

DRAWING NUMBER 48/174

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTWOOD GARDENS, INCORPORATED, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

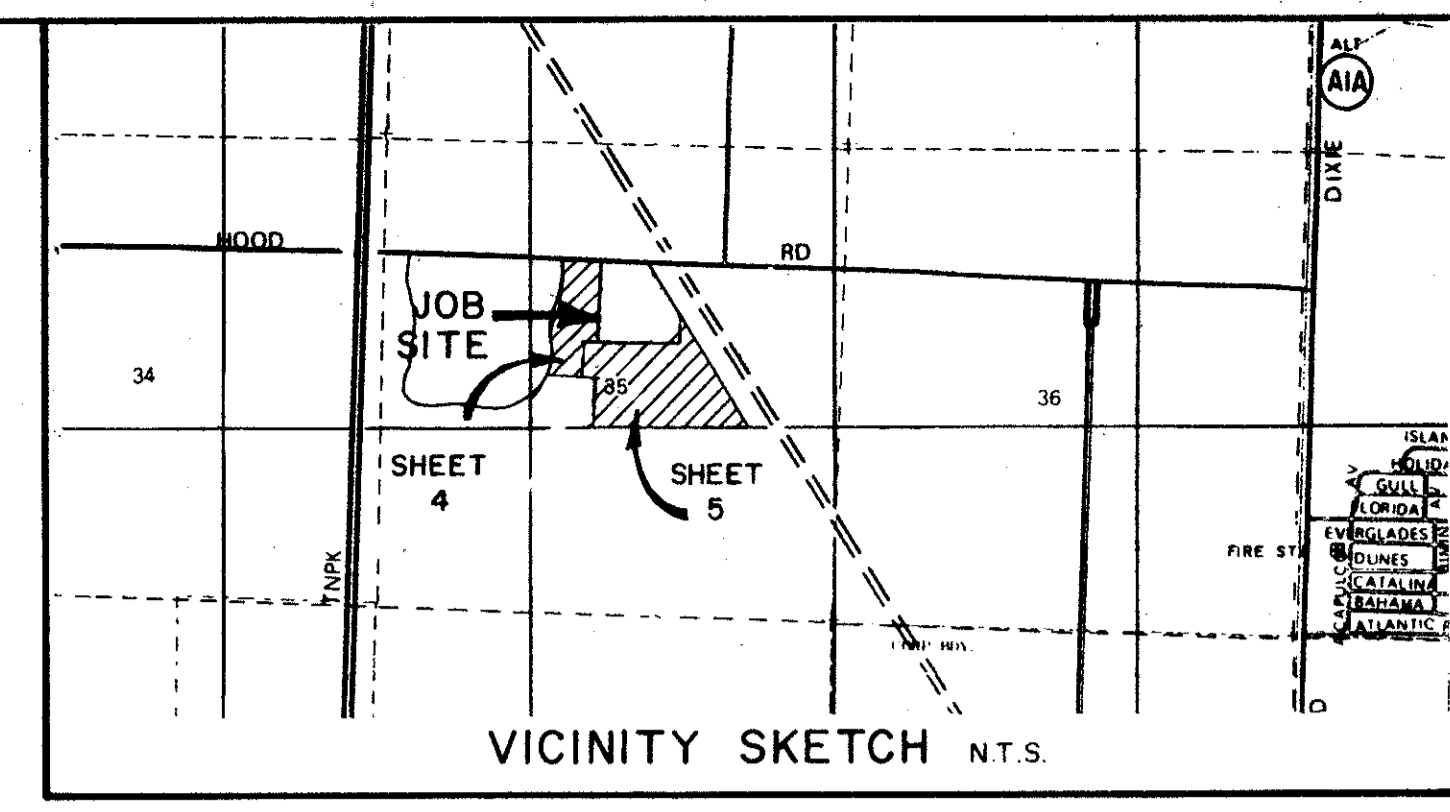
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 35, THENCE SOUTH 87° 56' 04" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) AND THE SOUTH LINE OF PLAT NO. 1 WESTWOOD GARDENS, RECORDED IN PLAT BOOK 46, PAGES 156 THROUGH 161, INCLUSIVE, PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 1836.53 FEET TO P.R.M. NO. 8 AND THE EAST LINE OF SAID PLAT NO. 1, SAID EAST LINE ALSO BEING THE WEST LINE OF PLAT NO. 2, WESTWOOD GARDENS, RECORDED IN PLAT BOOK 49, PAGES 72 THROUGH 74, INCLUSIVE, THENCE NORTH 2° 03' 56" EAST ALONG THE EAST LINE OF SAID PLAT NO. 1 AND THE WEST LINE OF SAID PLAT NO. 2 A DISTANCE OF 386.52 FEET TO P.R.M. # 17 ON A CURVE CONCAVE TO THE NORTHWEST NON-RADIAL, TO THE LAST DESCRIBED LINE, HAVING A RADIAL BEARING OF NORTH 30° 59' 39" WEST AND A RADIUS OF 380.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 09' 00" A DISTANCE OF 113.74 FEET TO P.R.M. # 18 ON SAID CURVE HAVING A RADIAL BEARING OF NORTH 48° 08' 39" WEST, SAID P.R.M. # 18 ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 17' 25" A DISTANCE OF 313.64 TO A POINT OF REVERSE CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 84° 33' 56" EAST A DISTANCE OF 470.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 262.50 FEET THROUGH A CENTRAL ANGLE OF 32° 00' 00" TO A POINT OF REVERSE CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 63° 26' 04" WEST A DISTANCE OF 736.73 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 300.14 FEET THROUGH A CENTRAL ANGLE OF 23° 20' 30" TO THE SOUTH RIGHT OF WAY LINE OF HOOD ROAD; THENCE SOUTH 88° 06' 56" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 496.18 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 35; THENCE SOUTH 00° 50' 16" WEST ALONG SAID EAST LINE, A DISTANCE OF 629.17 FEET; THENCE SOUTH 88° 18' 14" EAST A DISTANCE OF 987.95 FEET; THENCE NORTH 00° 49' 25" EAST A DISTANCE OF 47.70 FEET TO THE PROPOSED WESTERLY RIGHT OF WAY LINE OF I-95; THENCE SOUTH 27° 59' 44" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 841.23 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35; THENCE NORTH 87° 56' 04" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 1425.35 FEET, TO P.R.M. # 20, THENCE NORTH 2° 03' 56" EAST ALONG THE EAST LINE OF SAID PLAT NO. 2, WESTWOOD GARDENS, A DISTANCE OF 369.00, THENCE NORTH 87° 56' 04" WEST ALONG THE NORTH LINE OF SAID PLAT NO. 2 WESTWOOD GARDENS, A DISTANCE OF 507.72 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 282.43, THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID PLAT NO. 2 WESTWOOD GARDENS THROUGH A CENTRAL ANGLE OF 36° 59' 26" A DISTANCE OF 182.34 TO A POINT ON SAID CURVE HAVING A RADIAL BEARING OF NORTH 39° 03' 22" EAST, THENCE NORTH 8° 32' 38" WEST ON A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 36.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.72 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD. BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH N.00° 00' 00" E. BEING GRID NORTH.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE RIGHT OF WAY FOR EAGLE LAKE DRIVE, MORE PARTICULARLY DESCRIBED ON SHEETS 4 AND 5 OF THIS DRAWING, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC OR PROPER PURPOSES.
2. THE 14 FOOT ADDITIONAL RIGHT-OF-WAY FOR HOOD ROAD, MORE PARTICULARLY DESCRIBED ON SHEET 4 OF THIS DRAWING IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
3. TRACT A (COMMON AREAS) ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, FOR RECREATION, AND OTHER PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACT D, MORE PARTICULARLY DESCRIBED ON SHEET 4, OF THIS DRAWING IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
5. THE PARKING, ACCESS AND UTILITY TRACTS, MORE PARTICULARLY DESCRIBED ON SHEETS 4 AND 5 OF THIS DRAWING ARE HEREBY DEDICATED TO "THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NON-PROFIT CORPORATION, FOR PARKING, PRIVATE ROAD, UTILITIES, DRAINAGE AND STORM WATER MANAGEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE BUFFER SHOWN HEREON IS DEDICATED FOR OPEN SPACE AND BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WESTWOOD GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. EASEMENTS:
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, CABLE T.V. AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PLAT NO. 3 WESTWOOD GARDENS (A P.U.D.) LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 5 JULY 1984



