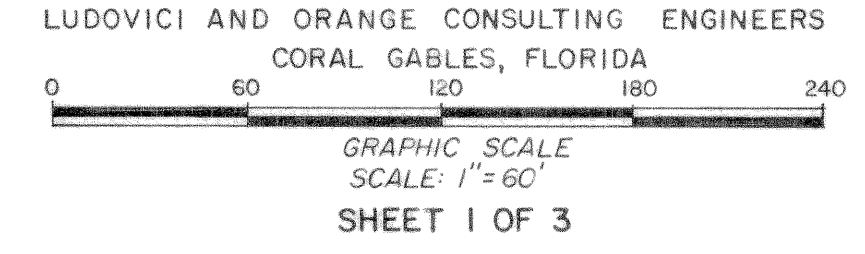


# WEITZER SUBDIVISION PUD PLAT No. ONE (FORMERLY KNOWN AS SOMERSET AT BOCA)

A REPLAT OF A PORTION OF PALM BEACH FARMS CO. PLAT NO. 3, P.B. 2, PG. 45-54 IN THE S.W. 1/4 OF SECTION 6, AND N.W. 1/4 OF SECTION 7 TWP. 47 S., RGE. 42 E  
PALM BEACH COUNTY, FLORIDA



### SURVEYOR'S NOTES

- ALL RADII ARE 25' UNLESS OTHERWISE SHOWN.
  - BEARINGS SHOWN ARE ASSUMED FOR COMPUTATION PURPOSES ONLY.
  - INDICATES PERMANENT REFERENCE MONUMENTS SET IN ACCORDANCE WITH ALL PROVISIONS OF PART I CHAPTER 177 FLORIDA STATUTES.
  - INDICATES EXISTING PERMANENT REFERENCE MONUMENTS.
  - INDICATES P.C., P.T., P.R.C., OR P.C.C. ON R/W LINE
  - INDICATES PERMANENT CONTROL POINTS SET AT ALL STREET INTERSECTIONS, P.C.'S, P.T.'S, P.R.C.'S AND P.C.C.'S IN ACCORDANCE WITH ALL PROVISIONS OF PART I, CHAPTER 177 FLORIDA STATUTES.
  - INDICATES UTILITY EASEMENT.
  - INDICATES ROOF ENCROACHMENT EASEMENT
  - INDICATES LAKE MAINTENANCE EASEMENT
- ACREAGE = 65.38 No. DWELLING UNITS/ACRE = 361

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA }  
COUNTY OF DADE }

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THIS DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R.B. 4017, PG. 1846 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLA AND ITS RECEIPT OF FUTURE MORTGAGE AND SECURITY AGREEMENT AND MORTGAGE MODIFICATION AND SPREADER AGREEMENT DATED APRIL 13, 1984, RECORDED AT CLERK'S FILE NO. 84-081095 ON APRIL 16, 1984, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11<sup>th</sup> DAY OF April, A.D. 1984

**BARNETT BANK OF SOUTH FLORIDA, N.A.**

ATTEST: *Frank V. Mocarisky* SECRETARY  
FRANK V. MOCARISKY

BY: *Robert Benitez* VICE PRESIDENT  
ROBERT BENITEZ

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF DADE }

BEFORE ME PERSONALLY APPEARED ROBERT BENITEZ AND FRANK V. MOCARISKY 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 BARNETT BANK OF SOUTH FLORIDA, N.A. AND 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 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 11<sup>th</sup> DAY OF APRIL, A.D. 1984

MY COMMISSION EXPIRES: September 30, 1987

### COUNTY APPROVAL

### COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: *H.F. Kahlert* (SEAL)  
H.F. KAHLERT, COUNTY ENGINEER

### BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5<sup>th</sup> DAY OF June, A.D. 1984

BY: *Ken Spillias* (SEAL)  
Ken Spillias, Chairman

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATION

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.C.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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.

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF DADE }

I, *Donald J. Glazer*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED TO WEITZER ENTERPRISES NO. 4, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

*Donald J. Glazer*  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

KNOW ALL MEN BY THESE PRESENTS: THAT WEITZER ENTERPRISES NO. 4, INC., A FLORIDA CORPORATION, THE OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTIONS 6 & 7, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEITZER SUBDIVISION PUD PLAT No. ONE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