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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 10/17/84 this 20th day of July 1984, and duly recorded in Plat Book No. 48 on page 174-178 JOHN B. DUNKLE, Clerk Circuit Court By: James A. J. Jandy

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 16th DAY OF July, 1984.

BY: WESTWOOD GARDENS, INC., A CORPORATION OF THE STATE OF FLORIDA BY: Herbert W. Biggs, PRESIDENT

ATTEST: Herbert W. Biggs, SECRETARY George C. Zigliani, WITNESS James C. Jandy, WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT W. BIGGS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WESTWOOD GARDENS, INC., A FLORIDA CORPORATION, AND 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 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 16 DAY OF July, 1984. MY COMMISSION EXPIRES: JULY 31 1987 See Seal NOTARY PUBLIC

CORPORATE SEAL SEAL: NOTARY PUBLIC SEAL: DEPUTY CLERK SEAL: COUNTY ENGINEER SEAL: PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

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 FURTHERMORE 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.

George C. Zigliani PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 3971

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF July, 1984.

BY: Ken Spillias, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF July, 1984.

BY: Herbert F. Kahler, P.E. COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS BY: Keith A. Campbell DEPUTY CLERK

SURVEYOR'S NOTES:

- 1. ALL LOT TIES ARE 90° OFF REFERENCE LINES UNLESS SHOWN OTHERWISE.
2. DEED BOOK 47, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, SETS FORTH EASEMENTS OF UNSPECIFIED WIDTH ALONG SECTION LINES, QUARTER SECTION LINES AND QUARTER-QUARTER SECTION LINES FOR ROAD AND/OR DRAINAGE PURPOSES IF SUCH PURPOSES ARE DEEMED NECESSARY BY THE MODEL LAND COMPANY OR PUBLIC AUTHORITIES.
3. INFORMATION ON TRACT D IS BASED ON RIGHT OF WAY MAPS SUPPLIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

Table with columns: SHEET NO., SIGNATURE SHEET, TABULAR DATA, TOTAL AREA, TOTAL DWELLING UNITS, etc.

0379-003

THIS INSTRUMENT WAS PREPARED BY DENNIS J. MEIERER & GEORGE C. ZIGLIANI AT THE OFFICE OF WILLIAM G. WALLACE, INC., 9176 ALTERNATE A1A, LAKE PARK, FLORIDA 33410.

48/174 PLAT NO. 3 WESTWOOD GARDENS (A P.U.D.)

WILLIAM G. WALLACE, INC. CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS 9176 ALTERNATE A1A, LAKE PARK, FL. 33410 • 305/842-4233 3241 SW MAPP RD. PALM CITY PLAZA, PALM CITY, FL. 33480 • 305/283-0308