ALL OF TRACTS 79, 80, 81, 82, 111, 112, 113 AND 114 AND A PORTION OF TRACTS 78, 83, 110 AND 115 AND THE 25 FOOT ROAD RESERVATION ADJACENT TO TRACTS 80, 81, 112 AND 113 ALL OF BLOCK 73 OF THE PALM BEACH FARMS CO. PLAT No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N 89° 32' 56" E FOR 18.00 FEET TO THE POINT OF BEGINNING; THENCE N 00° 35' 57" W ALONG A LINE 18 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 6 FOR 1990.05 FEET; THENCE N 89° 24' 03" E FOR 67.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 73; THENCE N 00° 35' 57" W ALONG SAID WEST LINE FOR 592.38 FEET TO THE NORTHWEST CORNER OF SAID TRACT 80; THENCE N 89° 56' 11" E ALONG THE NORTH LINE OF SAID TRACTS 80, 79 AND 78 FOR 1003.20 FEET; THENCE S 00° 03' 49" E FOR 55.00 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 15° 00' 00" FOR AN ARC DISTANCE OF 104.72 FEET TO A POINT OF TANGENCY; THENCE S 15° 03' 49" E FOR 233.02 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 27° 27' 52" FOR AN ARC DISTANCE OF 335.54 FEET TO A POINT OF TANGENCY; THENCE S 12° 24' 03" W FOR 340.92 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 13° 00' 00" FOR AN ARC DISTANCE OF 204.20 FEET TO A POINT OF TANGENCY; THENCE S 00° 35' 57" E FOR 256.51 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 12° 46' 32" FOR AN ARC DISTANCE OF 222.98 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 24° 19' 33" FOR AN ARC DISTANCE OF 424.57 FEET TO A POINT OF TANGENCY; THENCE S 10° 57' 04" W FOR 16.23 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 10° 55' 28" FOR AN ARC DISTANCE OF 286.00 FEET TO A POINT OF TANGENCY; THENCE S 00° 01' 36" W FOR 219.12 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 73; THENCE N 89° 58' 24" W ALONG SAID SOUTH LINE FOR 1038.83 FEET; THENCE N 00° 18' 11" W ALONG A LINE 18 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 7 FOR 84.80 FEET TO THE POINT OF BEGINNING, CONTAINING 65.38 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: THE STREETS AND YAMATO ROAD AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

EASEMENTS:  
THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.  
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN WEITZER SUBDIVISION PUD PLAT No. ONE WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE PUBLIC ROADS DEDICATED BY THE PLAT. NO BUILDINGS, STRUCTURES, OR CONSTRUCTION OF ANY KIND, TREES OR SHRUBBING SHALL BE PLACED IN DRAINAGE EASEMENTS.  
WATER MANAGEMENT TRACT "A" INCLUDING THE 10 FOOT LAKE MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "A", ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE DRAINAGE EASEMENTS THROUGH AND ACROSS SAID WATER MANAGEMENT TRACT "A" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.  
WATER MANAGEMENT TRACT "B" INCLUDING THE 10 FOOT LAKE MAINTENANCE EASEMENT ALONG THE PERIMETER OF SAID WATER MANAGEMENT TRACT "B", ARE HEREBY DEDICATED IN PERPETUITY TO THE LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC. ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE DRAINAGE EASEMENTS THROUGH AND ACROSS SAID WATER MANAGEMENT TRACT "B" AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC. WITHOUT RECOURSE TO PALM BEACH COUNTY.  
TRACTS A, B, C, D, E, F AND H AS SHOWN ARE DEDICATED TO THE LAKE RIDGE MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.  
THE LANDSCAPE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR OPEN SPACE AND LANDSCAPING.

IN WITNESS WHEREOF THAT WEITZER ENTERPRISES NO. 4, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY, AND ITS BOARD OF DIRECTORS OF WEITZER ENTERPRISES NO. 4, INC., A FLORIDA CORPORATION, THIS 26 DAY OF April, 1984.

WEITZER ENTERPRISES NO. 4, INC.

ATTEST: *Estelle Burnside* SECRETARY  
ESTELLE BURNSIDE

BY: *Harry Weitzer* PRESIDENT  
HARRY WEITZER

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF DADE }

BEFORE ME PERSONALLY APPEARED HARRY WEITZER AND ESTELLE BURNSIDE, PRESIDENT AND SECRETARY RESPECTIVELY OF WEITZER ENTERPRISES NO. 4, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THIS INSTRUMENT AS THE OFFICERS HERIN DESCRIBED AND THAT THE SEAL AFFIXED TO THIS 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 26 DAY OF April, A.D. 1984

MY COMMISSION EXPIRES: MAY 1, 1985

THIS INSTRUMENT WAS PREPARED BY: LUDOVICI & ORANGE CONSULTING ENGINEERS  
SAM G. PAULSON  
329 PALERMO AVE.  
CORAL GABLES, FLA 33134

COUNTY OF PALM BEACH }  
STATE OF FLORIDA }  
This Plat was filed for record on 10:40 A.M. this 7<sup>th</sup> day of JUNE, 1984, and duly recorded in Plat Book 19, 84, on page 101, 102 & 103. JOHN B. DUNKLE, Clerk Circuit Court. Margaret L. Newlan, D.

